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Architectural Heritage Impact Assessment

Large-scale residential development scheme (LRD), Barry's Field, Carrigaline Road and Churchyard Lane, Douglas, Cork City



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1. Introduction

Barry's Field Ltd are to apply to Cork City Council for planning permission for a Large-scale Residential Development (LRD) at Barry's Field, Carrigaline Road and Churchyard Lane, Douglas, Cork (see **Figure 1** below).

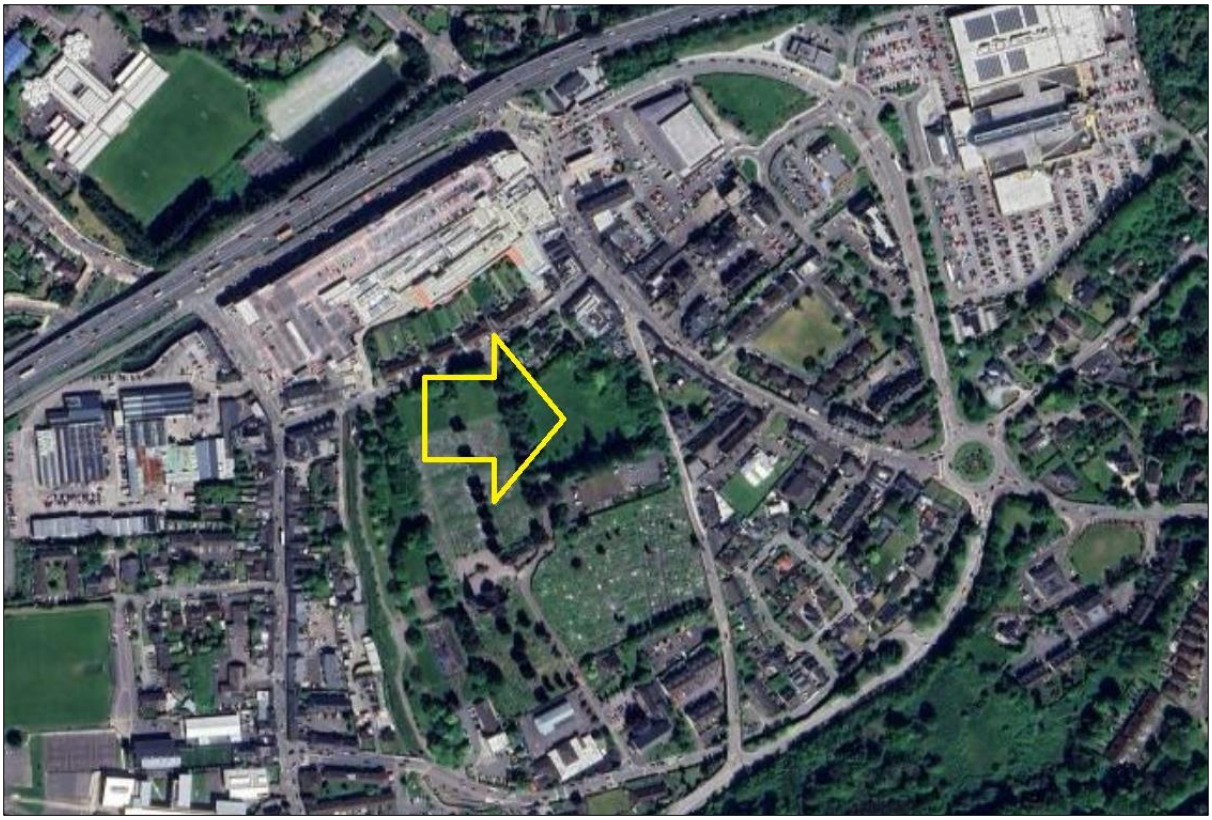

***Figure 1**: General location of subject site (Source: Google Maps)*

The proposed development comprises of the construction of 124 no. residential apartments (consisting of a mix of 1, 2 and 3 bed units), 1 no. cafe unit and 2 no. office units, in a development ranging in height from 1 to 5 storeys and all associated site development works including footpaths, car and bicycle parking, drainage, bicycle and bin stores, lighting, fencing, landscaping/amenity areas, ESB substation/switchroom and plant room. Site development works include 2 no. new uncontrolled pedestrian crossings and footpath improvements on Churchyard Lane which requires the removal of 6 no. existing on-street car parking spaces. The proposed development works include a connection and construction of a new storm water and foul sewer along Carrigaline Road. Access to the site will be via a new vehicle access point and a new pedestrian connection from Carrigaline Road and 2 new pedestrian connections onto Churchyard Lane. The new vehicular access requires the removal of 4 no. existing car parking spaces.

There are no protected structures or NIAH structures within the subject site. The subject site is in ***Douglas Donnybrook Architectural Conservation Area (ACA): Sub area B***.

