

Chapter 7: Conservation and Built Heritage



7.1 Introduction

A Conservation Plan and separate character appraisals for each of the three Architectural Conservation Areas (ACA) in Clondalkin were prepared by specialised consultants – Molloy & Associates conservation architects - to inform the architectural heritage context for this Clondalkin Local Planning Framework (LPF) (Figure 7.1).



Figure 7.1: Conservation Plan and ACA Character Appraisal inform this plan.

The focus of the Conservation Plan and the ACA appraisals is an analysis of the character of the built heritage within the LPF boundary, together with identification of vulnerabilities affecting that character.

The wider cultural (archaeological), industrial, natural and social heritage intrinsically shaping village character and exposed to similar threats and opportunities is also referenced.

The Conservation Plan strives to achieve a balance between the need for change and protection of the special character of the area, consolidating corresponding measures in the County Development Plan.



Figure 7.2: Clondalkin Village ACA.

The Conservation Plan identifies:

- Urban patterns and features of architectural heritage significance which are found to positively contribute to the identity of Clondalkin Village and environs.
- Issues which threaten and undermine that significance.
- Recommendations to inform policies and objectives that will underpin the Local Planning Framework with a view to protecting the setting and composition of architectural heritage and influencing the extent and nature of future interventions and change within the LPF area.

The expert guidance provided through the Conservation Plan has informed the content and objectives set out in this chapter and wider LPF. They, together with the guiding design principles and objectives set out in the wider LPF, go towards safeguarding Clondalkin's rich heritage and maintaining its unique sense of place, while promoting sustainable development and growth and enhancing the quality of the urban environment. Any proposed development within the LPF must also comply with County Development Plan policy and objectives which are complemented here with objectives specifically relevant to Clondalkin and the LPF.

Separate standalone documents which accompany this LPF, related to the Conservation Plan, are the detailed character appraisals for the three identified Architectural Conservation Areas in Clondalkin. While two of these are located in the Clondalkin LPF area – Clondalkin Village (Figure 7.2) and St. Brigid's Cottages (Figure 7.3) - the third, at Ninth Lock and



Figure 7.3: St. Brigid's Cottages ACA.



Figure 7.4: Ninth Lock and Ballymanaggin Lane ACA



Figure 7.5: View of Clondalkin Round Tower, William Roe ca. 1830-1850. Source: National Library of Ireland.



distinctive curve follows the boundary of the former monastic enclosure. It is possible that upstanding masonry within garden walls contain remnants of the fosse. The settlement developed around this religious site.

The milling industry in Clondalkin dates from at least the 13th century and extensive gunpowder and paper mills were developed over the course of the 18th and 19th centuries. During the 19th century its economic prosperity was evidenced by altruistic development including the characterful Alms Houses and school on the eastern side of Tower Road. With the decline of the milling industry the village has emerged as a strong market and service centre.

Pockets of lower-density residential and commercial developments have occurred over the course of the 20th century, which with its 18th and 19th century predecessors, combine to create a dynamic townscape character.

7.2 Policy Context

The objectives set out in this chapter align with the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region. These documents recognise the important role of our built heritage assets and their significance as an aid to understanding the past, contributing to community well-being and quality of life as well as regional economic development.

National Policy Objective NPO 90 of the National Planning Framework First Revision recognises the merits in nurturing our built heritage assets, and states: *'Enhance, integrate and protect the special physical, environmental, economic and cultural value of built heritage assets, including streetscapes, vernacular dwellings and other historic buildings and monuments, through appropriate and sensitive investment and conservation.'*

NPO 89 states: 'Protect, conserve and enhance the rich qualities of natural, cultural and built heritage of Ireland in a manner appropriate to their cultural and environmental significance.'

The South Dublin County Development Plan 2022-2028 includes objectives and policies for the protection of the County's archaeological, architectural, and cultural heritage in Chapter 3. While the objectives and policies within it are relevant to the protection of the built heritage within the county as a whole, they are relevant to Clondalkin, and the Clondalkin Conservation Plan has had cognisance of them.

