

**Report on the Public Consultation under *Part 8 of the Local Government (Planning and Development) Regulations 2001-2012* for Proposed Development of Clondalkin Round Tower Visitors' Centre and Public Gardens at Millview Terrace and Tower Road in Clondalkin, Dublin 22**

**REPORT:**

***Part 8 of the Local Government (Planning and Development)***

***Regulations*** outlines the requirements with respect to the certain classes of developments for, on behalf of, or in partnership with Local Authorities.

These regulations apply to the proposed works to the Proposed Development of Clondalkin Round Tower Visitors' Centre and Public Gardens, and further apply as the site is within an Architectural Conservation Area, and development is the site of a National Monument with protected structures.

The proposal consists of:-

**The Clondalkin Round Tower Visitors' Centre and Public Gardens**  
at Millview Terrace and Tower Road in Clondalkin, Dublin 22

**Development of the visitors' centre will consist of:**

- Repair, conservation and refurbishment works to numbers 1, 2 and 3 Millview Terrace, Clondalkin, Dublin 22, Protected Structures, and
- Repair, conservation and refurbishment works to numbers 15 and 16 Tower Road, Clondalkin, Dublin 22 for re-use as shops at ground floor level, and
- The construction of a new building which will contain a café, exhibition space, toilets, a two storey stairs and lift extension to the rear of these five houses,
- Total Area 695 square meters, including:
  - 450 sq.m. at ground floor level
  - 245 sq.m. at first floor level

**External works and the public garden will include:**

- New gardens with new landscaping within the existing walls, between these five houses and the Round Tower, a National Monument and Protected Structure
- Conservation and refurbishment of the existing cottage gardens in front of 1,2 and 3 Millview Terrace, Protected Structures, with new paving and landscaping to the front civic space.

The works are proposed on a site which is protected under the National ***Monuments Acts 1930 - 2004***. The site is also within the ***Clondalkin Architectural Conservation Area***. No works are proposed by this project to the Round Tower, a National Monument and Protected Structure.

The proposal is detailed on the following drawings which are available to view at

<http://www.sdublincoco.ie/index.aspx?pageid=939&pid=29731>

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## **Submission of Observations and Submissions**

### **Parties submitting observations / submissions**

The following is the list of the parties submitting formal written observations or submissions under the provisions of the Part 8 Consultation, as provided for in the legislation. [ see Site Notice / Public Notice text as displayed in County architects Report ]. Observations made during the consultation process are have also been included.

1. Clondalkin Round Tower Heritage Group, Bernardine nic Giolla Phádraig, Co-ordinator.
2. Clondalkin Round Tower Heritage Committee.
3. Mr. D Hanley, Resident, St. Johns Drive Clondalkin.
4. Mr. J. Kelly, Tower Road, Clondalkin.

Report of the Architectural Conservation Officer of South Dublin County Council, is included with the County Architects Report.

### **Responses to observations / submissions**

A number of the observations were repeated in submissions. The issues raised have therefore been responded to under issue / subject headings to avoid repetition. All observations have been included in the responses below.

#### **1. Concerns regarding the affect of the development on the boundary at the southern end of the site**

**Issue:** A submission was received from a local resident who expressed concerns about the existing boundary wall at the southern end of the site and about the proposed boundary treatment.

**Response:** The party wall issues of this boundary will be reviewed with the resident concerned prior to commencing detailed design. Due regard will be given to the detailed issues raised and all reasonable requests / concerns will be accommodated.

#### **2. The existing gates and the entrance to the site**

**Issue:** Detailed submissions were received requesting the improvement of the existing entrance to the site at Tower Road.

**Response:** The Council and the OPW will give due consideration to enhancing the entrance to the site beside the tower to facilitate improved and secure public access to the Round Tower project site. The OPW have for several years provided temporary access to the tower on special occasions. A permanent and secure access to the round tower will be provided by agreement with the OPW.

### **3. Access to the site beside 15 Tower Road**

**Issue:** A submission expressed concern that the proposed entrance to the south of number 15 Tower Road might be too small for deliveries of goods.

**Response:** The proposed entrance will be designed to accommodate appropriate vehicular traffic required to service or enter the site.

