

Chapter 3: Natural, Cultural and Built Heritage

The following are the proposed material amendments to Chapter 3.

Section 3.3.2 - Biodiversity
Section 3.3.3 - Designated Areas for Nature Protection and Conservation
Section 3.3.4 – Areas of Significant Amenity Value
Section 3.3.5 – Invasive Species
Section 3.3.7 - Geology
Section 3.4.5 – Industrial Heritage
Section 3.5.2 - Protected Structures
Section 3.5.3 - Architectural Conservation Area
Section 3.6.1 - Adapting and Reusing Historic Buildings
Section 3.6.3 - Climate change Adaptation and Energy Efficiency in Historic Buildings

Amendment Ref	Page No. In CDP	Policy/Objective No.	Text/Policy/Objective Amendment Wording

Section 3.3.2 Biodiversity

Amendment Ref 3.1	Page 82	Amend Section 3.3.2 Biodiversity Protection of Habitats and Species Outside of Designated Areas	Amend Section as follows: From South Dublin County has a rich biodiversity of plants, animals, insects, birds, fish and micro-organisms and their habitats in which they live and interact, such as grasslands, woodlands, streams, hedgerows, boglands, public parks and private gardens. All communities are part of nature and everything in nature is connected. To read: South Dublin County has a rich biodiversity of plants and animals flora and fauna, including insects, birds, fish and micro-organisms and their habitats in which they live and interact, such as grasslands, woodlands, streams, hedgerows, boglands, public parks and private gardens. All communities are part of nature and everything in nature is connected.
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Section 3.3.3 Designated Areas for Nature Protection and Conservation			
Amendment Ref: 3.2	85	Amend Section 3.3.3	Amend Section 3.3.3 as follows: Amend - NCBH3 Objective 2, from: To ensure that plans, including land use plans, will only be adopted, if they either individually or in combination with existing and/or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a plan is likely or might have such a significant effect (either alone or in combination), South Dublin County Council will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92/43/EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the plan will not adversely affect the integrity of any European site, will South Dublin County Council adopt the plan, incorporating any necessary mitigation measures. A plan which could

adversely affect the integrity of a European site may only be adopted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.

To read:

NCBH3 Objective 2:

To ensure that plans, including land use plans, will only be adopted, if they either individually or in combination with existing and/or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a plan is likely or might have such a significant **adverse** effect (either alone or in combination), South Dublin County Council will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92/43/EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the plan will not adversely affect the integrity of any European site, will South Dublin County Council adopt the plan, incorporating any necessary mitigation measures. A plan which could adversely affect the integrity of a European site may only be adopted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.

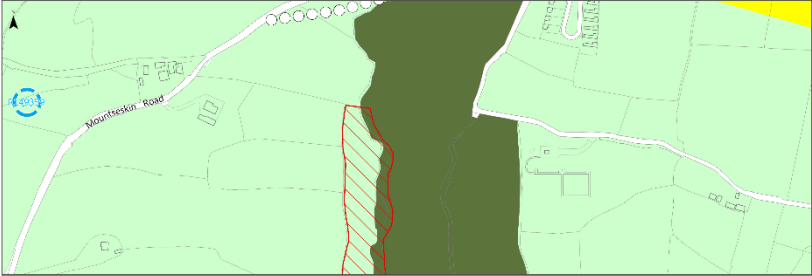
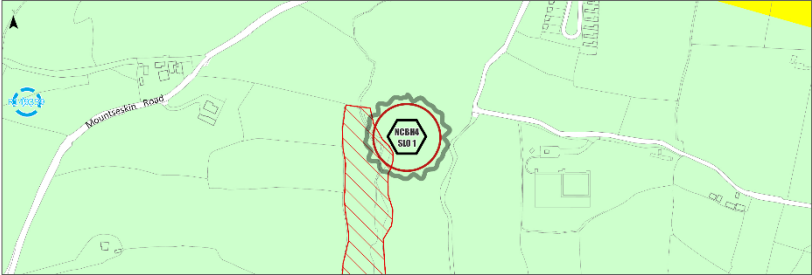
And

Insert the following new SLO

NCBH4 SLO1

To promote opportunities to improve the habitat relating to the Lugmore Glen pNHA and to ensure that any proposals for development have full regard to the sensitivities of the area within the pNHA and along the Tallaght Stream.

