

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 Council's 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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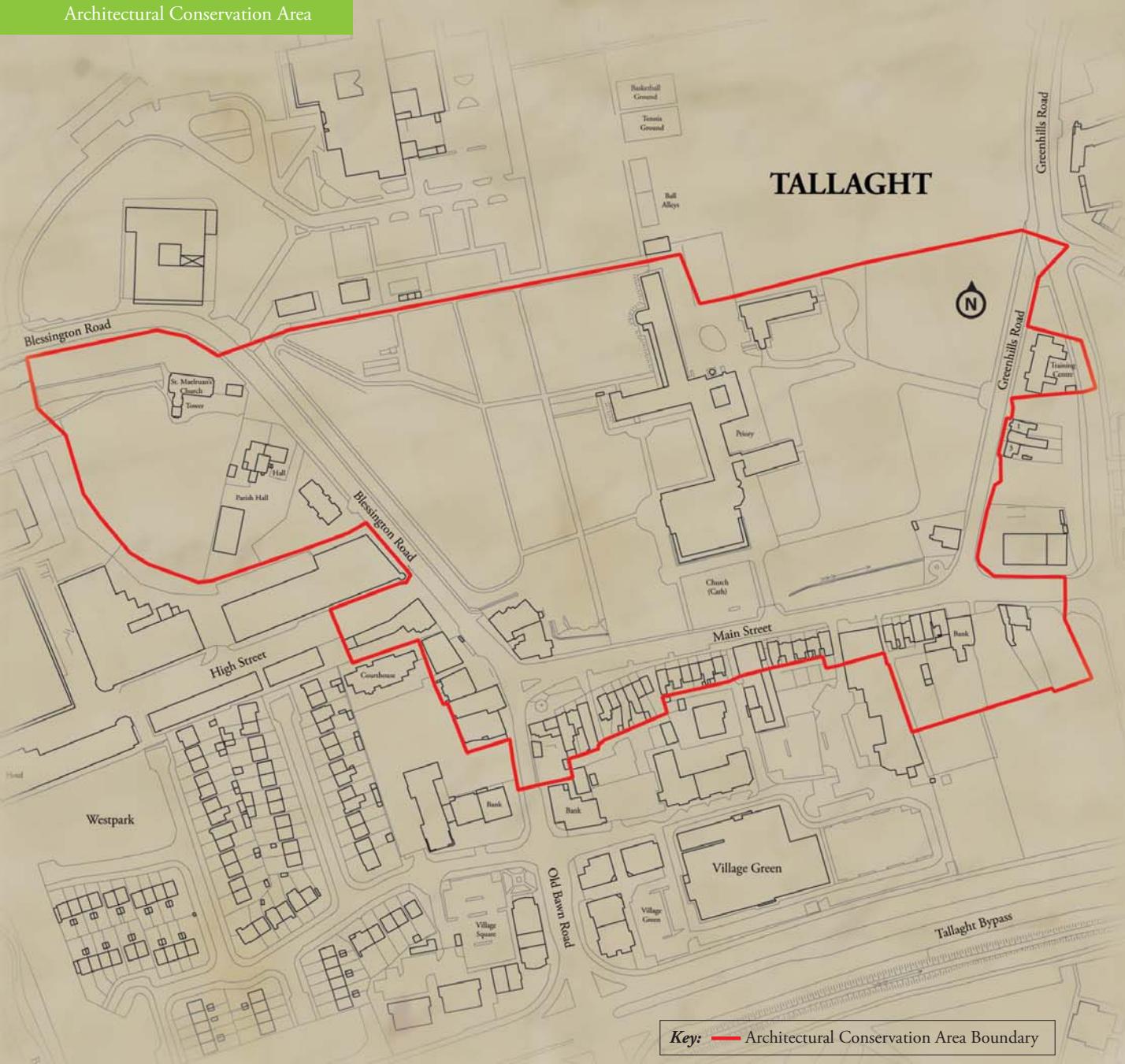
TALLAGHT

South Dublin County Council
ARCHITECTURAL CONSERVATION AREA



TALLAGHT

Architectural Conservation Area



HISTORICAL DEVELOPMENT

Tallaght is the site of an Early Christian monastery which was founded by St Maelruain in the 8th century.

St. Maelruain's Church, graveyard and tower now occupy the site of this monastery. The present day church was designed by the architect Semple in 1829 while the tower beside the church was formerly attached to an older church which was demolished in 1820.

A castle was built on the lands of Tallaght by the Anglo-Normans in 1324 to defend their town from the Irish tribes in the mountains nearby. Much of the land in the Tallaght area came under the control of the Archbishop of Dublin.

Tallaght House was built in 1820 on the site occupied in earlier times by Tallaght Castle and later by the Archbishop's palace. In 1855 the Dominicans purchased the lands and buildings from a Mr Lentaigne and founded the Priory of St. Mary. They lived in Tallaght House and a surviving towerhouse of Tallaght Castle. In 1864 they opened the present priory building, adding extensions in 1901 and 1957.

The village was connected to Dublin by tram in the 1890s and this led to considerable redevelopment in Tallaght. The character of Main Street today is largely defined by the attractive and substantially intact early twentieth century houses in the village.

The Dominican Retreat House, built in the 1960s incorporates the 19th century Tallaght House which is concealed within the modern fabric.

An assessment of Tallaght 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 natural slate, granite, limestone, brick chimney, cast-iron rainwater goods, renders, timber sash windows and doors and boundary walls.
- Volume or massing, plot size, and scale and height.
- Repetitive patterns including chimneys, windows and door openings.
- Streetscape, roofscape, views, and setting, the pattern of roofs including shapes and heights, and views towards public buildings – in particular towards the priory, and open spaces.