### **4. Damage to the Round Tower due to construction**

**Issue:** A submission expressed concern that the round tower might be damaged by the works.

**Response:** The Round Tower is under the statutory care of the OPW. Protective procedures will be put in place at tender stage, and incorporated into the contract, to protect the tower at all stages of the works. When necessary, protective barriers will be erected to avoid any damage to the building by the works. Method statements will be required for all works in close proximity to the tower. All aspects of the works will be agreed in advance with the OPW. At all times the protected status of the Round Tower will be respected and any deviations from agreed working method and procedures will be severely sanctioned.

### **5. Condition of monkey puzzle tree**

**Issue:** A submission expressed concern that the existing monkey puzzle tree would be taken down.

**Response:** Following preliminary assessment of the tree it was observed that its branches are almost touching the round tower and that identifiable parts of the tree have died. Further detailed assessment of the tree will take place at detailed design stage to determine if the tree has reached the end of its life and estimate the viability of the tree in the medium term. The initial examination is not positive. The tree may be impacting negatively on the Round Tower and this factor is a serious consideration. If tree proves to be in poor condition, or has short life span left, or it affects the integrity of the round tower, and the severity of those conditions make the removal of the tree advisable then the tree will be removed.

### **6. Pedestrianisation of Tower Road**

**Issue:** A detailed submission was received that proposed that part of Tower Road should be closed to traffic and pedestrianised, roughly along the area to the east of the site and that a plan for all village traffic be considered.

**Response:** The proposed submission to close the road does not form part of this proposal and is not within the bounds of this Part 8 and report. The issue is the subject of other reports / studies.

## **7. Connections to St. John's Church**

**Issue:** A submission was received that proposed enhanced connections with the site of St. John's church.

**Response:** The project has been broadly welcomed by the community of the church of St. John's. The council would welcome further discussion and cooperation with the church and its community as the project develops. The works are therefore confined to those detailed on the Part 8 Consultation documentation and within the area in council ownership.

## **8. Irish language designation**

**Issue:** A submission was received which proposed that Clondalkin village be granted special designation under the Irish language, that directional signage be provided in both languages and that connections between the facility and existing Irish language facilities in Clondalkin be made.

**Response:** The designation of the village is not part of the current project but bilingual signs, directional signage and information will be available in accordance with statutory requirements. Possible cooperation and connections with other existing cultural and public facilities would be welcome.

## **9. Conservation aspects of the project**

**Issue:** A submission was received that requested the stipulation that the proposed development be carried out to good conservation principles and conservation methodology and that safeguards be put in place to protect the significance of the protected structures on the site.

**Response:** The project will be carried out in accordance with internationally recognised best conservation practice. The Round Tower is under the statutory care of the OPW. Protective procedures will be put in place at tender stage, and incorporated into the contract, to protect the tower at all stages of the works. When necessary, protective barriers will be erected to avoid any damage to the building by the works. Method statements will be required for all works involving conservation measures. All aspects of the works will be agreed in advance with the OPW. At all times the protected status of the Round Tower will be respected and any deviations from agreed working method and procedures will be severely sanctioned.

## **Observations and Submissions – summary**

The issues raised by the above parties were largely supportive of proposed development and the detailed concerns will be addressed as reported above.

## **Report Conclusions and Recommendations**

The proposed development provides a timely an opportunity for the fabric of the existing buildings to be repaired, refurbished and re-used, while retaining the integrity and architectural importance of the group of structures which are located within the proposed development site.

The works proposed will be carried out in accordance with established good practice for conservation and to a high quality conservation specification.

The design of the new build and overall context of the proposed development allows a very important historical, archaeological, architectural and cultural site to be maintained and utilised in a very positive and viable manner.

The County Architects Report and the Report of the Conservation Officer is appended in support of the conclusions and recommendations, and too provide additional information.

**As the proposed development is in accordance with the proper planning and sustainable development of the area, and supports a positive and viable initiative, it is recommended that the development is approved by the Council in accordance with the Public Consultation under *Part 8 of the Local Government (Planning and Development) Regulations 2001-2012* as published and reported.**