MAP CHANGE SHOWING SLO:

			<p>Proposed Amendment Ref: TBC</p>  <p>Draft Plan as Published</p>  <p>Proposed Amendment: SLO added</p>
<p>Amendment Ref: 3.3</p>	<p>85</p>	<p>Amend Section 3.3.3</p>	<p>Amend Section 3.3.3 as follows:</p> <p>From</p> <p>Proposed Natural Heritage Areas</p> <p>Natural Heritage Areas (NHAs) are designated to conserve and protect species and habitats of national importance in Ireland and are established under the Wildlife Acts. NHAs normally relate to habitats that are considered to be ecologically important or host flora and fauna species whose habitats are considered to need protection. These can include species listed under the European Habitats and Bird Directives. In South Dublin County there are seven proposed NHAs (pNHAs), which were originally identified on a non-statutory basis but have not been formally designated. A process is underway by the National Parks and Wildlife Service to resurvey and formally designate some pNHA sites as NHAs on a country-wide basis. In the meantime, a</p>

		<p>degree of protection is afforded to pNHAs under County Development Plans and other environmental protection schemes. All pNHAs in the County are shown on the Development Plan maps which accompany this written statement.</p> <p>To read:</p> <p>Proposed Natural Heritage Areas</p> <p>Natural Heritage Areas (NHAs) are designated to conserve and protect species and habitats of national importance in Ireland and are established under the Wildlife Acts. NHAs normally relate to habitats that are considered to be ecologically important or host flora and fauna species whose habitats are considered to need protection. These can include species listed under the European Habitats and Bird Directives. In South Dublin County there are seven proposed NHAs (pNHAs), which were originally identified on a non-statutory basis but have not been formally designated. A process is underway by the National Parks and Wildlife Service to resurvey and formally designate some pNHA sites as NHAs on a country-wide basis. In the meantime, a degree of protection is afforded to pNHAs under County Development Plans and other environmental protection schemes. All pNHAs in the County are shown on the Development Plan maps which accompany this written statement. Brittas Ponds, which are part of the Slade of Saggart and Crooksling Glen proposed Natural Heritage Area (pNHA), are a Wildlife Sanctuary, Code WFS-18, where the shooting of game birds is not allowed due to their exclusion from the Open Season Order under the Wildlife Acts, 1976 to 2018.</p>
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Section 3.3.3 Designated Areas for Nature Protection and Conservation			
Amendment Ref: 3.4	Page 86	Amend Section 3.3.3 Under heading: 'Protection of Habitats and	Amend Section 3.3.3 'Protection of Habitats and Species Outside of Designated Areas' (first paragraph) as follows: From Protection of Habitats and Species Outside of Designated Areas The County supports a range of plant, animal and bird species and their habitats which are not formally protected under European or Irish legislation. Such areas have an important natural heritage or ecological value in the County

		Species Outside of Designated Areas'	<p>which needs to be recognised and protected. These include nationally rare plants, plants listed in the Red Data Lists of Irish Plants, the Flora Protection Order, 2015 (or other such Orders) and their habitats and animals and birds listed in the Wildlife Act 1976 (as amended) and any other subsequent statutory instrument</p> <p>To read: Protection of Habitats and Species Outside of Designated Areas</p> <p>The County supports a range of flora and fauna, animal and bird species and their habitats which are not formally protected under European or Irish legislation. It is notable however that all wild bird species occurring in Ireland are protected under the Wildlife Acts, 1976 to 2018. Such areas have an important natural heritage or ecological value in the County which needs to be recognised and protected. These include nationally rare plants, plants listed in the Red Data Lists of Irish Plants, the Flora Protection Order, 2015 (or other such Orders) and their habitats and animals and birds listed in the Wildlife Act 1976 (as amended) and any other subsequent statutory instrument.</p>
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Section 3.3.4 – Areas of Significant Amenity Value			
Amendment Ref: 3.5	Page 88-89	Amend Section 3.3.4	Amend Section 3.3.4 Areas of Significant Amenity Value to insert the following text ' within the Wicklow Mountains National Park ' where reference is made to the Dublin Mountains, where relevant.
Amendment Ref: 3.6	88-89	Amend NCBH6 Objective 1	<p>Amend NCBH6 Objective 1 as follows from:</p> <p>'To support the <i>Dublin Mountains Partnership Strategic Plan (2021-2025)</i> in conjunction with other stakeholders in order to develop co-ordinated and sustainable amenity initiatives for the wider Dublin Mountains, recognising and protecting the ecological, geological, archaeological, and cultural heritage of the Mountain landscape.'</p> <p>To</p> <p>'To support the Dublin Mountains Partnership <i>Dublin Mountains Partnership Strategic Plan (2021-2025)</i> in conjunction with other stakeholders in the delivery of in order to develop co-ordinated and sustainable amenity initiatives for the wider Dublin Mountains, recognising and protecting the ecological, geological, archaeological, and cultural heritage of the Mountain landscape.'</p>

