



A Guide to ARCHITECTURAL CONSERVATION AREAS in SOUTH DUBLIN COUNTY

Useful Contacts:

The Architectural Conservation Officer in the local authority should be the first person to contact with queries regarding a historic building.

Other Useful Contacts:

Architectural Heritage Advisory Unit
Department of Arts, Heritage and the Gaeltacht,
Custom House, Dublin 1

The Heritage Council
Architecture Officer
Aras na hOidhreachta, Church Lane,
Kilkenny, Co. Kilkenny

The Irish Georgian Society
74 Merrion Square, Dublin 2

Royal Institute of Architects of Ireland,
8 Merrion Square, Dublin 2



Lucan
Palmerstown
Rathfarnham
Clondalkin
Tallaght



What is an Architectural Conservation Area?

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, technical, social, cultural, or scientific, interest, or that contributes to the appreciation of a Protected Structure.

What is the Purpose of an Architectural Conservation Area?

The purpose of an Architectural Conservation Area 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 ACA 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. Architectural Conservation Areas in South Dublin County Council.

Five areas are designated as Architectural Conservation Areas in South Dublin County Council (County Development Plan 2010-2016)

- Clondalkin Village
- Lucan Village
- Palmerstown Lower (Mill Complex)

- Rathfarnham Village including Willbrook Area
- Tallaght Village

The Council will examine the need to designate further areas as ACA's during the period of the Plan.

Architectural Conservation Areas General guidance and Advice

Buildings falling within the boundaries of an ACA can be both protected structures and non-protected structures. Though not as stringent as the controls on individual buildings, which have been designated as Protected Structures, there are certain implications for development within an ACA.

Within an ACA protection generally relates to the external appearance of the area or group of structures. So any works that would have an impact on the exterior would require planning permission, such as changes to the original roofing material, windows, boundary walls etc.

Works to the exterior of a structure will be exempted development (not requiring planning permission) only if that work does not materially affect the character of the area (Section 82 (1) of the Planning & Development Act, 2000).

The aim of ACA designation is not to prevent development, rather to guide sensitive, good quality development, which will enhance both the historical

character of the area and the amenity of those who enjoy it.

General guidelines for works in Architectural Conservation Areas.

Replacement of existing Buildings

- The reuse of existing buildings is preferable to replacement. Applications for demolition of buildings that contribute to the character of an ACA will only be granted in exceptional circumstances.
- Where replacement buildings are deemed acceptable in towns or villages new buildings should take into account existing plots, where possible, in order to retain the existing grain, character and vibrancy of the ACA.
- Retention of the original fabric of the building is preferable to replacement. Where replacement material is necessary it should match the existing or alternatively as agreed with the Council's Conservation Officer.
- Where new buildings or alteration at roof level are proposed, consideration should be given to the effect of

the proposals on the character of the area with regard to roof shape, pitch, height and eaves details such that they are in keeping with the character of the area.

Refurbishment or Alteration of existing Buildings

- Retention of the original fabric of the building is preferable to replacement. Where replacement material is necessary it should match the existing or alternatively as agreed with the Council's Conservation Officer.
- Where new buildings or alteration at roof level are proposed, consideration should be given to the effect of the proposals on the character of the area with regard to roof shape, pitch, height and eaves details such that they are in keeping with the character of the area.
- The provision of roof lights and dormers may be acceptable where they are in keeping with tradition of the area and which contribute to the existing character. Roof lights should be located on hidden pitches or to the rear slopes where possible.

- The provision of solar panels may be acceptable under certain conditions depending on the type of design and the location.