## Architectural Services Department

### County Architects Report

<b>Project Title:</b>	<p><b>The Clondalkin Round Tower visitors' centre and public garden at Millview Terrace and Tower Road in Clondalkin, Dublin 22</b></p> <p>The county architect's report to council following the public consultation process under Part VIII of the Planning and Development Acts.</p>
<b>County Architect:</b> <b>Senior Architect:</b> <b>Architects:</b>	<p><b>Eddie Conroy FRIAI</b>  <b>Patrick de Roe MRIAI</b>  <b>Architectural Services Department, South Dublin County Council</b></p>
<p><b>The text of the notice for the proposed development that was published 20/05/2014 for the public consultation process:</b></p> <p>The Planning Registry Ref. No. is SD148/0003</p> <p>The paper copies of the public consultation documents went on public display on 20<sup>th</sup> May 2014 and remained so until 2<sup>nd</sup> July at three locations in the county.</p> <p>The latest date for the receipt of submissions or observations was Tuesday, 15<sup>th</sup> July.</p> <p>The documents are</p>	<p><b>SITE NOTICE</b></p> <p><b>South Dublin County Council</b>  <b>South Dublin County Council, Civic Offices, Town Centre, Tallaght, Dublin 24</b>  <b>Telephone: 01 - 4149000, Faxsimile: 01 – 4149209, <a href="http://www.southdublin.ie">www.southdublin.ie</a></b>  <b>Proposed New Works</b></p> <p><b>Notice Under Planning and Development Act 2000 to 2011</b>  <b>Public Consultation Procedure &amp; under Part VIII of the Planning and Development Regulations 2001 – 2013</b></p> <p><b>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct:</b></p> <p><b>The Clondalkin round tower visitors' centre and public garden at Millview Terrace and Tower Road in Clondalkin, Dublin 22</b></p> <p><b>Development of the visitors' centre will consist of :</b></p> <ul style="list-style-type: none"> <li>- Repair, conservation and refurbishment works to numbers 1, 2 and 3 Millview Terrace, Clondalkin, Dublin 22, Protected Structures, and</li> <li>- Repair, conservation and refurbishment works to numbers 15 and 16 Tower Road, Clondalkin, Dublin 22 for re-use as shops at ground floor level, and</li> <li>- The construction of a new building which will contain a café, exhibition space, toilets, a two storey stairs and lift extension to the rear of these five houses,</li> </ul> <p><b>- Total Area 695 square meters, including:</b></p> <ul style="list-style-type: none"> <li>- 450 sq.m. at ground floor level</li> <li>- 245 sq.m. at first floor level</li> </ul> <p><b>External works and the public garden will include:</b></p> <ul style="list-style-type: none"> <li>- New gardens with new landscaping within the existing walls, between these five houses and the Round Tower, a National</li> </ul>

still available to view online at this link:  
<http://www.sdublincoco.ie/index.aspx?pageid=939&pid=29731>.

#### **Monument and Protected Structure**

**- Conservation and refurbishment of the existing cottage gardens in front of 1,2 and 3 Millview Terrace, Protected Structures, with new paving and landscaping to the front civic space.**

The works are proposed on a site which is protected under the National Monuments Acts 1930 - 2004. The site is also within the Clondalkin Architectural Conservation Area. No works are proposed by this project to the Round Tower, a National Monument and Protected Structure. Plans and Drawings of the proposed development will be on public display at the following locations:

**South Dublin County Council, County Hall, Tallaght, Dublin 24  
(between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday)**

**South Dublin County Council, Civic Offices, Clondalkin, Dublin 22  
(between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday).**

**Clondalkin Library, Monastery Road Road, Clondalkin, Dublin 22  
(during normal opening hours) Inspection Only  
and on <http://www.sdcc.ie/> during the period from Tuesday, 20th May 2014 to 1st July 2014.**

**Submissions or observations with respect to this matter dealing with the proper planning and sustainable development of the area in which the development would be situated may be made in writing to:**

**The Senior Executive Officer  
Community Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24**

**The latest date for the receipt of submissions or observations is 4.30pm on Tuesday 15th July. It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.  
All advertised information, maps and drawings in relation to South Dublin County Council is available on our website 24 hours a day seven day a week. Visit [www.southdublin.ie](http://www.southdublin.ie) for all your information needs.**



[illegible]

The effect of these statutory provisions is that the proposed development was subject to a public consultation process under Part VIII of the Planning and Development Acts and required ministerial consent under the National Monuments Acts. There has been extensive consultation with the OPW; they are the state agency to whom responsibility for the round tower has been assigned by the minister of Arts, Heritage and the Gaeltacht.