The Development Plan includes two specific local objectives relating to structures within the LPF area, these are:

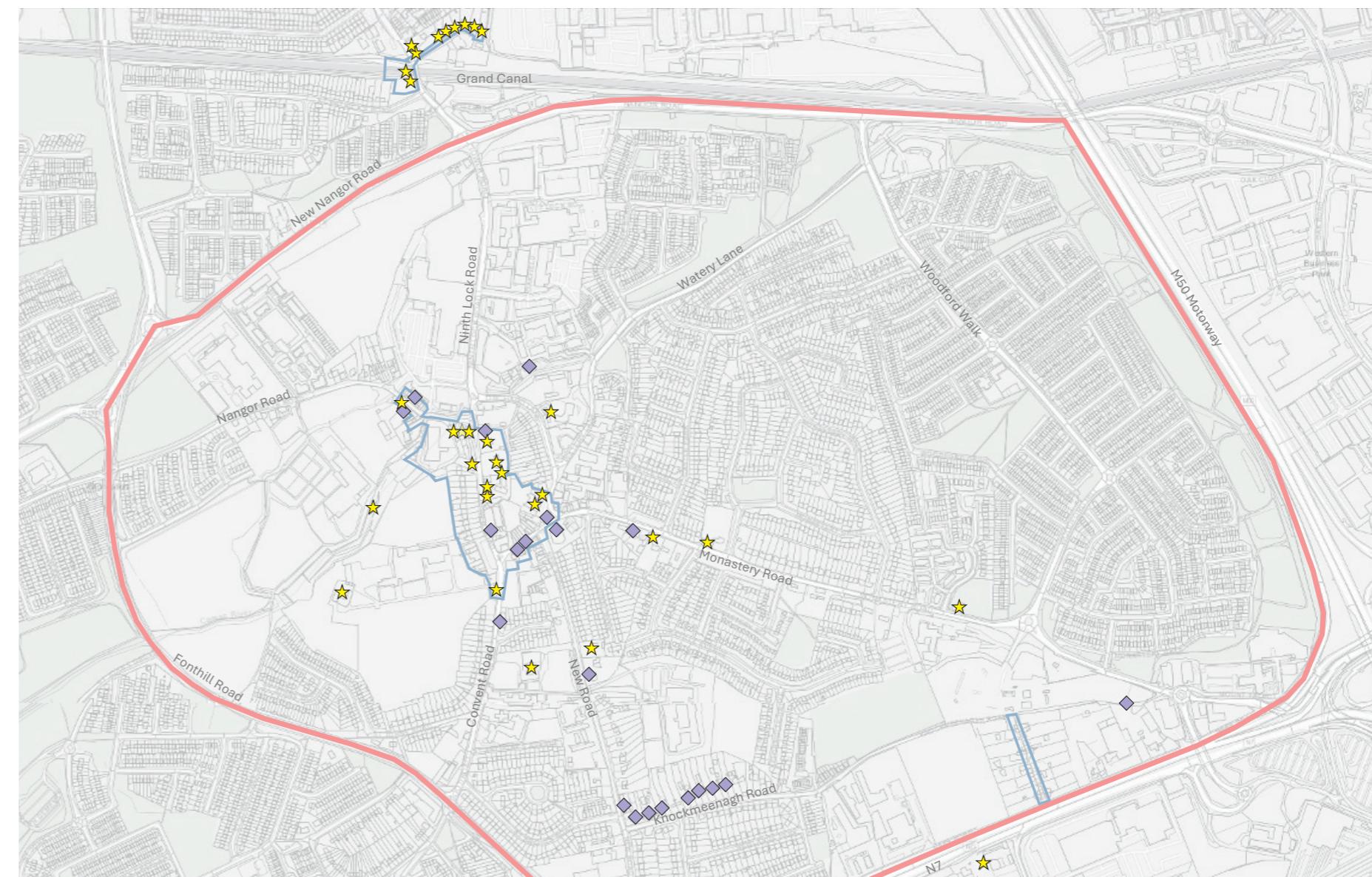


Figure 7.6: Approximate boundaries of ACAs are identified with a blue line, structures included on the RPS are identified with a star icon and structures on the NIAH with a regional rating but not included on the RPS identified with a diamond icon.

NCBH20 SLO 1:

To investigate the purchase and development of the old RIC Barracks on the Old Nangor Road which is a Protected Structure within the present Architectural Conservation Area (ACA).

NCBH21 SLO 1:

To protect and maintain the remaining old stone walls of Clondalkin

The CDP has designated two Architectural Conservation Areas (ACAs) within the LPF boundary namely, Clondalkin Village ACA, and St. Brigid's Cottages ACA, with a third, Ninth Lock and Ballymanaggin Lane ACA

positioned to the north of the village, adjacent to the Ninth Lock of the Grand Canal and outside of the LPF boundary (see Figure 7.6).

The CDP's Record of Protected Structures (RPS) includes structures of special architectural, archaeological, artistic, cultural, scientific, social, or technical interest within the county boundary, nineteen of which are within the LPF study area adding architectural interest and contributing to the streetscape (see Figures 7.7, 7.8, 7.9 and 7.10).

