

Variation (No. 5)

of the

Dublin City Development Plan

2011-2017

**The Statutory Display of this Variation (No. 5)
to the Dublin City Development Plan 2011-2017
was on view to the public from
14th September 2012 to 12th October 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**

For convenience a non-statutory display was also available, during normal library opening hours, at Rathmines Library, 157 Lower Rathmines Road, Dublin 6.

**VARIATION NO.5 OF THE
DUBLIN CITY DEVELOPMENT PLAN 2011 – 2017**

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

The ACA boundary is regular to the south east, comprising the access laneway to the rear of no's 4-9; irregular to the north east, comprising Westmoreland Park and the side elevation of no. 9 and the side elevation of no. 16 Westmoreland Park; the north west boundary comprises the rear of no's 16-19 and the south west boundaries are the side site boundaries of no's 4 & 19 Westmoreland Park.

The exact boundaries are delineated on the map 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 FCO32 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 designate additional Architectural Conservation Areas, including residential, suburban areas of the city with the specific objective of reducing buildings in these areas which are listed on the Record of Protected Structures, as appropriate. (Any buildings selected for deletion from the RPS will be of local rather than regional significance. These ACAs will protect primarily the front facades and streetscape character and will remove the protected structure status of such buildings (see Appendix 11)*", and Appendix 11 Proposed Architectural Conservation Areas which states "*It is proposed to designate nine ACAs throughout the city and delete the buildings of lesser importance within them from the Record of Protected Structures. The boundary of each ACA is delineated with a detailed description of the architectural character and special interest of the area.*" Westmoreland Park is listed as one of the nine designate ACA's in Appendix 11.

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

Westmoreland Park is located in the south of the city, approximately 3 km's south of the city centre, in the district of Ranelagh, a busy village/ residential suburban city area, which is comprised of a strong mix of land uses.

Westmoreland Park is short, narrow cul-de-sac which extends east off Ranelagh village, comprising a mix of mainly one and two storey, rendered, residential structures. William Duncan's 1821 map of Dublin shows the further development of Ranelagh and Westmoreland Park is shown clearly. The southern side of the ACA and Westmoreland Park is defined by 6 no. single storey rendered dwelling houses (no's 4-9) of traditional vernacular form, these are early 19th century in date and are shown on the 1837 Ordnance map. The north side is defined by 4 no. two storey rendered dwelling houses, dating to circa 1880, these buildings are not shown on the 1876 Ordnance Survey Map but are clearly shown on the 1882 Ordnance Survey map. Many of the original building details have been replaced, however the original form and layout of the street is largely retained.

The vernacular form of the single storey dwellings reflect the origins of the area and this form is retained, a small number of the original details such as the distinctive rough dash lime-render, which are noteworthy features in the modern city context are also retained on a number of structures.

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 the 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 2223923)

WRITTEN SUBMISSION OR OBSERVATION

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.