Section 3.3.4 Areas of Significant Amenity Value – Liffey River Valley and Special Amenity Area Order

Amendment Ref: 3.7	Page 93	Add a new SLO to Section: Liffey River Valley and Special Amenity Area Order NCBH7 SLO2	Add a new SLO to Section NCBH7 SLO2 as follows: To read: To work in collaboration with the owners of St Patricks Hospital lands at St Edmundsbury, Lucan in the preparation of a Masterplan to examine the potential for the future provision of mental health services and accommodation on the existing hospital campus lands. The Masterplan will have full regard to the setting and integrity of the Protected Structures on the lands, the highly sensitive environmental characteristics of the site in relation to the Liffey Valley and Green Infrastructure principles and the need to provide appropriate public access including an area of accessible public realm within the lands and connectivity to adjacent lands to further the overall objective of developing a Liffey Valley public park.
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Section 3.3.5 – Invasive Species

Amendment Ref: 3.8	Page 97	Amend Section 3.3.5 Invasive Species	Amend Objective 2 of Section 3.3.5 Invasive Species as follows: From NCBH10 Objective 2: To ensure that the Council promptly and appropriately treats invasive species such as Japanese Knotweed, where notified by members of the public that such species, located on public lands, pose a potential threat to property. To read: NCBH10 Objective 2: To ensure that the Council promptly and appropriately treats invasive species such as Japanese Knotweed, including where notified by members of the public that such species, located on public lands, pose a potential threat to property.
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Section 3.3.7 Geology

Amendment Ref: 3.9	Page 101	Amend Section 3.3.7 Geology	Amend Section 3.3.7 Geology NCBH12 Objective 1 as follows: From To protect identified County Geological Sites from inappropriate development, and to promote the importance and potential of such sites through the County’s Heritage Plan. To read To protect identified County Geological Sites from inappropriate development, avoiding potential conflicts with other ecological and cultural assets by engaging in consultation , and to promote the importance and potential of such sites through the County’s Heritage Plan.
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Section 3.4.4 Views and Prospects			
Amendment Ref: 3.10	Page 110	Amend Section 3.4.4 Views and Prospects	Omit NCBH15 SLO 3 NCBH15 SLO 3:- To consider the inclusion of a new view and/or prospect of the River Liffey and Liffey bridge in Lucan Village from adjoining roads through an assessment carried out by an independent professional Map change for Barnhill Cross, Lucan Bridge will be required. Insert: Insert new map based objectives on the Development Plan maps to protect views from Lucan Bridge looking west and from Barnhill Cross looking eastwards towards Lucan Bridge.



Section 3.4.5 Industrial Heritage			
Amendment Ref: 3.11	Page 112	Insert NCBH16 Objective 7	Insert new NCBH16 Objective 7 to read: To promote and support the development of a tourist amenity and educational/interpretative centre, such as a working demonstration mill, within the Dodder Valley"
Section 3.5.2 Protected Structures			
Amendment Ref: 3.12	Page 116	Amend Section 3.5.2 - NCBH19 Objective 8:	Amend Section 3.5.2 - NCBH19 Objective 8 as follows: From