In addition to these protected structures an additional forty-one buildings within the study area are included in the NIAH (National Inventory of Architectural Heritage) and identified as having a regional rating. A number of these structures are located within the Clondalkin Village Architectural Conservation Area (see Figure 7.6).



Figure 7.7: RPS 146 - The Black Lion, Orchard Lane, Clondalkin. Semi-Detached Five-Bay Two-Storey Public House.



Figure 7.8: RPS 147 - Tully's Castle, Clondalkin. Stone Castle (Ruin) (RM).



Figure 7.9: RPS 158 - Presentation Convent and Church of Immaculate Conception. Source: Google Earth.



Figure 7.10: RPS 419 - Towerville, Tower Road, Clondalkin. Detached, five bay, two storey house, c.1850.



One of the structures on the NIAH list is SIAC bridge. Amongst other structures which are outside Clondalkin, this is included in an objective of the CDP as follows:

NCBH19 Objective 9:

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:

→ SIAC Bridge, Monastery Road, Clondalkin, Dublin 22

As noted, ACA Character Appraisals have been carried out as stand-alone documents and complement the Conservation Plan. These documents, alongside this LPF, should be referred to where development is proposed within ACAs.

7.3 Character and Structure

Urban Structure

Clondalkin has existed as a settlement for 1,000 years, since its monastic origins in the late 6th century. The area maintained a rural character, with pockets of industrial intensification in the form of mills and quarries, until the 20th Century, when significant residential expansion began.

As such, the nature of the settlement has evolved over time. However, Orchard Road's distinctive curve follows the boundary of the former monastic enclosure (Fosse). Together with the juxtaposition of Tower Road and Main Street the distinctive 'oval' shape at the core of the village has emerged.

The village then extends outward from this core area following the routes of the six historic roads - Boot Road, New Road, Monastery Road, Watery Lane, Ninth Lock Road and Old Nangor Road. These six roads create four key intersections (three 'spines'), in the Town Centre (Figure 7.11). Development in later centuries and into modern times has broadly followed the original monastic urban structure.

The modern day Clondalkin village can be defined as a core retail area, with an established town centre use, allowing for complementary leisure, retail and commercial land uses within the village centre. The village has a thriving tourism industry linked to its rich historic significance and linked archaeological and architectural heritage.

Beyond this, the urban structure is defined more by 20th and 21st century residential development and associated local centres and amenities.

The village centre demonstrates a clear fine grain street pattern characterised by small narrow building plots featuring a large number of

buildings and closely spaced streets and open spaces. This type of urban structure provides for a mix of uses, mix of ownership, mix of business, streetscape and street life in an urban setting and is commonly associated with thriving urban areas.

Past amalgamation of historic plots within the village area is found to have interrupted its established small-scale urban grain.

Urban Character

Clondalkin's built heritage identity has emerged from its historical origins as a monastic settlement, combined with its bespoke local vernacular variety of building forms and styles, architectural coherence and characterful landmark buildings. All of these combine to create an attractive, picturesque townscape.

The village and its environs are steeped in architectural heritage. The Round Tower maintains its prominence within the village core as a dominant visual landmark, identifiable as one of the most important archaeological sites in the country and protected as a national monument.

The Round Tower along with many of the other protected structures within the village are located within the Clondalkin Village ACA, designated as such due to the quality of the architectural character of the area.