2. Methodology

This briefing is based on a programme of desktop research and cursory site inspection. The following sources were consulted as part of the desktop study:

- *Cartographic Sources* - The detail on cartographic sources can indicate past settlement and land use patterns in recent centuries and can also highlight the impact of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded, or partially levelled, features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include the Beauford's map of 1801, 1:10,560 Ordnance Survey map (1837-42), the 1:1056 Ordnance Survey map of 1876 and the 1:2500 Ordnance Survey map (1888-1913) and the Goad Fire Insurance maps 1897-1961.

- *Aerial photography* – In parallel with the cartographic study, a review publicly-accessible aerial photographic sources from the Ordnance Survey, Google and Bing Maps was undertaken.

- *Development Plans* - The local authority development plans relevant to the study area was consulted as part of this assessment. These plans outline the local authorities' policies for the conservation of the archaeological and architectural heritage resource and include the Record of Protected Structures (RPS) and any designated Architectural Conservation Areas (ACAs). The relevant development plan for the study area is the *Cork City Council Development Plan 2022 – 2028.*

- *National Inventory of Architectural Heritage* - The function of the National Inventory of Architectural Heritage ('NIAH') is to record built heritage structures within the Republic of Ireland and to advise local authorities in relation to structures of interest within their areas. The NIAH commissions surveys of sites of architectural significance to assist in evaluating structures to be included in the RPS. Listing on the NIAH does not necessarily carry any statutory protection but does highlight the culturally significant aspects of the structure which ought to be conserved.

- *Dictionary of Irish Architects* - The Dictionary of Irish Architects is an online database which contains biographical and bibliographical information on architects, builders and craftsmen born or working in Ireland during the period 1720 to 1940, and information on the buildings on which they worked. The Dictionary of Irish Architects was created and compiled in the Irish Architectural Archive over a period of thirty years. It was made publicly available online in January 2009. It remains a work-in-progress with new data added on a regular basis.

3. Context

Location

The subject site is a greenfield site located on the Carrigaline Road in Douglas village. The site is bounded to the west by Churchyard Lane, to the east by Carrigaline Road and to the north by a bar/restaurant and carpark and two detached houses on Church Street; a telephone exchange bounds the site to the south. Saint Luke's Church and graveyard are located outside the site to the west and south.