**Context:**

The site for the proposed round tower visitors' centre is at the junction of (old) Nangor Road, and Tower Road. The site includes the round tower, the garden to the north and west of the round tower, the three houses and gardens at 1, 2 and 3 Millview Terrace, and the two houses at 15 and 16 Tower Road. The area of the site for this project is 3100 sq.m., or 0.77 of an acre, or 0.3 hectares.

**Description of the site:**

The site, all five houses and the round tower are within the Clondalkin village Architectural Conservation Area (A.C.A.) and the round tower and 1, 2 and 3 Millview Terrace are Protected Structures in the Record of Protected Structures (R.P.S.) of Schedule 2 of the South County Dublin Development Plan.

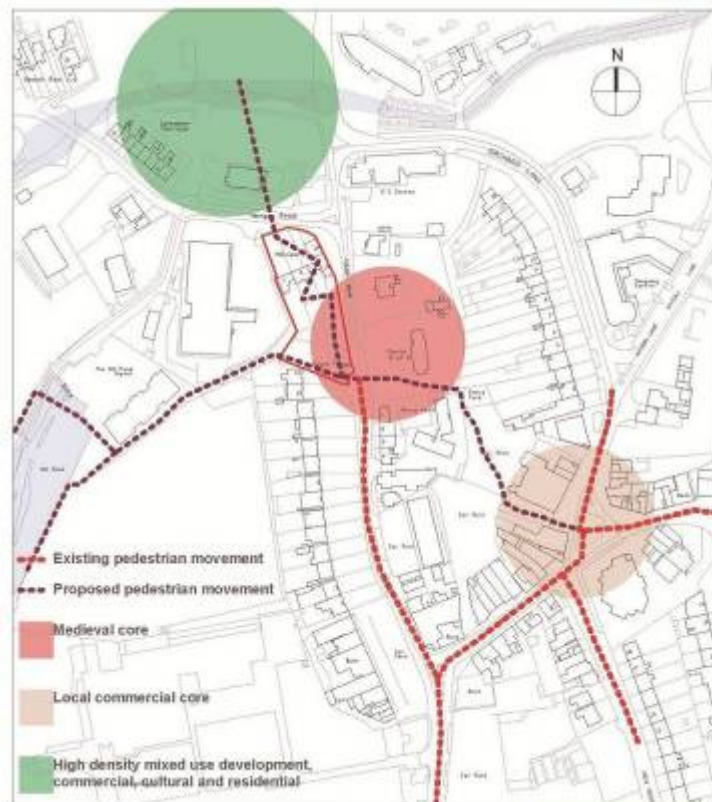
The round tower and most of Clondalkin village are protected under the National Monuments Acts 1930-2004. The round tower is a "National Monument" and the site is within the "Zone of Archaeological Potential" established around Clondalkin village, both of which are subject to statutory protection in the Record of Monuments and Places, established under Section 12 of the National Monuments (Amendment) Act 1994.



Number 1 Millview Terrace (right side) and number 2 (left side) viewed from the north with the round tower in the background.



The backs of 1, 2 and 3 Millview Terrace (from left to right) and the hipped roof of 15 Tower Road on the right side of the photo, viewed from the south.



The proposed project would cross the existing north-south route between the two retail centres with the new proposed east-west path between the cultural and historical cores of the village (the historic market place, round tower site, the mill ponds and onward to Corkagh).





An aerial view of the proposed development site as it exists. The round tower and entrance gate are in the south-eastern corner, 1, 2 and 3 Millview Terrace run west to east and numbers 15 and 16 Tower Road from south to north. North is up the page. (Source of this image: South Dublin County Council's OASIS)



An aerial view of the proposed development site from the north.