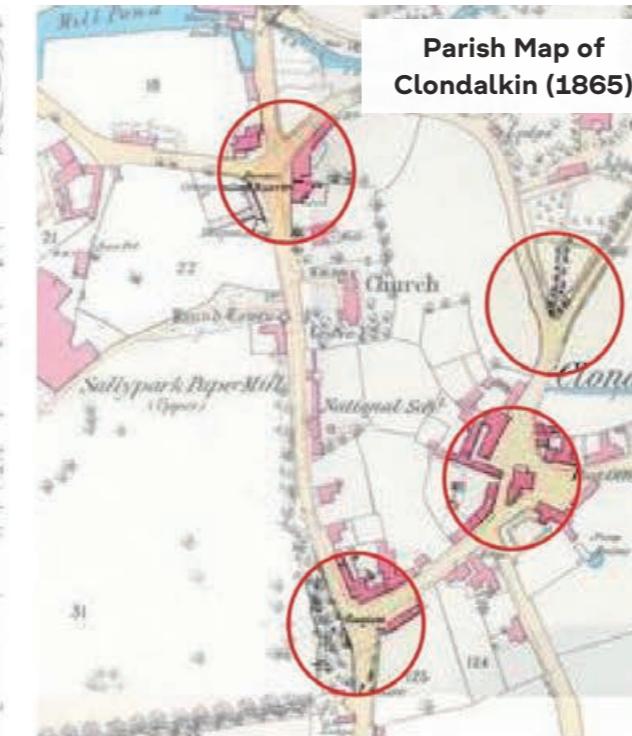
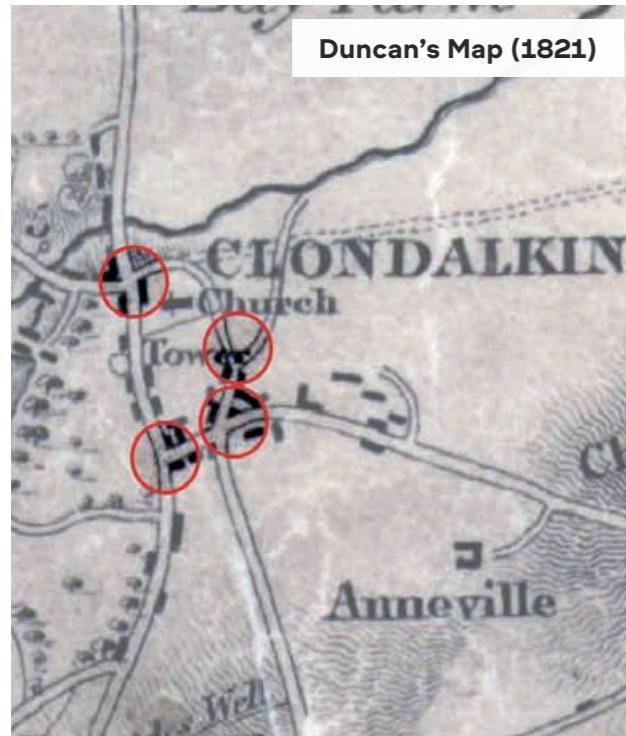


Figure 7.11: The historic road layout underpins the urban structure of Clondalkin today – the broadly oval 'loop' of Orchard Road, Tower Road and Main Street evident from the 19th century maps still defines the village centre, and connects the radial routes from the wider settlement of Old Nangor Road, Ninth Lock Road, New Road, Boot Road, Watery Lane and Monastery Road through four key intersections. Knockmeenagh Lane (Figure 7.12) may be part of the ancient Slí Mór and is still considered an important Pilgrim Route today.



Figure 7.12: Knockmeenagh Lane.



Figure 7.13: RPS 149 - Carnegie Library on Monastery Road.

The skyline is relatively consistent with buildings being predominately single or two storeys, with the exception of the Round Tower, with some landmark 19th century buildings and more recent 20th century buildings extending up to four and a half storeys.

The majority of buildings date from the early to mid-19th century, are well preserved particularly along Tower Road and Main Street and share many characteristics. A large number are in a simple local vernacular style, with undulating rooflines arranged around the concentric forms of Tower Road, Orchard Road and Main Street.

The 19th century vernacular buildings to Main Street are typically finished in a smooth or roughcast render painted finish. There is evidence in place of surviving harling, a lime and aggregate technique creating a textured surface on stonework. Whilst roof pitches and styles vary, roofs are typically pitched, slated, with expressed gables, in the vernacular style. Chimneys are typically rendered with clay chimney pots.

A wide variety of building typologies enrich the area, ranging from

substantial 19th century country houses such as Moyle Park House and Orchard House (Áras Chrónáin), to low density residential groupings, including neat rows of late 19th-early 20th century single storey cottages, amongst them the more modest labourer's cottages of the late 19th to early 20th century designed by the architect T. J. Byrne, who was also responsible for the design of the characterful Carnegie Library on Monastery Road (Figure 7.13).

Outside the ACA many of the streets and roads boast features of historic merit. New Road is a radial route leading to the village centre, and whilst later than other routes noted above, contains some of Clondalkin's landmark buildings and surviving walled structures of interest. It has experienced extensive erosion in recent decades, with what survives representing an important vernacular legacy.

Knockmeenagh Road has many structures of architectural heritage interest specific to Clondalkin (Figure 7.14), included on the NIAH. Its unique vernacular character is recognised in the Conservation Plan.



Figure 7.14: Rubble limestone wall with fieldstone cappings on Knockmeenagh Road.

