



Planning Department
Dún Laoghaire-Rathdown County Council
County Hall
Marine road
Dún Laoghaire
Co Dublin

9th May 2024

RE: Proposed amendment of a permitted Strategic Housing Development (ABP-311190-21) at Cross Avenue, Blackrock, Co. Dublin

Dear Sir/Madam,

We write further to careful review of proposed design changes to Blocks A and B of the permitted development, and in particular, our assessment of how such alterations might impact the site's enclosing architectural heritage.

In addition to examination of drawings, a Townscape and Visual Impact Appraisal prepared by ModelWorks, together with relevant photomontages of the existing partially constructed scheme comprising accurate representations of the effects of proposed alterations on its receiving environment, has been reviewed.

The most relevant sections of the TVIA are 3.6 (View 6); 3.7 (View 7); 3.9 (View 9); 3.10 (View 10); 3.11 (View 11); 3.12 (View 12) and 3.17 (View 17). In review of same, the architectural heritage impact assessment below examines the effects of the proposed amendment on Architectural Conservation Areas and protected structures in its vicinity, as follows:

Anticipated impacts for Architectural Conservation Areas in the vicinity of the development site		
Architectural Conservation Area	Relationship with the development site	Anticipated impact of the amended design
Waltham Terrace ACA	The subject site is positioned north of the designated ACA boundary, immediately	The existing scheme, under construction is visible from the northern end of the Terrace, as evidenced by photomontage View 15. However, it is found that the impact of a new development has now been absorbed by the roofscape of

	screened by buildings on Mount Merrion Avenue.	buildings on Mount Merrion and Cross Avenues. The proposed addition presents a negligible change from the existing condition.
Sydney Avenue ACA	The subject site is not visible from this ACA.	The ACA is positioned at a distance from the subject site, with imperceptible interactions as a consequence.
Boosterstown Avenue Candidate ACA	The subject site is not visible from this cACA.	The cACA is positioned at a distance from the subject site, with imperceptible interactions as a consequence.
Blackrock Village Candidate ACA	The subject site is not visible from this cACA.	The cACA is positioned at a distance from the subject site, with imperceptible interactions as a consequence.

Anticipated impacts for Protected Structures in the vicinity of the development site			
Protected structure	RPS Ref.	Relationship with the development site	Anticipated impact of the amended design
Castledawson House/ Williamstown Castle, Chapel, Blackrock College <i>(Note: Entrance Gates also included on the RPS)</i>	99	The subject site is positioned south of these buildings, with lands in between occupied by multiple tall buildings.	The development as permitted is now under construction. Whilst it is visible from the avenue dissecting the school campus, it merges, as anticipated at the time of submission, with school buildings in form and composition. The constructed form of the permitted buildings are visible obliquely from the respective settings of Castledawson House and Williamstown Castle. However, whilst now contributing to their background as viewed due south along the avenue, the new forms do not dominate the special character of these protected structures. It follows that the proposed height increase of Blocks A and B, being largely concealed by the permitted development itself as evidenced by photomontage View 17, is not anticipated to generate a new, adverse architectural heritage impact.
Glenvar, Cross Avenue	197	Glenvar is positioned on Cross Avenue to the southwest on lands opposing the site. Its northern boundary is densely screened by mature trees to the extent	Glenvar is not visible from Cross Avenue. It is possible that conversely, the activities of Cross Avenue are correspondingly not visible from within its boundary. It is assumed, as a consequence, that the proposed development, located to the northeast, will not arise in any change to its character.

		that it is not visible from the subject lands.	
Dunamase, Cross Avenue	116	As per Glenvar above, Dunamase is positioned to the west of the subject site and is screened from it by preexisting buildings.	It is anticipated that the proposed development will not arise in any change to the character of this protected structure.
St. Philip & St. James Church, Cross Avenue	204	The Church and its gardens oppose the southern aspect of the subject development site	<p>The Church, as a protected structure, is in closest proximity to the proposed amended change. However, the existing historic building range benefits from the generous width of Cross Avenue, together with its slightly elevated position above street level, in its interaction with the development site.</p> <p>It is considered that the proposed height increase of Blocks A and B will remain largely imperceptible from its gardens and immediate environment on account of screening provided by mature trees, distance provided by Cross Avenue and the existence of the extant development, at an advanced stage of construction.</p> <p>Negligible change is therefore considered to arise to the setting of this protected structure as a consequence of the amended design.</p>
No. 2 Cross Avenue	1929	The 19 th century terrace at the junction of Cross Avenue and Mount Merrion Avenue, is positioned at a significant distance to the southeast of the subject site.	The terrace is positioned at a sufficient distance from the development site to preclude adverse impacts.
No. 4 Cross Avenue	1928		
No. 6 Cross Avenue	1930		
No. 8 Cross Avenue	1931		
The Benincasa School	117	The historic portion of Sion Hill school is embedded centrally within an established	This building is positioned at a sufficient distance from the development site to preclude adverse impacts.

		institutional grouping and does not bear any relationship with the subject site.	
--	--	--	--

Concluding statement

The proposed development is contained within a scheme, whose form, massing and style departs from the existing character of the area, yet succeeds in achieving its architectural ambition, notwithstanding its scale, to remain relatively unobtrusive within its receiving architectural heritage environment.

Impacts, where present as a consequence of the construction of the permitted development, are now permanent. The proposed modest increase in scale of Blocks A and B is therefore not considered to compound the existing condition.

We trust that the above analysis addresses architectural heritage impacts associated with the proposed amendment.

Yours sincerely,



Maol Íosa Molloy
BArch, BScArch, MUBC, DipArb, MRIAI, Grade 1 Conservation Architect
Molloy&Associates Conservation Architects