			<p>To support the restoration of the Mill Race (RPS Ref. 007), recognising that it is in private ownership, from where it leaves the Liffey to where it enters the Mills area at Palmerstown having regard to the potential for biodiversity enhancements.</p> <p>To read:</p> <p>To support the restoration of the Mill Race (RPS Ref. 007), recognising that it is in private ownership, from where it leaves the Liffey at Fonthill to where it enters the Mills area at Palmerstown having regard to the potential for biodiversity enhancements.</p>
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Section 3.5.2 Protected Structures			
Amendment Ref: 3.13	Page 116-117	Amend Section 3.5.2 - NCBH19: Protected Structures	<p>Amend Section 3.5.2 - NCBH19: Protected Structures to replace NCBH19 Objective 9 which refers to protected structures as follow.</p> <p>From</p> <p>NCBH19 Objective 9 - To investigate the merit of including on the Record of Protected Structures the road sign <i>Bothair An Racadair, Whitehall Road and the Granite Boundary Stone outside No. 50 Whitehall Road.</i></p> <p>To</p> <p>NCBH19 Objective 10 – To investigate the merit of including the following on the Record of Protected Structures and where such merit is identified to undertake the necessary public consultation process under the Planning and Development Acts:</p> <ul style="list-style-type: none"> • Palmyra House, Whitechurch Road, Rathfarnham, Dublin 16. • Friarstown House and outbuildings, Bohernabreena, Co. Dublin D24 F890. • SIAC Bridge, Monastery Road, Clondalkin, Dublin 22. • Old Milestone on north-west side of Templeogue Road Set in front of the modern boundary wall of No. 211 Templeogue Road, Dublin 6W. • Fort (or Callaghan’s) Bridge, Kiltipper/Friarstown Upper/Ballinascorney Lower, Dublin 24. • Granite Boundary Stone outside Nos. 50/52, Whitehall Road, Dublin 12.

			<ul style="list-style-type: none"> Road sign Bothair An Racadair, Whitehall Road.
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Section 3.5.2 Protected Structures

Amendment Ref: 3.14	Page 117	Add a new SLO to Section 3.5.2 - NCBH19: Protected Structures Add new SLO: NCBH19 SLO 7	Amend Section 3.5.2 - NCBH19: Protected Structures to add a new SLO: NCBH19 SLO 7 To protect Glebe House, Rathcoole.
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Section 3.5.3 Architectural Conservation Areas

Amendment Ref: 3.15	117	Text Change – Section 3.5.3	<p>Text change as follows:</p> <p>From:</p> <p>3.5.3 Architectural Conservation Areas</p> <p>An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or that contributes to the appreciation of Protected Structures. An ACA may consist for example, of a row of terraced houses, a street, a village centre or a cluster of structures. Unless a structure is also listed on the Record of Protected Structures, the designation afforded from inclusion in an ACA only applies to the exterior and streetscape.</p> <p>The list below comprises ACAs identified within South Dublin County.</p> <ul style="list-style-type: none"> Balrothery Cottages, Tallaght Boden Village Cottages, Ballyboden Clondalkin Village
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- Goose Park, Old Bawn Road
- Lucan Village
- Newcastle Village
- Palmerstown Lower – Mill Complex
- Rathcoole Village
- Rathfarnham Village including Willbrook
- Riverside Cottages, Templeogue
- Saint Patrick’s Cottages, Grange Road, Rathfarnham
- Tallaght Village
- TJ Burns Cottages, Old Bawn Road
- Whitechurch Road and Taylor’s Lane Cottages, Rathfarnham

Each ACA boundary is outlined on the Development Plan maps that accompany this written statement. A list of each ACA with a brief description of the architectural character of the area is set out below:

To read:

3.5.3 Architectural Conservation Areas

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or that contributes to the appreciation of Protected Structures. An ACA may consist for example, of a row of terraced houses, a street, a village centre or a cluster of structures. Unless a structure is also listed on the Record of Protected Structures, the designation afforded from inclusion in an ACA only applies to the exterior and streetscape.

The list below comprises ACAs identified within South Dublin County.