Mill Lane has maintained its alignment over time, notwithstanding the changes to Clondalkin's industrial milling heritage. Many features representative of that legacy still survive on the lane; notably its masonry walls; its width and its meandering route to the waterways.

The decline of the milling industry led to redevelopment of large parcels of land in the 20th century including the aptly named Mill Shopping Centre.

The river and surviving millponds positioned along the Camac River traverse the village and are testament to the mill industry which has impacted the character of the modern village.

The setting of the village is enhanced by the proximity of Corkagh Park, Clondalkin Park and the Grand Canal.

The historic street patterns and the distinctive limestone walls that thread through the urban fabric all collectively contribute to the architectural character and cultural identity of the village.



7.4 Conservation and Built Heritage Objectives

The main vulnerabilities and issues facing Clondalkin's built heritage include inappropriate new development, loss of historic structures, poor connectivity, and visual clutter in the public realm. The need to protect the views and vistas of historical structures is also an issue.

The objectives included in this chapter apply in general and are complemented by more focused objectives relevant to individual framework sites included in the Urban Design Strategy Chapter 8.

Development within ACA's

In the context of the above particular attention to the quality of development within and adjoining the designated ACAs is required to ensure that new development does not negatively impact on historic buildings and key features identified within the relevant ACA character appraisals.

All proposals for development within an ACA must also have regard to the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011) in addition to the ACA Character Appraisals carried out for the three ACAs. Proposals should demonstrate how they protect the historic character, existing amenities, visual setting and streetscape character of the ACA. The CDP 2022-2028 also sets clear policy and objectives for development within ACAs.

CBH2: Architectural Conservation Areas

CBH2 Objective 1:

To retain the essence of the urban structure within the village core which is integral to its heritage, historic and tourism value, ensuring that new development respects the proportions and scale of the existing urban structure and modest vernacular building designs.

CBH2 Objective 2:

To ensure that all planning applications for new developments within or immediately contiguous to an ACA, includes an Architectural Impact Assessment and a Design Rationale in line with NCBH20 Objective 8 of the written statement of the County Development Plan, having regard to the relevant ACA Character Appraisal accompanying this LPF.

CBH2 Objective 3:

To prohibit demolition of a structure that positively contributes to the architectural character of any of the ACAs or to a structure where the Council deems it to contribute to the historic character of areas outside the ACAs.

CBH2 Objective 4:

To promote awareness and understanding of ACAs through the inclusion of the ACA Character Appraisals on SDCC's website and through wider direct engagement with business owners and residents within the ACAs.

CBH2 Objective 5:

To ensure that all development within the ACAs has due regard to the detailed ACA recommendations set out in the relevant ACA Appraisal accompanying the LPF and which complement the objectives in this section.

Record of Protected Structures and Structures of Architectural Heritage Interest

The CDP's Record of Protected Structures (RPS) includes structures of special architectural, archaeological, artistic, cultural, scientific, social, or technical interest within the county boundary, nineteen of which are within the LPF study area, the majority clustered around the historic village centre (see Figure 7.6). There are also an additional ten structures on the RPS clustered around the Ninth Lock Road at the Grand Canal. These structures have been recognised for their special architectural interest and the contribution that they make to the streetscape.

Each ACA 'Character Appraisal and Recommended Safeguarding Policies' provides further detail on the context of different structures within the ACAs.

The Conservation Plan also identifies fourteen non-protected structures of architectural heritage interest within and adjacent to the study area in Appendix A2 of that plan, Figure 7.15 is an example. Most of these structures are included on the NIAH. These structures can be included in the next review of the RPS, alongside the CDP objective for investigation of the SIAC bridge for inclusion.

CBH3: Protected Structures and Structures of Architectural Heritage Interest

CBH3 Objective 1:

To encourage adaptive reuse of buildings, including but not limited to protected structures and historic buildings of interest, to bring the buildings back to life, avoid vacancy and contribute to the vibrancy of Clondalkin.

CBH3 Objective 2:

To support a review of the Record of Protected Structures (RPS) as part of the County review and to consider, subject to further assessment, the addition of significant structures of architectural heritage interest identified in Appendix A2 of the Conservation Plan.



Figure 7.15: St Cecilia's, New Road. Presbytery/Parochial/Curate's House 1900-15. An example of a non-protected structure of architectural heritage interest.

CBH3 Objective 3:

To strongly encourage the retention of existing buildings and original features that, while not listed as Protected Structures, are considered to contribute to the local and historic character, visual setting, or streetscape value within Clondalkin. Any proposal to the contrary shall clearly demonstrate to the satisfaction of the Planning Authority why its retention cannot be achieved.