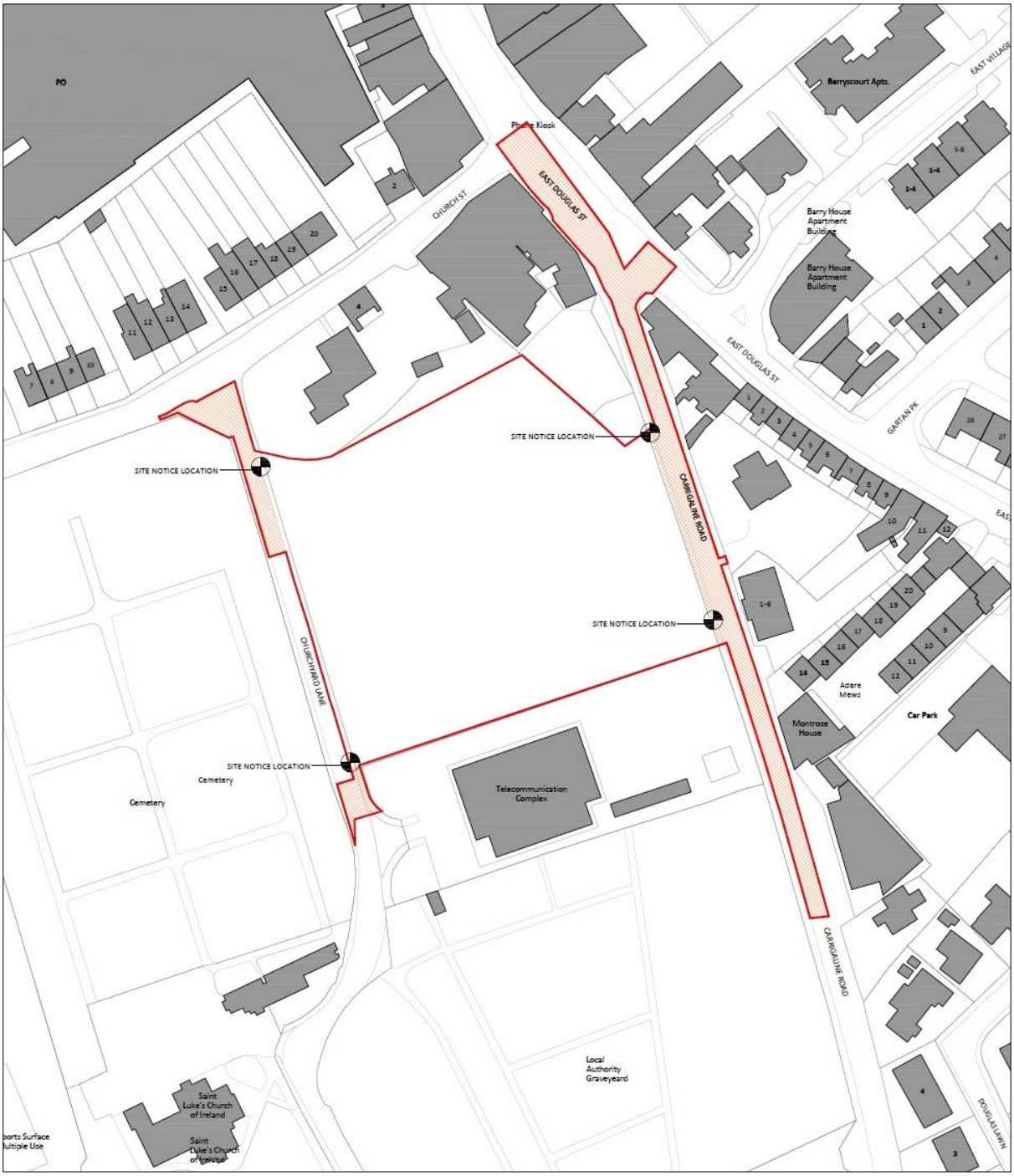

Figure 2: *Outline of the subject site circled in red (Source: OMP Architects)*

Legal & Policy Framework

The conservation principles of care and protection of architectural heritage and the facilitation of the listing of significant buildings of architectural merit are set out in Part IV of the Planning and Development Act (2000). This requires Local Authorities to maintain a Record of Protected Structures (RPS) of structures with special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, to be included in City/County Development Plans. In addition, Local Authorities must provide for the preservation of townscapes etc. through designation of Architectural Conservation Areas (ACAs). Any changes that materially affect the character of a protected structure require planning permission.

There are no protected structures within the subject site. The nearest protected structure is the former Garda Station (now Coriander Restaurant). Table 1 below outlines the protected structures and NIAH-recorded structures within 250 metres of the subject site.

***Table 1**: Protected structures and NIAH structures within c. 250 metres of the subject site*

Name/location	***Description***	***NIAH Ref.***	***RPS Ref.***	***Distance***
Former Garda Station	Two-storey, three-bay end of terrace former Garda station now in use as restaurant.	—	PS1213	c.10m to E
River View, East Douglas Street,	Attached three-bay two-storey house, built 1892	20871038	—	c.18m to E
Schoolhouse Studio, Carrigaline Road,	Detached ten-bay single-storey former school, dated 1938	20871040	—	c.60m to SSE
House in Sint Luke's Churchyard	Attached L-plan three-bay single-storey with attic former sexton's house, built 1879	20871042	—	c. 62m to SW
St. Luke's Church of Ireland Church	Freestanding cruciform-plan Church of Ireland church, built c.1875	20871043	PS1206	c. 100m to SW
John Slye Scout Hall	Detached eight-bay single-storey former school, dated 1931	20871045	—	c. 190m to S
St Columba's Roman Catholic Church	Freestanding gable-fronted Roman Catholic church, dated 1814	20871046	—	c.215m to S
Douglas Commercial Estate	Attached fifteen-bay single-storey former woolen mill, built 1883, comprising quadruple-pile front section with quintuple-pile return to south. Now in use as retail outlet	2,871032	—	c. 230m to W
Bridge, Carrigaline Road	Single-arch road bridge, built c.1820, carrying Carrigaline Road over Church Road	20871050	—	c. 247m to S
Saint Patrick's Terrace	Terrace of eight houses, built c.1885, comprising seven two-bay single-storey with attic houses and one three-bay two-storey house to southern end	20871033	—	c. 218m to W

The land parcel is located in the ***Douglas Donnybrook Architectural Conservation Area (ACA): Sub area B***.