<p><b>Project Description:</b></p>	<p>The project proposes the repair and adaptation of the existing buildings, the design of one new building and the creation of new public spaces and public gardens, all of which are located on a site which includes the round tower, to accommodate a visitors' centre for south county Dublin.</p> <p>No works are proposed to the round tower itself which is owned by the State. Responsibility for its maintenance is devolved by the Minister of Arts Heritage and the Gaeltacht to the Office of Public Works</p> <p>The report which was part of the public consultation process and the display described in detail the site and its buildings, their urban history, their condition and significance and identifies the causes of deterioration or problems which presently affect the use of the buildings, their integrity and lifespan. The report is available to view at</p> <p><a href="http://www.sdublincoco.ie/index.aspx?pageid=939&amp;pid=29731">http://www.sdublincoco.ie/index.aspx?pageid=939&amp;pid=29731</a></p> <p>This project has the potential to bring new life, interest, investment and visitors to Clondalkin village and to provide a centre where visitors can learn about the history of the site, the village and south county Dublin. As a vacant and underused corner site, the development will contribute to the visual quality and security of the location.</p> <p>The site is within walking distance of the Grand Canal to the north, the Camac and mill ponds to the west and the N7, Naas Road to the south. The site is well serviced by public transport; Dublin Bus provides regular services to the village, the LUAS tram serves Monastery Road and Red Cow to the east and there is a regular ARROW train service to Clondalkin station to the north of the village. The village is easily accessible by private car and coach from the N7 national route and the M50 motorway. Clondalkin has many hotels, pubs, cafes and restaurants within walking distance of the site that could cater for visitors.</p> <p>Total Area 695 square meters, including: 450 sq.m. at ground floor level and 245 sq.m. at first floor level</p> <p>Overall project budget inclusive of V.A.T.: € 1,725,000.00</p> <p>This figure is for the construction of the project. It does not include professional fees, internal fit-outs, furniture, internal fixtures and costs associated with the business plan to operate the venture.</p>
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**Architectural  
Design:**

The proposed visitors' centre has been designed to achieve the following:-

- The existing five houses will be refurbished and interconnected by the partial opening up the party walls between them, the construction of a new link building along the rear of the houses and the development of a new garden between the houses and the round tower.
- The project would facilitate access to and through the site and the village in several directions, linking the historic village and the newer commercial district to the north and linking the urban centre with the large swathe of amenity and recreation facilities to the west - the mill ponds, the leisure centre, and park along the Camac river to Corkagh demesne and Camac caravan park beyond, using existing routes and the public and cultural functions of the proposed new use of the site to make connections within the site and to act as a draw to the site.
- The access to the proposed visitors' centre will be from Tower Road and from this new landscaped public garden.
- The project will emphasise the importance of the Round Tower by the proposed use of the garden and five houses.
- The development of these vacant and underused houses will contribute to the visual amenity and security of the location.



**An aerial view of the proposed development from the north**



**An aerial view of the proposed development from the south east**

**Previous consultations with the members of council.**

**Following presentation of the project at the Clondalkin Area Committee meeting of 19th June 2013 (C/369/13 HEADED ITEM (8), Item ID: 36351) and contributions made at the meeting, the following issues have been addressed:-**

1. The proposal has been discussed with local voluntary groups, the local Tidy Towns committee, the Clondalkin Round Tower Heritage Group, the Rally Round the Tower group and local representatives and with the local Chamber of Commerce.
2. South Dublin County Council's Conservation Officer and Heritage Officer have been consulted about the project.
3. The Architectural Heritage Advisory Unit of the Department of Environment, Community and Local Government and the Archaeological Assessment Unit of the Department of Arts Heritage and the Gaeltacht have been consulted about the project.
4. The proposal has also been discussed with the Office of Public Works in their role as custodians of the round tower.
5. The project has received Ministerial Consent from the Department of Arts, Heritage and the Gaeltacht, ministerial consent number C256.
5. A business plan for the project is being developed which identifies key stakeholders and optimises public use and enjoyment of the site. Several possible operational and governance models and interpretive experiences are being considered with OPW.
6. Access to the round tower: The project proposes a permanent access to the door above the base of the tower, which will be designed and agreed with the OPW. Alterations to the entrance gate have also been discussed with OPW. For safety reasons it will not be possible to let members of the public climb to the top of the round tower.

NOTE: Aspects of the proposed development site have been raised by the members at previous meetings such as the entrance gate to the site, the condition of numbers 1 Millview Terrace and 16 Tower Road.

**REPORT OF ARCHITECTURAL CONSERVATION OFFICER  
PART 8 - PROPOSED VISITOR CENTRE, CAFÉ AND GARDEN AT THE SITE OF  
CLONDALKIN ROUND TOWER AND CONSERVATION WORKS TO NOS. 1-3  
MILLVIEW COTTAGES AND NOS. 15 AND 16 TOWER ROAD.**

**Record of Protected Structures**

The Round Tower is referred to in the Council's Record of Protected Structures - Schedule 2 of the South Dublin County Development Plan 2004-2010 under Map Ref. No. 138. Nos. 1-3 Millview Terrace are referred to under Map Ref. 137. Under Section 2 of the Planning and Development Act 2000, the term 'structure' means "*any building, structure, excavation, or other thing constructed or made on, in, or under any land, or any part of a structure so defined, (a) where the context so admits, includes the land on, in or under which the structure is situate, and (b) in relation to a protected structure or proposed protected structure, includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures*". Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors, fixtures and fittings. The Protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000.