CBH3 Objective 4:

To encourage owners of protected structures and structures of architectural heritage interest located in Architectural Conservation Areas to carry out appropriate conservation and alteration of their property to ensure their continued contribution to historic townscape character facilitating the uptake of funding opportunities insofar as possible.

CBH3 Objective 5:

To facilitate owners of structures of architectural heritage interest in areas falling outside but informing the peripheral setting of ACAs to:

- Be informed of the significant contribution their properties make to the quality of the village-scape
- Avail of national grant schemes for architectural conservation (where applicable) to facilitate appropriate conservation of their property to ensure their continued contribution to historic village-scape character.

**CBH3 Objective 6**

To acknowledge and consider as part of the design of any new development the special interest of the historic routes identified here and in the Village Centre framework and other relevant framework sites both inside and outside the ACAs.

CBH3 Objective 7

To promote the amenity of the waterways including the Grand Canal, the Camac River and Mill ponds in an appropriate manner that aids interpretation of the architectural legacy of the mill industry and the canal infrastructure, promoting their historical significance and increasing awareness of their biodiversity value and environmental benefits.

New Development

Inappropriate new development risks altering Clondalkin's historic character, potentially diminishing its unique identity and sense of place. When considering new developments within the context of the historic town of Clondalkin and its three Architectural Conservation Areas, it will be necessary to demonstrate that they address design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and the historic development context.

CBH4: New Development**CBH4 Objective 1:**

To support placemaking initiatives and village enhancement schemes in making the village and its surrounds more attractive to residents, businesses and visitors, improving the urban environment, the sense of identity and community wellbeing.

CBH4 Objective 2:

To support the development of sustainable back land and infill development that responds to the historic pattern of development including its varied street character, building alignment, heights and roof forms, ensuring development transitions appropriately and accommodates surviving structures to the greatest extent possible.

CBH4 Objective 3:

To take into consideration the scale, massing, materiality and boundary treatments of proposed developments in the assessment of their impact on historic settings.

CBH4 Objective 4:

To require appropriate integration between new development of large-scale land parcels and existing built heritage.