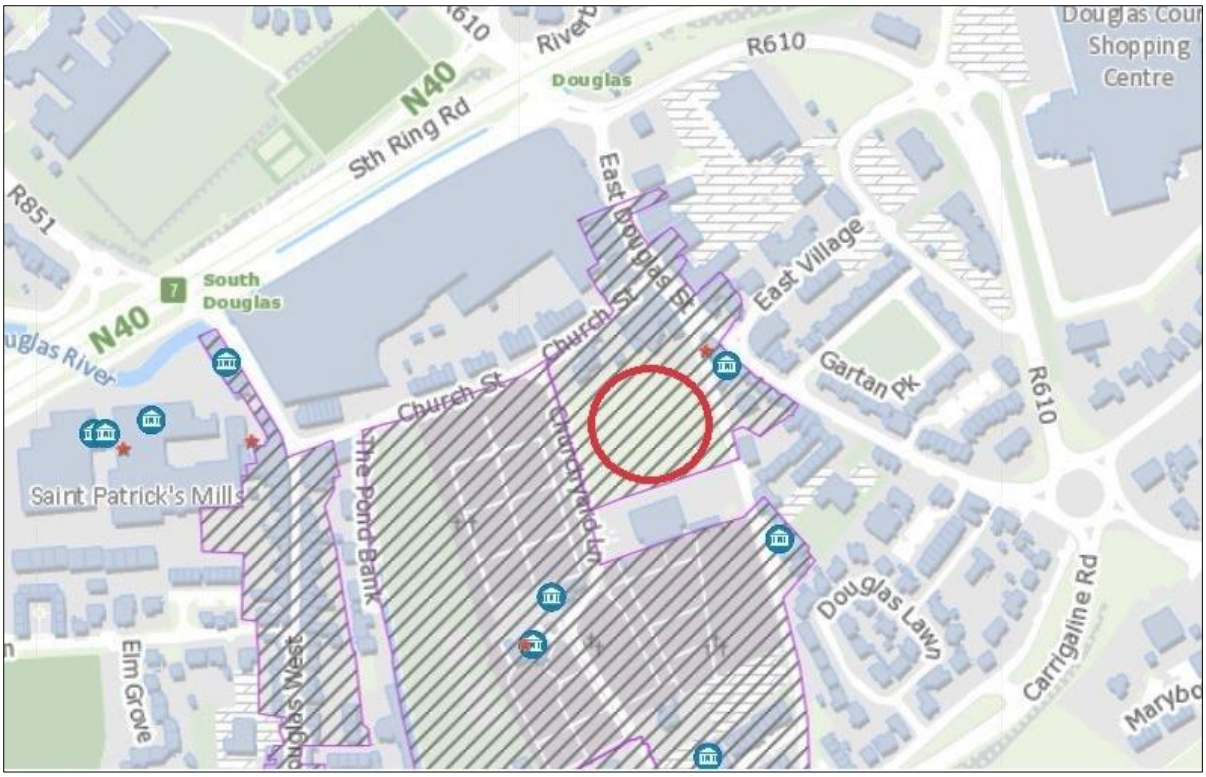

***Figure 3**: Site location within ACA showing protected structures and NIAH structures in the vicinity (Source: Cork City Council)*

In total there are five sub-areas to the Douglas-Donnybrook ACA, summarised as follows:

1. **Sub-Area A: Douglas West** – This consists of a historic street with early 19th-century vernacular cottages facing development pressures and inappropriate alterations affecting its character.
2. **Sub-Area B: Douglas East** - Historically the commercial and administrative centre with typical market town main street buildings facing redevelopment pressures and increased traffic.
3. **Sub-Area C: Douglas Graveyards, Churches, and Public Park** - Contains significant ecclesiastical buildings and graveyards with issues related to pedestrian environment and development pressures for community facilities.
4. **Sub-Area D: The Mangala** - Urban woodland with historical industrial significance, facing pressures for public facility development that could impact its natural character and wildlife.
5. **Sub-Area E: Donnybrook Mill and Environs** - Historic industrial and residential buildings with issues related to modern additions and replacements that negatively impact the historic character and fabric.

Sub-Area B of the ACA, within which the proposed development site is located has the character typical of a market town main street from the period before Douglas became part of the growing city. The sub-area is dominated by buildings that form a strong street line. The character of Sub-Area C, which includes Douglas Graveyards, Churches, and Public Park, is defined by its flat landscape created on the former floodplain of the Douglas/Ballybrack Stream and the Tramore River. It features imposing mature trees, cut-stone grave monuments, and is bounded by limestone rubble walls. The area is notable for its significant ecclesiastical buildings, including the pre-emancipation classical Roman Catholic Church of St. Columba (of 1814) and the Neo-

Gothic Church of Ireland St. Luke's (of 1875), both of which are of architectural and social importance.

The site is designated as Neighbourhood Development Site 2 which presents the following objective.

> ***Objective 10.100 Neighbourhood Development Sites*** *Cork City Council in collaboration with land owners and relevant stakeholders will progress the neighbourhood development sites through active land management. These sites will benefit the local neighbourhood and support compact growth. Development proposals will address the relevant points highlighted by the text and icons associated with the maps and relevant objectives throughout this plan.*

The subject site is zoned for Mixed use development including residential, community facilities, local services, shops and public realm improvements.

The *Cork City Council Development Plan 2022-2028* presents a number of objectives to ensure the protection of the architectural heritage resource within the city and these include:

> ***Objective 8.22 National Inventory of Architectural Heritage (NIAH)*** *Cork City Council will have regard to Ministerial recommendations to the City Council to consider the designation of the buildings and gardens listed in the National Inventory of Architectural Heritage as Protected Structures. Cork City Council will consider the structures listed in the NIAH for protection, by designation of Protected Structures; by the adoption of Architectural Conservation Areas to protect groups of buildings; or by whatever other means the Council considers will most effectively protect the architectural heritage of the city.*
>
> *These Ministerial Recommendations will be taken into account when the Cork City Council is considering proposals for development that would affect the historic or architectural interestm these structures. Cork City Council will seek to engage with key stakeholder groups, including public representatives, building owners and the public to develop the most appropriate response for the protection of specific buildings, groups of buildings and historic areas.*
>
> ***Objective 8.23 Development in Architectural Conservation Areas*** *Development in Architectural Conservation Areas should have regard to the following:*
>
> *a. Works that impact negatively upon features within the public realm, such as stone setts, cobbles or other historic paving, railings, street furniture, stone kerbing etc. shall not be generally permitted;*
>
> *b. Design and detailing that responds respectfully to the historic environment in a way that contributes new values from our own time. This can be achieved by considering layout, scale, materials and finishes and patterns such as plot divisions in the surrounding area;*
>
> *c. Historic materials and methods of construction should be retained and repaired where this is reasonable, e.g. historic windows and doors, original roof coverings, metal rainwater goods should be retained along with original forms and locations of openings etc;*
>
> *d. Repairs or the addition of new materials should be appropriate and in keeping with the character of the original structures.*