- Balrothery Cottages, Tallaght
- Boden Village Cottages, Ballyboden
- Clondalkin Village
- **St Maelruan’s Terrace** (Goose Park) Old Bawn Road
- Lucan Village
- Newcastle Village
- Palmerstown Lower – Mill Complex
- Rathcoole Village
- Rathfarnham Village including Willbrook

			<ul style="list-style-type: none"> • Riverside Cottages, Templeogue • Saint Patrick’s Cottages, Grange Road, Rathfarnham • Tallaght Village • TJ Burns Cottages, Old Bawn Road • Whitechurch Road and Taylor’s Lane Cottages, Rathfarnham • No’s 1-8 Red Cow Cottages and 1-8 Woodfarm Cottages, Old Lucan Rd, Palmerstown. • St Brigid's Cottages, townland of Bushelloaf, Clondalkin • 9th Lock and Ballymanaggin Lane, townlands of Clonburris Great and Ballymanaggin, Clondalkin • No’s 168-186 Whitehall Road <p>And as a consequence, omit:</p> <p>NCBH20 Objective 10 from Section 3.5.3 and Appendix 3C:</p> <p>NCBH20 Objective 10 To extend Clondalkin’s Architectural Conservation Area (ACA) subject to an assessment of the roadways, buildings and historic features as set out in Appendix 3C.</p> <p>Omit NCBH20 SLO 2 and SLO 3 from Section 3.5.3:</p> <p>NCBH20 SLO 2: To investigate Saggart Village being designated an Architectural Conservation Area with specific emphasis on preserving the streetscape and scale of the village and its environs including the protection of the old mills.</p> <p>NCBH20 SLO 3 To assess the houses 1 to 8 in Red Cow Cottages and 1 to 8 Woodfarm Cottages, Palmerstown (that were designed by the famous Dublin Architect Brown, who also designed those in Rathfarnham) with a view to protecting them via an Architectural Conservation Area.</p>
Section 3.5.3			
Amendment Ref: 3.16	120	Section 3.5.3	Text change as follows:

			<p>From:</p> <p>13. Goose Park 2 storey terrace on east side of old Bawn Road. Requires assessment to derive further description.</p> <p>To read:</p> <p>13. St Maelruan’s Terrace (Goose Park), Old Bawn Road, Tallaght As one of the first multiple-unit residential developments in the locality, this terrace also represents a significant example of early urban planning in south Dublin. Although their originally long rear gardens have been truncated and amalgamated by later commercial enterprises, the retention of the road-fronting gardens as well as the lack of high-rise or particularly high-density development in the immediate vicinity has meant that they retain much of their original character after almost a century of residential use. The six houses retain a discreet and distinctive appearance despite being surrounded by later twentieth-century houses. By virtue of their rarity as historic structures in the immediate area, they provide an insight into the local built environment and social history.</p> <p>The repeating features of the site which typify its uniform character, including the enclosed front gardens, shape of window-openings, wall materials, brick chimney stacks and roof materials collectively lend a great deal to the overall historic character of the area.</p>
Amendment Ref: 3.17	Page 120	Section 3.5.3	<p>Omit</p> <p>14. TJ Burns Cottages Semi-detached cottages on west side of Old Bawn Road. Requires assessment to derive further description.</p>
Amendment Ref: 3.18	Page 120	Section 3.5.3	<p>Add the following new ACA</p> <p>14. Woodfarm Cottages 1-8 and Red Cow Cottages 1-8, townlands of Palmerstown Upper and Redcow farm, Old Lucan Road, Palmerstown. Red Cow and Woodfarm Cottages form two terraces of eight, two-storey structures having ground levels of snecked, squared granite construction with red brick detail and the upper floors of rough render painted in various colours. The traditional palette of materials includes natural slate pitched roofs with black clay ridge tiles and brick chimneys. Front-facing gables are used to punctuate the two rows and the houses front onto the road with most of the original wrought-iron railings forming the boundary of small gardens which provide unifying set-back from the road. A notable survival of</p>