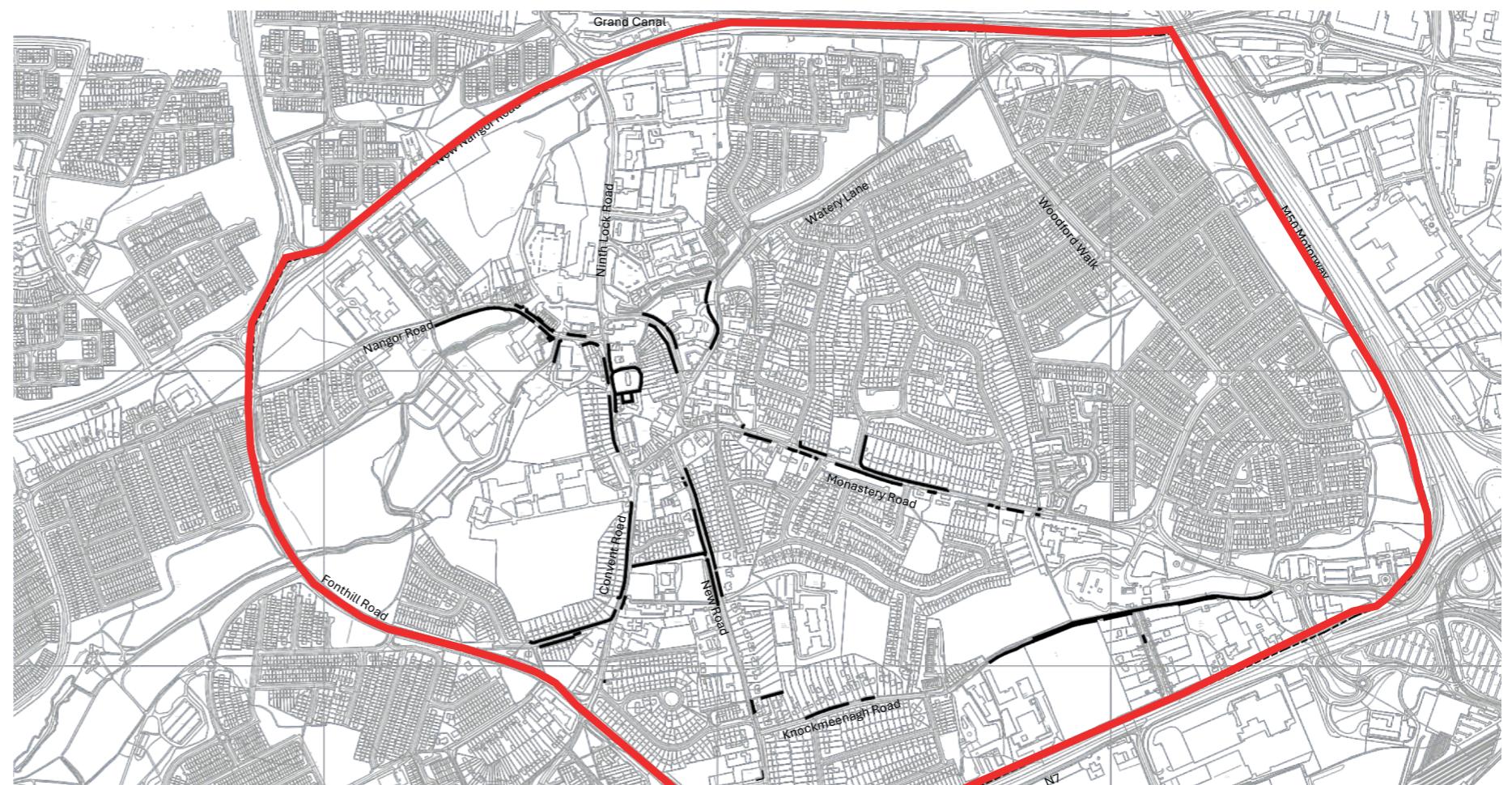


Figure 7.16: Limestone walls of architectural and historic interest identified in the study area which positively contribute to the architectural character of the area. (See Village Framework Site in Chapter 8 Urban Design Strategy for further detail).

CBH4 Objective 5:

To encourage new developments to generate niches of public space or urban pocket parks, where favourable orientation allows, as buffers to transition between new and established urban environments, complementing the functioning and patterns of established historic urban areas.

CBH4 Objective 6:

To assess new development in terms of its response to the historic patterns of development to avoid homogenisation of the architectural environment.

condition of surviving sections of historic walls within the plan area, recognising that they enhance Clondalkin's unique character and identity (see Figure 7.16). The loss or inappropriate repair of historic structures can negatively impact on the authenticity, identity and sense of place important to Clondalkin's heritage.

The distinctive curve of Orchard Road follows the boundary of the former monastic enclosure (fosse) and it is possible that masonry within garden walls contain remnants of the fosse. While it is included in the Record of Monuments and Places (RMP) as DU017-04100, its origins are not always obvious to property owners and changes have occurred over time which may not always have reflected their statutory designation.

CBH5: Historic Walls and Boundaries**CBH5 Objective 1:**

To ensure protection of historic gate piers, gates and entrances, safeguarding these important features so that they continue to enrich the quality of the public realm.



CBH5 Objective 2:

To require new boundary treatments or reconstruction of boundaries to reflect where appropriate, the composition and materials of traditional boundary / entrance treatments.

CBH5 Objective 3:

To protect and preserve the identified historic limestone walls of Clondalkin whether located within or outside of designated ACA areas (Figure 7.16 - Historic Walls) and ensure that any future development proposals will have due regard for the historic nature and importance of these walls.

CBH5 Objective 4:

To ensure that where development is proposed which includes a boundary or other wall, and where it is not known whether this wall is historic (Figure 7.16 - Historic Walls), that an examination, including a report, of the wall is undertaken by a qualified professional prior to any proposal for development. Where the wall is identified in this way as historic it shall be protected and designed in to any development proposal.

CBH5 Objective 5:

To ensure that sufficient set back is provided where development is proposed adjacent to historic walls, recognising that their foundations may be minimal and / or they may be vulnerable to development.

CBH5 Objective 6:

To maintain historic walls in accordance with best practice, repairs should be undertaken by a competent craftsman using traditional methods and materials, where possible. If this is not possible a clear rationale should be set out as to why, alongside the proposed alternative solution. The proposed methodology for repair shall be submitted to the planning authority for agreement prior to the repairs or ground works / development being carried out.

CBH5 Objective 7:

To encourage new boundary walls to be low walls finished with roughcast render with solid limestone cappings, as generally preferable to the application of limestone cladding or veneers.

CBH5 Objective 8:

To require any proposed development along Orchard Road which may impact on any existing walls within or enclosing the properties fronting the road to be accompanied by a report from a suitably qualified person indicating the location of any upstanding masonry within existing walls which may contain remnants of the old monastic boundary of Clondalkin (fosse) Recorded Monument DUO17-041001. Any identified remains shall be recorded and protected in accordance with best conservation practice.