Historical background

Douglas is located on the route from Cork to Passage and takes its name from the Irish words *dubh glas* meaning dark stream. The village of Douglas expanded following the establishment of a sail cloth industry in 1726 and later rope manufacturing, woollen mills and flour mills in the Donnybrook area. Other industries in the general area included brick making in Ballinlough and stone quarrying in Ballintemple. According to Lewis:

> *A large quantity of bricks, of a bright ash colour, is made in the immediate vicinity of the village and sent to a considerable distance inland; and great numbers are conveyed by small craft to the port of Cork.*

The 1:10,560 Ordnance Survey map (1837-42) indicates two brick fields to the north-east of the village on the bank of the river and this became the main centre for brick manufacture in Cork proving employment for the locality. The quality of the brickwork however was poor and generally used in places where it would not be exposed and was plastered over. A cluster of building can be seen in the village including a post office, courthouse and police barracks. By the late eighteenth century, wealthy merchants and professionals began to move out of the city which was becoming overcrowded and settled in villas along the Douglas Road. Lewis, writing in 1837 describes the area as follows:

> *The environs of Douglas are exceedingly pleasant and the scenery richly diversified and embellished with numerous elegant seats and tasteful villas; the surface is undulated, rising in some places into considerable eminences and commanding extensive and interesting views.*



Figure 4: *Historic photograph from the Lawrence Collection c. 1900 (Source: National Library of Ireland)*

Douglas was connected to the city via the Cork electric tramway in 1898 which ran from Blackpool through the city to Douglas village with the stop located close to the proposed development site ; the tram was operated by the Cork Electric Lighting and Tramway Company

and ran from the depot at Albert Road.; this tram continued until 1931when the developments in the motor industry and the growth in the number of cars and buses on the road.

Cartographic review

The detail on historic cartographic sources demonstrates the nature of past settlements and land use patterns in recent centuries and can also highlight the impacts of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded or partially levelled features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include the Beauford's map of 1801, 1:10,560 Ordnance Survey map (1837-42), the 1:1056 Ordnance Survey map of 1876 and the 1:2500 Ordnance Survey map (1888-1913) and the Goad Fire Insurance maps 1897-1961.

