

What is an Architectural Conservation Area (ACA)?

Architectural Conservation Areas play a key role in the conservation of our environment. The Planning and Development Act 2000 provides the legislative base for the designation of Architectural Conservation Areas (ACAs). Under the Act an ACA is defined as 'a place, area, group of structures or townscape, taking account of building lines and heights that:

- is of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value, or
- contributes to the appreciation of protected structures.'

The Planning Act provides that all county and city development plans must now include objectives for conserving the character of ACAs and the designation of an ACA takes place as part of the making or the review of a development plan or as a variation to an existing development plan.

What types of Areas can be considered for ACA status?

A wide variety of areas can be considered for designation as an Architectural Conservation Area (ACA) but for the most part ACAs contain groups of buildings extending over parts of a village or town which taken together give a special character to an area.

Five areas have been designated as Architectural Conservation Areas in the South Dublin County Development Plan 2004-2010. These are:

- Clondalkin Village
- Lucan Village
- Palmerstown Lower (Mill Complex)
- Rathfarnham Village including Willbrook
- Tallaght Village

Purpose of the Designation of an ACA

The purpose of an ACA designation is to define the boundaries of an area that merits protection and to use appropriate controls over development in order to protect and enhance the special character of the Architectural Conservation Area under the following objectives:

- Ensure that all proposed developments are carried out in a manner sympathetic to the special character of the area.
- Conserve, restore, and rehabilitate the existing building stock in the area.

South Dublin County Council recognises that the protection and enhancement of the character of the area as a whole is best achieved by managing and guiding change on a broader scale rather than just focusing on individual buildings. Through the designation of an area as an ACA the loss of distinctive features is prevented and new development will only be permitted where it conserves or enhances its varied character thereby promoting high-quality urban change and improvement. Conservation Areas aid the survival of visually diverse urban areas thereby making our built environment richer and the designation of Architectural Conservation Areas is crucial if we are to safeguard attractive and varied streetscapes.

Development Management within an ACA

The carrying out of works to the exterior of a structure in an Architectural Conservation Area will be exempted development only if those works would not materially affect the character of the area. This is in addition to the requirement under Section 4 (1) (h) of the Planning and Development Act 2000 that for works to be exempted they must be consistent with the appearance of the structure itself and of neighbouring structures. Therefore, although development may be deemed to be exempted development elsewhere (i.e. outside the boundary of the ACA) if the works to a structure in an ACA would affect the character of the ACA then planning permission may be required. Owners and occupiers of property in an ACA can apply for a declaration under Section 5 of the Planning and Development Act 2000 to determine if planning permission is required, unless the structure is a protected structure whereby a Section 57 declaration can be applied for. (Please contact South Dublin County Councils Planning Department for information & advice).

Where can I get further information on ACAs?

The law governing ACAs is set out in the Planning and Development Acts (2000 - 2006) and the Planning and Development Regulations (2001 - 2006) which may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2 or downloaded from www.environ.ie.

For further information on ACAs and the built heritage in the South Dublin County area contact the Conservation Officer, South Dublin County Council, County Hall, Tallaght, Dublin 24 (Tel: 01 4149000) or view information online: www.southdublin.ie

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PALMERSTOWN

South Dublin County Council
ARCHITECTURAL CONSERVATION AREA



PALMERSTOWN MILLS

Architectural Conservation Area

HISTORICAL DEVELOPMENT

Palmerstown has been known by this name since the 12th Century, when the lands were held by the hospital of St. John the Baptist without Newgate, at the time known as Palmers Hospital.

Palmerstown House was built about 1763 by John Healy Hutchinson, the Provost of Trinity College, and is the home of Stewart's Hospital. In the 1830s the village was described as being of irregular form with the houses being of particularly humble character. During the twentieth century most of the houses were cleared and the surviving fabric of the village largely dates from this period. It is likely that the village developed largely in order to provide housing for the workers at the various mills. The village also served Palmerstown House and neighbouring villas and during the later nineteenth century, the establishment of Stewart's Hospital led to a further influx of residents.

Below the village on the banks of the Liffey, a large number of mills were established during the eighteenth century, although it is probable that the river had been utilised for industrial purposes from medieval times. In the early nineteenth century the range of industrial enterprises here included extensive printing-works, large iron-works, oil and dye stuff mills, and wash mills. There were also lead and copper works, large cotton mills and a number of flour mills. These former industries were of considerable importance to the historical, architectural and social evolution of the area. Even with the expansion of Dublin, a considerable amount of riverside historic buildings and rural character are still evident.

An assessment of Palmerstown was carried out prior to the adoption of the South Dublin County Development Plan 2004-2010 in order to define the boundaries of the Architectural Conservation Area.

Features which contribute to the character of an ACA include

- A shared palette of materials including stone, natural slate, wrought iron and cast-iron railings.
- Volume or massing, plot size, boundary alignments and building heights.
- Repetitive patterns including chimneys, windows or door openings.
- Street furniture including water pumps, milestones, surface paving, kerbstones, streetlamps and post-boxes.
- Social and historical importance of former mill buildings.

PALMERSTOWN MILLS

Key: — Architectural Conservation Area Boundary

