

Variation (No. 23)

of the

Dublin City Development Plan

2011-2017

**The Statutory Display of this Variation (No. 23)
to the Dublin City Development Plan 2011-2017
was on view to the public from
15th September to 13th October 2014 inclusive
Monday to Friday
between the hours of 9.30 a.m. and 4.30 p.m. at the**

**Dublin City Council
Civic Offices,
Ground Floor, Block 4,
Wood Quay,
Dublin 8.**

**VARIATION (NO 23) OF THE DUBLIN CITY DEVELOPMENT PLAN 2011 –
2017**

**RE: Variation of Dublin City Development Plan 2011-2017
Designating Crumlin Village (St. Agnes Church & environs) as an
Architectural Conservation Area**

PROPOSAL

It was proposed to vary the Dublin City Council Development Plan 2011-2017 by designating Crumlin Village (St. Agnes Church & environs) as an Architectural Conservation Area (ACA).

The boundaries of the proposed Crumlin Village (St. Agnes Church & environs) ACA broadly comprise;

- To the north east the boundary largely comprises the rear of property fronting onto St Agnes Road;
- To the north west the road boundary with St Mary's Road and Bunting Road and
- To the south west the boundary largely comprises the rear of property fronting onto St Agnes Road;

The exact boundaries are delineated on the map accompanying the public display and described in the text of the Architectural Conservation Area Report.

WHY DESIGNATE AS AN ARCHITECTURAL CONSERVATION AREA?

The Variation arises from the Dublin City Development Plan 2011-2017, Objective FCO34 (Chapter 7 Fostering Dublin's Character & Culture), which states that it is an objective of Dublin City Council;

“To undertake an assessment to inform the potential ACA designation for the following areas: ... Crumlin Village (St. Agnes Church & environs),”.

It is proposed to designate Crumlin Village (St. Agnes Church & environs) as an ACA.

WHAT IS THE PURPOSE OF THE ACA DESIGNATION?

The purpose of an ACA is to protect and enhance the special character of the ACA by:

- Ensuring that all new development is carried out in a manner sympathetic to the special character of the area,
- Encouraging the reinstatement and enhancement of existing structures in a manner sympathetic to the special character of the area.

BRIEF EXPLANATION OF THE AREA

Crumlin Village is located approximately 5 kilometres south-west of the city centre, in the district of Crumlin, a busy village/ residential suburban area, which is comprised of a strong mix of urban land uses.

Crumlin Village, St. Agnes Road, comprises short terraced, semi-detached and detached structures of 19th & 20th century origin that are mainly, two storey in height, two and three bay in width and brick or rendered finished. The uses are mainly commercial and residential, the residential properties have a mix of shallow railed front privacy strips and longer gardens and front parking areas. There are a number of important church buildings and institutional structures sited at prominent locations in the proposed ACA, many of the original building details have been retained. The original form and layout of the Road remains which retains an attractive sense of place and character. The original details that remain on a number of structures include the brick detailing, timber sash windows, granite cills, iron rail, the chimney elements, these are noteworthy features in the modern city context.

MANAGEMENT OF DEVELOPMENT IN THE ACA

It is the overall policy of Dublin City Council to protect and conserve the character and setting of Crumlin Village. Through the ACA report, the Council will identify the areas of special character and architectural interest and manage change in such a way as to preserve that special character.

Owners and occupiers of non-protected structures located within the Crumlin Village (St. Agnes Church & environs) ACA should note that the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area, for example works of alteration to streetscape features such as roofs, walls, windows and doors, rainwater goods or the curtilage bounding a house, may not be exempted development. Domestic rear extensions which are within the limits set out in the Planning and Development Regulations 2001-2012 and which are not visible from the public domain within the ACA, would not affect materially the character of the Architectural Conservation Area and consequently would be considered to be exempt development. This does not apply to structures on the Record of Protected Structures. Porches and other development, which may normally be considered exempt, are not exempt within the ACA area.

STRATEGIC ENVIRONMENTAL APPRAISAL

The Planning Authority, determined, using the criteria set out in Schedule 2A Planning and Development Regulations 2001-2011, the DEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the Proposed Draft Variation to the Dublin City Development Plan 2011-2017 for the area set out above and the prescribed bodies have not objected to this determination within the appropriate period.

APPROPRIATE ASSESSMENT SCREENING

An Appropriate Assessment Screening was undertaken of the Proposed Draft Variation of the Dublin City Development Plan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The Proposed Draft Variation is not predicted to have a likely impact on the key features or the conservation function of any Natura 2000 sites.

The prescribed bodies were notified of the above determination in relation to the SEA and AA screening and did not object within the appropriate period

MORE INFORMATION

The law governing Architectural Conservation Area's is set out in the Planning and Development Acts 2000 and 2010 and the Planning and Development Regulations 2001-2012. Guidelines for Planning Authorities on Architectural Heritage Protection were issued by the Department of the Environment, Heritage and Local Government in 2004. All these documents are available from the Government Sales Office, Sun Alliance House, Molesworth St, Dublin 2. For further information on Architectural Conservation Area and Heritage Protection in Dublin City contact the Conservation Section, Planning and Economic Development Department, Civic Offices, Wood Quay, Dublin 8 (Tel: 01 2223923).

WRITTEN SUBMISSIONS OR OBSERVATIONS

Written submissions or observations with regard to the Variation made to the Planning Department within the said period were taken into consideration before making the variation.