**Architectural Conservation Area**

The proposed development area is located within the Architectural Conservation Area of Clondalkin Village.

**Record of Monuments and Places-National Monument & Zone of Archaeological Potential**

The Round Tower is a National Monument and is listed on the Record of Monuments and Places (RMP) Ref. DU017-04106. The subject site is located within a Recorded Monument Site SMR Ref. DU017-041, which refers to 'Town' Clondalkin Village. Items included in the RMP have statutory protection under the National Monuments Acts 1930-2004.

**Appraisal**

The proposed development consists of the following work; No works are proposed to the Round Tower itself but within the curtilage of the Protected Structures and National Monument detailed above.

Development of the visitors' centre will consist of:

- Repair, conservation and refurbishment works to numbers 1, 2 and 3 Millview Terrace, Clondalkin, Dublin 22, Protected Structures, and
- Repair, conservation and refurbishment works to numbers 15 and 16 Tower



- Road, Clondalkin, Dublin 22 for re-use as shops at ground floor level, and
- The construction of a new building which will contain a café, exhibition space, toilets, a two storey stairs and lift extension to the rear of these five houses,
  - Total Area 695 square meters, including:
    - 450 sq.m. at ground floor level
    - 245 sq.m. at first floor level

External works and the public garden will include:

- New gardens with new landscaping within the existing walls, between these five houses and the Round Tower, a National Monument and Protected Structure
- Conservation and refurbishment of the existing cottage gardens in front of 1, 2 and 3 Millview Terrace, Protected Structures, with new paving and landscaping to the front civic space.

It is proposed to restore and conserve as far as possible those original elements of the Protected Structures and associated features as identified in the design, conservation and condition report carried out by the Architectural Services Department.

It should be noted that a number of discussions and meetings took place between Feargal Ó Súilleabhain, Architectural Services Department and the undersigned in relation to the proposed plan based on the draft design, conservation and condition report which was provided during February 2014 for comment. A number of comments were provided by the undersigned based on the information and survey drawings contained in the draft report. Any concerns or comments have been addressed by way of further details provided in Section 11 of the final report or by way of minor revisions to the proposed plans. Section 11 of the report provides a conservation methodology and schedule of works which provides full details on the conservation works proposed to the existing structures which adhere to best practice and conservation principals.

A conservation impact assessment has also been provided (Section 13). The works proposed to the existing structures have been carefully specified to secure the historic built environment and architectural value of the entire site. The introduction of new uses to the existing structures will enable, improve and enhance the long term contribution of the existing historic built environment to the village of Clondalkin. The overall plan for the Round Tower site allows a complex of structures to be utilised in a manner which conserves their architectural, historical and cultural integrity thus improving the viability of the area, it is a very welcomed development and addition to the existing village and built environment.

The existing Protected Structures on the north and north-eastern end of the site will be adapted to accommodate a new visitor centre with auxiliary functions, such as multi-purpose theatre, café and shop. The new structures will be structurally independent from the Protected Structures, which may allow for future reversibility if required.

As already mentioned above the Round Tower is a National Monument and as such is protected by the National Monuments Acts (Amendment) Act 1994. The proposed development site is located within a Zone of Archaeological Potential Appendix D of the Design, Conservation and Condition Report includes copies of the Archaeological

Impact Assessment reports and archaeological investigations preliminary report previously completed for the Round Tower Site. It is considered that any requirement or condition of works as set out by the National Monuments Section be adhered to with regard to the archaeological significance and importance of the site.

It is considered that overall the proposed development allows an opportunity for the existing buildings to be repaired, refurbished and re-used at the same time retaining the integrity and architectural importance of the group of structures which are located within the proposed development site. The works proposed are being carried out to a high conservation specification and in accordance with good conservation principles. The design of the new build and overall context of the proposed development allows a very important historical, archaeological, architectural and cultural site to be maintained and utilised in a very positive and viable manner.

It is considered that the proposed development is acceptable, subject to the following recommendations/conditions.