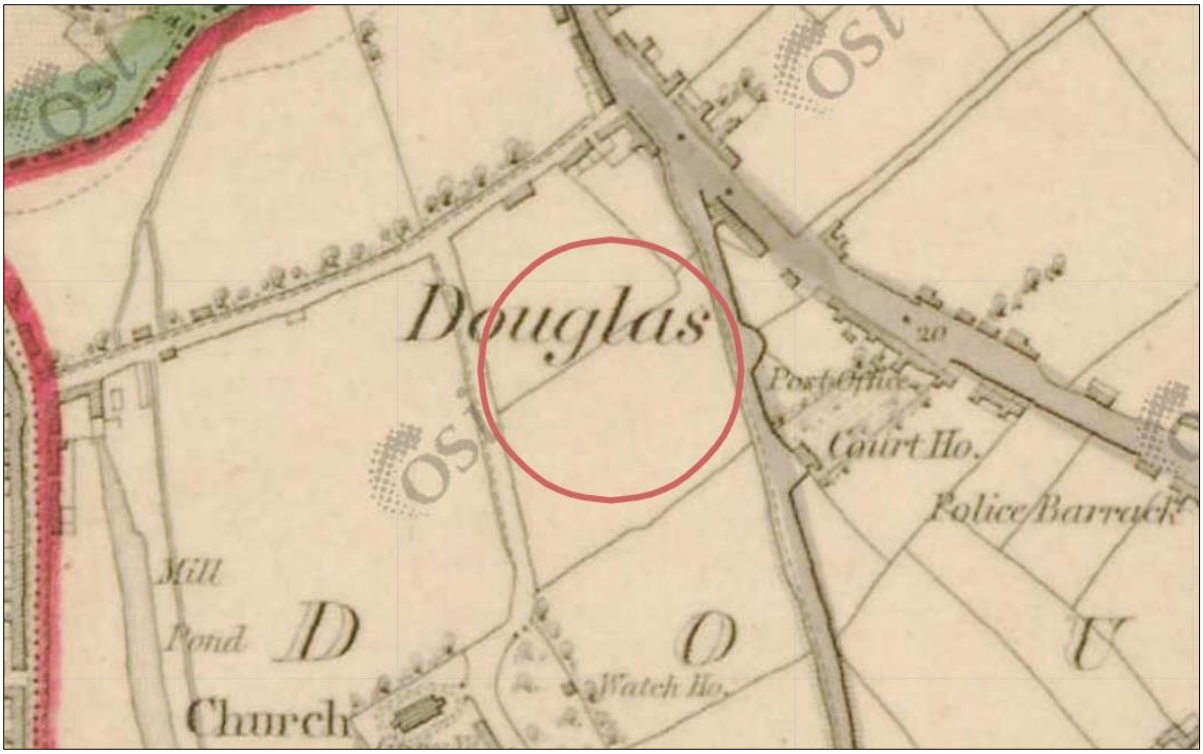

***Figure 5**: Extract from 1:10,560 Ordnance Survey map (1837-42) (Source: Government of Ireland, Historic Environment Viewer)*

The first edition Ordnance Survey map (see **Figure 5**) shows the subject site as an undeveloped site to the west of the Carrigaline Road.



Figure 6: *Extract from Griffith's Town Plan (1847-64) (Source: www.askaboutireland.ie)*

Griffith's Valuation Town Plan (see **Figure 6**) shows the subject site as undeveloped at this time. The site is located in plot No. 6 and also forms part of plot No. 1 which is an extensive plot of c. 77 acres in the ownership of Henry Osbourne Seward. Plot No. 6 was in the ownership of John Collins in 1852.

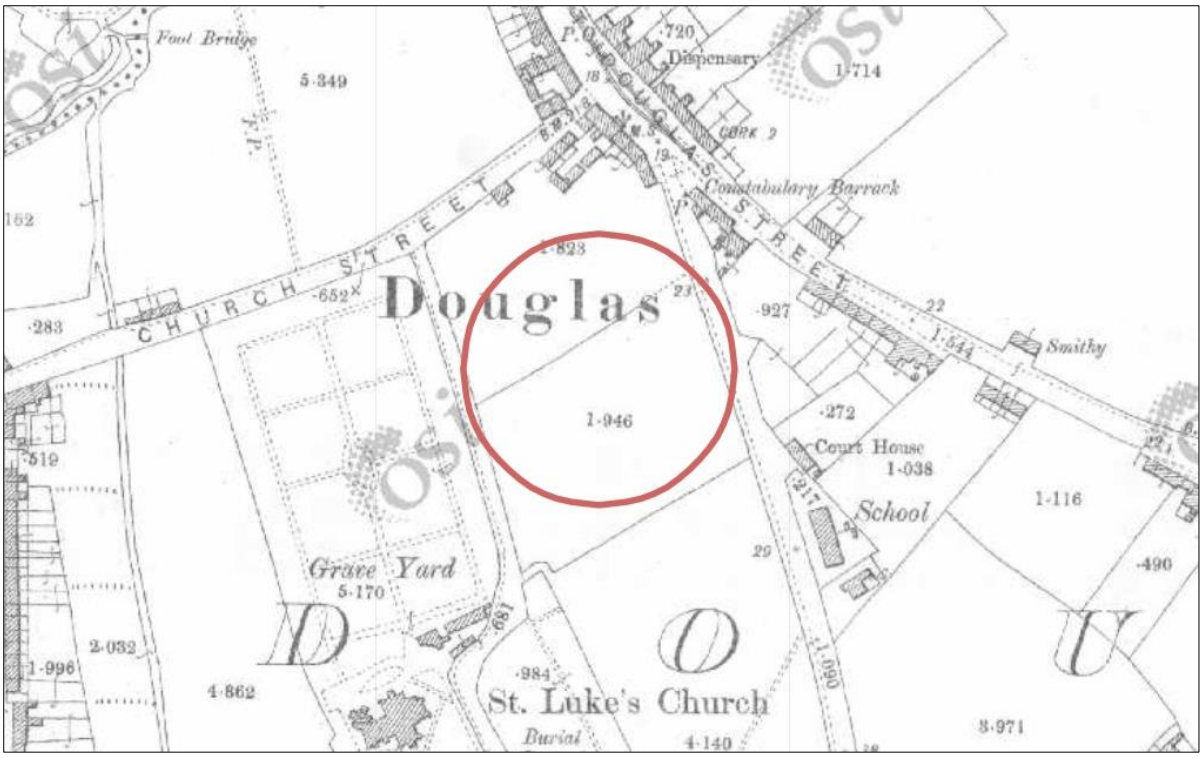

Figure 7*: Extract from the 1:2500 Ordnance Survey map (1888-1913).) (Source: Government of Ireland, Historic Environment Viewer)*

4. Description of the site

The subject site is a green field site located between Churchyard Lane and Carrigaline Road in Douglas village. The site is occupied by a relatively flat open green space. The site is screened to the north by mature trees, an existing dwelling and commercial buildings, and bounded to the west by a stone lined earthen ditch. To the east, the boundary consists of stone walls and mature trees and a telephone exchange bounds the site to the south. There are no upstanding structures within the subject site.

