

6.1 Introduction

Tallaght is rich in heritage and its conservation and preservation is important for the county in terms of protecting the existing heritage and ensuring that new development respects the historic grain and built environment that currently exists. Tallaght dates back to early Christian Ireland but the many archaeological sites in the area suggest the presence of Bronze Age and perhaps even earlier settlers in the area. Tallaght's early identity was derived from its ecclesiastical origins in a landscape setting at the foothills of the Dublin Mountains.

Tallaght's heritage is a major component to its cultural identity; therefore, it is essential for South Dublin County Council to recognise and protect these important attributes in terms of Archaeological Heritage, Protected Structures, Architectural Conservation Areas and integration of New Development.

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6.2 Protected Structures

It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures in Tallaght and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

There are a number of Protected Structures and Recorded Monuments in Tallaght, which are included in the Record of Protected Structures of the South Dublin County Council Development Plan 2016–2022, as follows:

- St. Basil's Training Centre, Greenhills Road, Tallaght (Ref 268);
- The Priory, Tallaght (Ref 269);
- St. Mary's Dominican Priory, Tallaght (Ref 270);
- St. Maelruan's Church, Tallaght & Monastic Enclosure (Ref 271);
- Blessington Road Pair Of Semi-Detached Single-Storey Houses With Attic (Ref 272); and
- St. Mary's Dominican Church, Tallaght (Ref 273).

Works to Protected Structures and development within the curtilage and attendant grounds of Protected Structures shall comply with the Architectural Heritage Protection Guidelines for Planning Authorities (2011). Development, including changes of use, shall be sensitive to the historic setting of the Village as a whole and should contribute to the sustainable use of Protected Structures. The reuse and adaptation of Protected Structures should be encouraged in particular their reinstatement for residential purposes.

A detailed Conservation Plan shall be prepared for the Priory and St. Maelruan's sites in advance of any significant development being considered. The Conservation Plan shall thoroughly assess the impact of any development and demonstrate how it will contribute to the conservation of historically significant structures and landscape elements.

6.3 Archaeological Heritage

It is the policy of the Council to manage the development of Tallaght in a manner that protects and conserves the Archaeological Heritage of the area and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.

As outlined in the South Dublin County Development Plan 2016–2022, archaeological heritage, whether known, newly discovered, or yet to be discovered, is protected by the National Monuments Acts 1930–2004. The Framework and Principles for the Protection of Archaeological Heritage (DAHGI, 1999) sets out national policy on the protection of archaeological heritage.

The Council is committed to ensuring that the rich Archaeological Heritage of Tallaght is protected in accordance with national policy. An Archaeological Assessment Report shall be submitted with planning applications within the zone of archaeological potential and the village centre in particular. All such reports shall fully assess the archaeological implications of the proposed development. Where archaeological features are discovered, it shall be demonstrated how the design

and layout of the development protects, incorporate and enhances these features.

Within the zone of archaeological potential, all developments shall be subject to archaeological monitoring for potential subsurface archaeological features. Where significant archaeological features/deposits are discovered during archaeological investigations, it shall be a priority to allow for preservation in-situ, especially features/deposits discovered during construction or investigation on lands to be occupied by planned open space(s). Features/deposits preserved in-situ should be accompanied by appropriate and sensitive explanatory disengage. Where it is demonstrated that it is not possible to preserve features/deposits in-situ, full excavation and recording shall be required.

Development within the vicinity of an upstanding monument(s) shall enhance the setting of the feature(s) and shall be sited and designed appropriately. In order to protect potential archaeological remains, basement developments, including basement parking will generally be avoided within the village and its environs, especially within the zone of archaeological potential.

6.4 Architectural Conservation Areas

It is the policy of the Council to preserve and enhance the historic character and visual setting of Tallaght Architectural Conservation Area and to carefully consider any proposal for development that would affect the special value of such areas.

An Architectural Conservation Area (ACA) as defined in the County Development Plan is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or that contributes to the appreciation of Protected Structures. The protection and enhancement of ACA's can be achieved through a design rationale for new developments, which should demonstrate how the existing historic buildings and groups of structures that make up the architectural character of an ACA has informed and steered the design process for new developments.

The boundary of Tallaght ACA extends from St. Maelruan's church and graveyard on the Blessington Road to the old Greenhills Road, and includes the Priory and the properties along the southern side of Main Street between the junctions of the Blessington Road and Greenhills Road.

There is a need for greater understanding

and awareness of ACAs and the impact that inappropriate development can have on the overall character of the area. This can be mitigated against by preparing a design rationale for new developments which can demonstrate how the existing historic buildings and groups of structures which make up the architectural character of an ACA has informed and steered the design process.

The historical built environment is an important aspect of cultural heritage and in order to promote Tallaght as a cultural centre, it must also be an area that celebrates contemporary architecture, so that existing and future residents are able to identify it as a place that is unique. Good design can promote a unique environment that facilitates cultural activities, adding to the architectural interest and visual aesthetics of a place. As the Town Centre is such a large area, a place-based approach is required to create the 'parts' that become the 'sum'. Just as the village area is unique, so too are other parts of the wider Town Centre, but in a less 'traditional' sense.

The Town Centre is a relatively large and a varying approach to its cultural development is needed in order to identify a number of smaller and more distinguishable places.



Figure 6.1 Tallaght ACA Area



6.5 New Development

A design rationale should be submitted with proposals for development within the Architectural Conservation Area, which addresses the design process for the development and how the proposal will integrate with the historic environment with reference to the following:

- Urban grain;
- Urban structure;
- Density and mix;
- Scale;
- Materials and detailing;
- Landscape;
- Views and landmarks; and
- Historical development.

Within Tallaght village, the historic status of the area should be recognised and an awareness of the historic surroundings on the part of designers, developers and building occupiers and owners should be cultivated. This will both serve to protect and enhance the architectural heritage of the area but will also ensure that new development adds to the character of the area and reinforces the sense of place.

Overall design and height are important elements to recognise and highlight but the scale and mass of a development especially in sensitive areas of Main Street and adjacent to the cultural/historic core can also have a significant effect on the existing built environment. The scale and proportion of new buildings can have a varied affect upon the neighbouring buildings. If any new building dominates existing structures, the historic character might also be diminished, while a relatively indifferent design may heighten the historic qualities of the existing building.

New developments should reflect the existing building stock and should be clearly read as modern interventions into the Main Street/Historic core. New development in particular along Main Street should have cognisance of the height, scale and mass of the historic urban form but should also add architectural interest and varied design within the mix to provide different architectural styles. All designs should be of high standard and finished to a high quality in terms of building material. The sensitive use of

appropriate colour, texture and pattern of materials, whether traditional or contemporary is also important.

Under the Urban Development and Building Height Guidelines (2018), specific requirements and guidance for the design of new build are provided, however, when considering new developments within the Architectural Conservation Area of Tallaght or areas adjacent to the designated area in close proximity to the village core, the design rationale and overall site context should act as the main driver for the overall scale, mass, height and design in achieving the best possible new development in these sensitive areas.



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