### **Recommendations**

- It is considered that conservation, repairs and restoration work to the existing structures within the proposed development site shall be carried out in accordance with the details and drawings contained within the Design, Conservation and Condition Report for Part VIII public consultation process (May 2014).

All works to the existing structures/Protected Structures shall be carried out in accordance with good conservation principles and conservation methodology as per the details provided pertaining to the stabilisation works, proposed works conservation methodology and as identified under the conservation impact assessment.

**Reason:** To ensure works to the existing structures are carried out in accordance with good conservation practice and that works to Protected Structures are carried out in accordance with conservation principles ensuring the correct use of materials and traditional methods are applied.

- The Protected Structure should be safeguarded during the proposed works and all existing architectural features should be protected. A method statement for how the Protected Structures and associated features i.e. boundary walls etc should be provided and agreed with the Councils Architectural Conservation Officer prior to the commencement of works. The Round Tower should also be safeguarded as a matter of priority and all recommendations provided by the OPW should be adhered to.

**Reason:** To ensure a safety statement is provided in the safeguarding of the Protected Structures and National Monument and all associated architectural features during the proposed works.

Irenie McLoughlin  
Architectural Conservation Officer  
South Dublin County Council

Date: 15<sup>th</sup> July 2014

<b>Ancillary Works to Project:</b>	<p>Re-routing of existing services.</p> <p>Upgrading of existing listed boundary walls, clearance of extensive ivy growth, landscaping and open space improvements around the site as part of the Villages Initiative of South Dublin County Council.</p> <p>Repairs to the breach in the roof of 2 Millview Terrace</p> <p>Further assessment of the existing monkey puzzle tree – tree condition, hazard to the round tower by reason of its close proximity is required. Initial assessment supports removing the tree which has limited life.</p>
<b>Project Partners</b>	<p><b>The Office of Public Works</b></p> <p><b>Department of Arts, Heritage and Local Government</b></p> <p><b>Housing, Social &amp; Community Development</b></p> <p><b>Environmental Services and Parks department of South Dublin County Council</b></p> <p><b>The local community, and residents</b></p> <p><b>Local voluntary and community groups including the Clondalkin Round Tower Heritage Group and the Rally Round the Tower group</b></p>
<b>Description of the project for Part VIII consultation notice and site notice.</b>	<p>The Planning Registry Ref. No. is SD148/0003</p> <p>The paper copies of the public consultation documents went on public display on 20th May 2014 and remained so until 2nd July at three locations in the county. The latest date for the receipt of submissions or observations was Tuesday, 15th July.</p> <p>The documents are still available to view online at this link:</p> <p><a href="http://www.sdublincoco.ie/index.aspx?pageid=939&amp;pid=29731">http://www.sdublincoco.ie/index.aspx?pageid=939&amp;pid=29731</a></p>
<b>Site / Services Constraints:</b>	<p>All major existing services runs have been identified for the design. Local alterations to layout are likely when on-site investigations establish precise underground service locations. Major service runs and previous alterations have an impact on the project.</p>

<p>County Architect's Summary and recommendation to Council</p>	<p><b>Summary of Part 8 observations and submissions</b></p> <p>Most of the submissions received broadly welcomed the proposal. There are understandable concern about any development of the site after a prolonged period of under use and vacancy. The proposed development seeks to resolve the above by the extensive consultation carried out to date and by ensuring that the proposed works are in keeping with the scale of the area, and the architectural, historical and archaeological importance of the site and wider area. Several comments have been fed back to the council's Village Initiative for further consideration.</p> <p><b>Recommendation</b></p> <p>The proposed development provides a timely an opportunity for the fabric of the existing buildings to be repaired, refurbished and re-used, while retaining the integrity and architectural importance of the group of structures which are located within the proposed development site.</p> <p>The works proposed will be carried out in accordance with established good practice for conservation and to a high quality conservation specification.</p> <p>The design of the new build and overall context of the proposed development allows a very important historical, archaeological, architectural and cultural site to be maintained and utilised in a very positive and viable manner.</p> <p>The County Architects Report and the Report of the Conservation Officer is appended in support of the conclusions and recommendations, and too provide additional information.</p> <p>As the proposed development is in accordance with the proper planning and sustainable development of the area, and supports a positive and viable initiative, it is recommended that the development is approved by the Council in accordance with the Public Consultation under <i>Part 8 of the Local Government (Planning and Development) Regulations 2001-2012</i> as published and reported.</p>
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