The interior of the site consists of overgrown pasture (see **Appendix: Plate 1**) and the western and eastern margins of the site have defined by immature to mature deciduous trees that, for the most part, have grown up over recent decades. The general visual effect is to form incidental backdrop to Carrigaline Road, Churchyard Lane and the adjacent street-frontage buildings at the junction of Carrigaline Road and East Douglas Street.

It is clear that the subject site ***does not*** form part of a designed or formal landscape, but it does provide an effective background to the graveyards on Churchyard Lane, most notably to the Church of Ireland graveyard.

*A detailed photographic record of the environs of the subject site is presented in the **Appendix** of this document.*

5. Assessment of impact

The architectural character of Douglas-Donnybrook is diverse and reflects its historical development across different sub-areas:

A. **Douglas West**: Characterized by early 19th-century vernacular cottages with pitched natural slate roofs, cast iron downpipes, and rendered elevations. There are also formally designed limestone dwellings associated with St. Patricks Mills.
B. **Douglas East**: Features mainly two- and three-storey rendered and painted buildings with stone-slate pitched roofs, rendered chimneys, and timber sliding sash windows.
C. **Douglas Graveyards, Churches, and Public Park**: Includes significant ecclesiastical buildings like the classical Roman Catholic Church of St. Columba (1814) and the Neo-Gothic Church of Ireland St. Luke's (1875), with mature trees and cut-stone grave monuments.
D. **The Mangala**: An urban woodland with mature trees on steep escarpments, creating a quiet green oasis amidst the former industrial landscape.
E. **Donnybrook Mill and Environs**: Comprises 18th and 19th-century industrial buildings of red and beige brick, terraced residential buildings of cut limestone, and single-storey workers' cottages with natural slate roofs and cast iron rain goods.

From the mid twentieth-century, new residential developments sprang up in the grounds of exclusive, formerly spaciously-appointed country seats on the outer reaches of Cork City such as Shamrock Lawn, Inchville, Grange Erin and Douglas House. This resulted in enclosure, by large mid-density housing schemes, of the island of green space created by the graveyards and flood-plain (presently the Community Park) around the two church sites. As such, the context of the Church Street area as an interface of civic and municipal land-uses with a rural hinterland to the south of the semi-industrialised satellite village to Cork city has been radically altered. The elements within the Douglas–Donnybrook Architectural Conservation Area (ACA), as it is currently delimited, do continue to perform the role of a civic node, visual focus and environmental oasis with no short or medium-term threats of inappropriate development of the key features, namely the churches, graveyards and park or any of the notable stone boundary walls throughout the vicinity. The partially stone-lined earthen banks with naturalised trees in the ACA are relics of the nineteenth and early twentieth-century rurality of the locality before it was subsumed into Cork City.

Relatively poor vehicular accessibility, among other factors, resulted in the subject site being incidentally left in its present undeveloped form rather than having been laid out or defined with any planned intention. It is the last remnant of the locality's former rural fabric which had no architectural or landscape design beyond the *ad-hoc* creation of earthen banks to enclose the edge of a field using stones collected over decades of tilling the land. The retention of mostly naturally-colonised trees along the site boundaries of the development site will ensure the historic green-space character of the ACA will be maintained, particularly where mature and semi-mature hedgerow trees form the eastern backdrop to St Luke's graveyard, see photomontage prepared by ModelWorks reproduced below.

Overall, the entire ACA showcases a mix of industrial, ecclesiastical, and residential architecture, with significant historical and social importance. Sub-Area B of the ACA, within which the proposed development site is located has the character typical of a market town main street from

the period before Douglas became part of the growing city. While the majority of the buildings present directly to the street buildings, there is a no single defining style or architectural idiom. The designers have sought to produce a contemporary but restrained street elevation to Carrigaline Road thereby strengthening urban core of the historic village. There is already a number of modern structures that present to this thoroughfare, especially the Douglas Business Centre which forms a contemporary addition to the Schoolhouse Studio, a former school (NIAH Reg. No. 20871040) that was built in the 1938. All of the buildings with this Sub-Area of the ACA are representative of their date for origin. The proposed development will add to the architectural and urban evolution of the settlement – the building will have a distinct twentieth-first century appearance, but it has been designed to integrate into its setting.

Only the former Constabulary Barracks (now Coriander restaurant) (see **Plate 2**) and St Luke's Church (**Plate 10**) are protected structures within the environs of the development site and neither will be impacted by the proposed development. The verified photomontage taken from the main street (see **Figure 8** below) demonstrates that the scale of development will not have a negative impact on the village core and the former constabulary barracks.



