

Variation (No. 9)

of the

Dublin City Development Plan

2011-2017

**The Statutory Display of Variation (No. 9)
to the Dublin City Development Plan 2011-2017
was on view to the public from
16th April to 15th May 2013 inclusive
Monday to Friday
between the hours of 9.00 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 be available, during normal library opening hours, at Rathmines Library, 157 Lower Rathmines Road, Dublin 6.

VARIATION (NO. 9) OF THE DUBLIN CITY DEVELOPMENT PLAN 2011 – 2017

**RE: Variation of Dublin City Development Plan 2011-2017
Designates Temple Place, Ranelagh as an Architectural Conservation Area**

Proposal:

The Dublin City Council Development Plan 2011-2017 has been varied by designating Temple Place, Ranelagh as an Architectural Conservation Area.

The boundaries of the proposed Temple Place ACA, to the south east, comprise the access laneway to Ranelagh Park Gardens and the side elevation of no. 10 Temple Place; to the north east comprise the rear of no's 2-10 Temple Place; the south west boundary comprises the side site boundary of no. 2 and the south east boundary comprises Temple Place public access.

The exact boundaries were 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 arose from the Dublin City Development Plan 2011-2017, Objective FCO32 (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.” Temple Place is listed no. 5 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

Temple Place 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 city uses.

Temple Place is a short terrace, comprising two storey, two and three bay, brick and rendered, residential structures which extends east off Ranelagh Road via a pedestrian arch and adjoins Ranelagh Gardens Park to the east, accessed via a pedestrian gateway. The terrace is sited on the northern side of Temple Place, the ACA is defined by 9 no., mid 19th century, two storey, rendered dwellinghouses (no’s 2-10) of traditional vernacular form. Many of the original building details have been replaced, however, the original form and layout of the street remains, retaining an attractive sense of place, original details that remain on a number of structures include the bangor blue slates, cast-iron rainwater goods, dolphin barn brick facade, timber panel door and overlight, granite steps and 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 Temple Place. Through the ACA report the Council identifies the areas of special character and architectural interest and manages change in such a way as to preserve that special character.

Owners and occupiers of non-protected structures located within the Temple Place 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 did not object to this determination within the appropriate period.

More Information

The law governing ACA'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 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 proposed Draft Variation made to the Planning Department within the said period were taken into consideration before making the Variation.