Views and Vistas

Clondalkin possesses multiple vantage points from within the public realm and enclosing parks offering views and specific vistas of the round tower and church spires. Historic routes into the village centre along Old Nangor Road, Ninth Lock Road, Monastery Road and Convent Road are predominantly flanked by stone walls of architectural and social interest, framing incidental vistas of landmark buildings and amenities. It is important that changes to the public realm to address traffic, parking and public amenities, do not subsume the physical fabric of walled features that enhance the existing urban character and frame incidental vistas.

CBH6: Views and Vistas

CBH6 Objective 1:

To safeguard incidental views of landmark historic structures through and across the village centre from historic routes or settings by means of design strategies that respond to their presence and further to respond to how those views are framed by the historic routes and their boundaries.

Connectivity

In general, the connectivity between Main Street in the village centre and the surrounding streets is poor with some historic connections now closed off. Additionally, opportunities to improve permeability and create safer, more pleasant pedestrian and cycle routes within the wider area should consider the enhancement and interconnection of existing historic routes such as the canal, the Camac River and Knockmeenagh Road (See Chapter 5 and Chapter 8 for more detail).

CBH7: Connectivity

CBH7 Objective 1:

To encourage opportunities to consolidate the urban village centre and increase permeability to the benefit of an inviting public realm.

Visual and Urban Clutter

A significant issue within the historic village core is visual and urban clutter resulting from inappropriate traffic management structures, utility



Figure 7.17: Example of how shopfronts can be improved to the benefit of the public realm.

structures, signage and shopfront design and treatment. These structures can negatively impact on the authenticity, identity and sense of place important to Clondalkin's heritage.

The LPF aims for greater visual cohesion within the streetscape and the promotion of shopfronts and signage that utilise materials, colours and textures that complement the architectural character of existing buildings and are of a high standard of design, finish and installation (see Figure 7.17 by way of example).

CBH8: Visual and Urban Clutter

CBH8 Objective 1:

To reduce visual clutter created by, but not exclusively, traffic management structures including bollards, utility structures and signage and strengthen wayfinding connections between historic elements of the town.

CBH8 Objective 2:

To ensure that signage, street furniture, and road markings, particularly within and in close proximity to designated ACAs, are simple and visually restrained in design promoting a holistic approach to quality street surfaces, reflecting the high quality public realm at Brú Chrónáin Visitor Centre insofar as is feasible.

CBH8 Objective 3:

To work towards a targeted scheme to encourage repainting of facades using a selected palette of complementary colours, sympathetic to the historic setting to enhance the urban setting.

**CBH8 Objective 4:**

To promote SDCC's Shop Front Grant Scheme and Shop Front Design Guide to improve the appearance of independently owned and other shops fronting public streets so as to enhance Clondalkin's visual cohesion and attractiveness, particularly within the village core.

CBH8 Objective 5:

To ensure that in all new developments and improvement projects within the public realm, consideration is given at an early stage to the location of all building services, particularly where they interface with the public realm (including ESB substations). All building services shall be carefully designed to be as visually acceptable as possible, and located to avoid an over concentration on any particular street or frontage.

CBH8 Objective 6:

To encourage, where introducing new routes, boundaries and entrances, that established characteristics are adopted to maintain visual homogeneity (consistency), while recognising that adaptation will be required to accommodate modern-day standards to new routes.

Record of Monuments and Places (RMP)

The Record of Monuments and Places (RMP) is a list of recorded monuments and places for each county. All monuments listed in the RMP are protected under the National Monuments Acts. Every archaeological monument is surrounded by a Zone of Notification. These zones are not subject to statutory protection; however, they help inform any person proposing to carry out work at or in relation to a Recorded Monument that there is a requirement to give notice in writing to the Minister of Housing, Local Government and Heritage (under Section 12 of the National Monuments (Amendment) Act, 1994) two months before commencing that work. Figure 7.18 shows the distribution of Recorded Monuments and Notification Zones within the LPF (see also Appendix A3 of the Conservation Plan).

CBH9: Record of Monuments and Places**CBH9 Objective 1:**

To appropriately safeguard all monuments listed in the Record of Monuments and Places (RMP), ensuring their protection under the National Monuments (Amendment) Act, 1994.



Figure 7.18: Distribution of Record of Monuments and Notification Zones within the Study Area. Source: HeritageMaps.ie.