			these two early twentieth-century residential terraces are the original rear lanes and many of the linear rear plots to each house.
Amendment Ref: 3.19	Page 120	Section 3.5.3	<p>Add the following new ACA</p> <p>15. St Brigid's Cottages, townland of Bushelloaf, Clondalkin. <i>This group of single-storey, semi-detached, three-bay houses is situated on the north side of the present N7 road on a square plot of land between the road and a quarry which has operated at this location south-east of the historic core of Clondalkin village since before the early nineteenth century. The brick-built houses, some of which are painted or rendered, and some retain the original exposed surface finish have pitched slate roofs, slightly overhanging eaves with timber eaves detail and projecting gabled entrance porches with round-headed front entrance door openings, granite plinths to the brick corners and entrance steps where the slope of the street requires. There are low, rendered replacement walls which form a solid edge to the street between the incorporate gateways to rear plots, some of which have been developed with extensions to the original house or sub-divided to provide separate residential sites behind the street-fronting dwelling.</i></p>
Amendment Ref: 3.20	Page 120	Section 3.5.3	<p>Add the following new ACA</p> <p>16. 9th Lock and Ballymanaggin Lane, townlands of Clonburris Great and Ballymanaggin, Clondalkin' <i>The group of alternating single and two-storey, semi-detached houses is situated on the north bank of the Grand Canal and on the opposite of the Ninth Lock Road from the eighteenth-century waterway structure which gives the main road leading north from the centre of Clondalkin its name. The early twentieth-century houses have squared granite walls with cut granite lintel and doorcase detail to ground level while the gables and first floor walls are built of buff-coloured brick. Gable apexes to the Ninth Lock Road-facing pair of semi-detached houses have distinctive painted timber-framing that provides further decorative embellishment to these more prominently-located dwellings. Roofs are pitched and all are clad with fibre-cement tiles, having slightly overhanging eaves with timber verge detail. There are original wrought-iron railings to boundaries of some front gardens on Ballymanaggin Lane although most have been replaced with low, rendered block-built walls which form a solid edge to the street in front of the houses and incorporate gateways to rear plots, many of which have been developed with extensions to the original house.</i></p>

Amendment Ref: 3.21	Page 120	Section 3.5.3	<p>Add the following new ACA</p> <p>17. No's 168-186 Whitehall Road</p> <p><i>This crescent-shaped arrangement of ten semi-detached bungalow cottages [House Numbers 168-186] is situated on the south-east side of Whitehall Road. They have linear front gardens and having limited survival of wrought-iron boundary railings. The roof-form of the cottages alternates between pitched and hipped, providing subtle variety to the slate-clad roofs of the group. There are brick chimneys, some of which have been rendered, squared granite-built walls with projecting gabled entrance porches. Window openings are uniformly-arranged, but with a number of discrete variations in form with generally tall, narrow opening complimented by wider flat or segmental cut-granite lintels and heavy granite sills. The main entrance doorways have semi-circular fanlights over the quarry-faced granite lintel and this use of local building stone creates a distinctive architectural style in the area.</i></p>
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Section 3.6.1 Adapting and Reusing Historic Buildings			
Amendment Ref: 3.22	Page 125		<p>Amend NCBH23 Objective 7 from</p> <p>To improve the streetscape of the historic villages with the removal of unnecessary poles on footpaths and overhead cables to emphasise the visual impact of shopfronts and building features.</p> <p>To read</p> <p>To improve the streetscape of the historic villages with the removal of unnecessary poles, overhead cables and other structures on footpaths, where feasible to emphasise the visual impact of shopfronts and building features.</p>
Amendment Ref: 3.23	Page 126	Amend Section 3.6.1 -NCBH24 Objective 2	<p>Amend Section NCBH24 Objective 2 as follows:</p> <p>From</p> <p>NCBH24 Objective 2: To prohibit demolition or new build, where there are re-use options for historic buildings in order to promote a reduction in carbon footprint.</p>

			<p>To read: To prohibit demolition or new-build, full replacement where there are re-use options for historic buildings in order to promote a reduction in carbon footprint.</p>
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Section 3.6.3 Climate change Adaptation and Energy Efficiency in Historic Buildings

Amendment Ref: 3.24	Page 130	Amend Section NCBH26 Objective 2	<p>Amend Section 3.6.3 Policy NCBH26 Objective 2 as follows:</p> <p>From NCBH26 Objective 2: To protect, preserve, maintain and promote industrial heritage features including weirs, mills and mill races along the River Dodder and River Liffey.</p> <p>To read: NCBH26 Objective 2: To protect, preserve, maintain and promote industrial heritage features including weirs, mills and mill races along the River Dodder and River Liffey and their tributaries.</p>
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