

Variation (No. 2)

of the

Dublin City Development Plan

2011-2017

**The Statutory Display of Variation (No. 2)
to the Dublin City Development Plan 2011-2017
was on view to the public from
22nd February to 21st March 2012 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 2) OF THE DUBLIN CITY DEVELOPMENT PLAN 2011 – 2017

**RE: Variation of Dublin City Development Plan 2011-2017
Designating Mountjoy Square as an Architectural Conservation Area**

Proposal:

The Dublin City Council Development Plan 2011-2017 has been varied by designating Mountjoy Square as an Architectural Conservation Area.

The ACA boundary extends to the mews lanes at the rear of the four sides of the Square and includes the streets and lands adjoining the four sides of the Square, including, part of Grenville Street, Gardiner Place, Gardiner Street Upper & Middle, Mountjoy Place, Charles Street Great, Fitzgibbon Street and Belvidere Place. The area encompasses the four sides of the Square and the central open space comprising the main part of the proposed ACA.

The exact boundaries were delineated on the map appended hereto, which accompanied 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 Objective FCO34 of the Dublin City Development Plan 2011-2017 (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: Mountjoy Square ..." Policy FC43 states "to continue to prioritise the assessment and consideration of appropriate historic streets and squares for designation as Architectural Conservation Areas and include policies to protect and enhance their architectural characteristics". Mountjoy Square and Environs was identified as suitable for such designation.

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

Mountjoy Square is located in the north inner city approximately 0.5 km's north east of O'Connell Street, in the north Georgian core close to and adjoining Gardiner Street and North Great Georges Street in an area comprised of a strong mix of inner city uses.

Mountjoy Square is one of the significant historic squares in Dublin city. The square was developed by the Gardiner Estate. Luke Gardiner II had a vision to create a magnificent square with a strong vista from Custom House north to Mountjoy Square. The Square was laid out for residential use in the late 18th Century and was constructed between 1793 and 1818. Initially the square was to be constructed behind a single classical façade however this was too ambitious and a modular plan adapted to residential plot multiples allowing developers to enter into leases for purchase of plots was adopted. During the 19th Century and 20th Century the Square and environs went into decline and many of the buildings became tenement dwellings with eventual demolition of many dwellings on the west and south sides of the Square. A policy of replica façade reconstruction in the late 20th century was adopted, resulting in the rebuilding of the Square in its current form as it appears today. The north and east sides of the Square and the north-west and north-east corners of the area survive intact.

Mountjoy Square and environs has an historic urban street pattern largely defined by its form and scale. The Architectural Conservation Area is defined by the exact square and the adjoining tall narrow terraced Georgian buildings mainly residential in use but with a strong mix of other uses. The buildings are principally four storey over basement, two and three bay Georgian red brick houses with timber panel doors and surrounds and timber sliding sash windows, although in some cases some of the late 18th century early 19th century detailing has been replaced. The central square has a mix of active and passive leisure uses and is presently well used.

Management of development in the ACA

Owners and occupiers need planning permission for all works, which would materially affect the character of a protected structure, or any element of a protected structure, which contributes to its special character. In terms of non protected structures, any works (which may normally be considered exempt) to the exterior of a structure located within the ACA and that would materially affect the character of the area concerned will no longer be exempted development, unless otherwise specifically stated.

Planning permission is required for all proposed new shopfronts, alterations to existing shopfronts, signs (regardless of size and location) including projecting signs, erected externally within the area of the ACA.

Domestic rear extensions, which are within the limits set out in the Planning and Development Regulations 2001, 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 2001-2004, the DEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for this Variation to the Dublin City Development Plan 2011-2017 for the area set out above and the prescribed bodies did not object to this determination within the appropriate period.

More Information

The law governing ACA is set out in the Planning and Development Acts 2000 and 2010 and the Planning and Development Regulations 2001 and 2010. 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 ACA and Heritage Protection in Dublin City contact the Conservation Section, Planning and Economic Development Department, Civic Offices, Wood Quay, Dublin 8 (Tel: 01 2223927)

Written Submission or Observation

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