***Figure 8**: Extract from verified photomontages of the proposed development (View 7a). The building on the left-hand side of the image is a protected structure. The upper portion of the development is visible in the centre of the image (Source: ModelWorks)*

With the water-powered industrialisation of Douglas in the late eighteenth and throughout the nineteenth-century, it developed as a settlement on the outskirts of Cork which served the needs of the residents (predominantly housed in the terraced workers' cottages of the area) as well as those people living in the rural hinterland mostly to the south and east. People to the north and west of the centre of Douglas in the nineteenth-century could more easily travel to Cork for civic or municipal facilities such as churches, schools, cemeteries, police station etc. so these services were focused on the southern approach to Douglas village from Carrigaline and the countryside between the two villages. The tram link from Cork in the late nineteenth-century was indicative of Douglas and the route to it becoming increasingly fashionable as a residential area for the middle and elite classes of Cork society.

To the west of the development site is Sub-Area C. This sub-area is defined by large structures (such as churches) within generous sites. The architectural conservation area essentially consists of a small number of architecturally significant structures with municipal and civic purposes which punctuate the roads aligned from south to north dividing an area of green space which comprises:

- the subject site, (an overgrown field with naturalised stone-lined earthen bank boundaries);
- a historic cemetery (mostly a formally arranged graveyard with mature planted trees including yews, attached to St Luke's Church of Ireland and bounded by high-quality rubble limestone walls);
- a mostly twentieth-century graveyard attached to the Catholic Church of St Columba with a mixture of historic stone-built roadside walls and late twentieth-century concrete block-built boundaries;
- the community park which is bounded on the west by a tributary to the Douglas River and on the east by the graveyard wall of St Luke's. Modern concrete walls with steel railings enclose the part to north and south.

The designers have taken full account of the character and sensitives of this sub-area of the ACA. The new development will be screened by retained mature tree belts. The impact of the development on the setting and character of Sub-Area C will be negligible.



***Figure 9**: Extract from verified photomontages of the proposed development as viewed from the Church of Ireland graveyard. Only a small vertical portion of the development will be visible from the graveyard. The red-outline indicates the volume of the development that will be screened by retained vegetation. This image demonstrates that the existing tree belts have the capacity to absorb and integrate the scale and massing of the proposed development (Source: ModelWorks)*

As explained in the 'Design Statement' prepared by OMP Architects, the proposed mixed-use development on Carrigaline Road/Churchyard Lane in Douglas, Cork, is sensitive to the area in several ways:

1. **Contextual Integration**: The proposed buildings range from 1 to 5 storeys, aligning with the existing low-rise context of Douglas village, which predominantly features one, two,

and three-storey buildings. The design respects the target height of 3 to 4 storeys set by the Cork City Development Plan.

2. **Retention of Green Spaces**: The design preserves a significant number of mature trees and green spaces, maintaining the green backdrop of Douglas Village. This includes retaining trees along Churchyard Lane and the southern boundary, which helps screen the development and integrate it into the existing landscape.
3. **Architectural Conservation Area (ACA)**: The site is within the Douglas Donnybrook Architectural Conservation Area. The design responds to the historic environment with a restrained palette of quality materials, such as textured grey brick reminiscent of local stone walls and Douglas's brickmaking history. The building heights and massing are modulated to minimize visual impact on the surrounding historic buildings and landscapes. While there are many modest structures within the ACA, there is a tradition of architecturally-designed structures sitting within formal grounds (such as the nearby Church of Ireland church or the mills at Donnybrook). These buildings are clearly of their own time and display a honesty regarding the form and function. The same rationale has been applied to the proposed mixed-use development.
4. **Public and Communal Spaces**: The development includes generous public and communal open spaces, such as a public pocket park and a communal courtyard garden. These spaces are well overlooked and accessible, enhancing the public realm and promoting community interaction.
5. **Active Frontage**: The ground floor of the development along Carrigaline Road includes offices and a café, creating an active frontage that extends the urban character of the village centre and encourages footfall and activity.
6. **Sustainable and Compact Settlements**: The design aligns with guidelines for sustainable and compact settlements, promoting higher density (156 units per hectare) in a well-serviced urban location with excellent public transport connectivity.
7. **Visual and Environmental Impact**: The design includes measures to ensure minimal visual and environmental impact, such as setbacks from existing buildings, careful modulation of building heights, and the use of high-quality, durable materials that harmonize with the context.

Overall, the design aims to create a vibrant, sustainable urban area that respects the existing character and enhances the public realm of Douglas Village. The proposed height of up to five storeys is supported by the location and characteristics of the site, within close walking distance of all the amenities and employment opportunities available in Douglas Village and on significant existing and proposed public transport routes. The setbacks from existing buildings and the retention of a significant number of trees as well as the existing boundary treatments mean that the development can be integrated successfully into its context. The provision of a new public open space and pedestrian route through the site will enhance the public realm of the village.

The development ***will not give rise to negative impacts*** on the ACA.

6. Conclusions

The photomontage images prepared at the request of the Planning Authority demonstrate that the subject site has the capacity to accommodate the development within a strong natural screen provided by boundary trees and hedges. The design statement prepared by the project architects, O'Mahony Pike, clearly demonstrates how their proposals have responded to the relevant sub-areas of the architectural conservation area (ACA). The author fully concurs the design statement where it states that the taller four to five storey blocks of the development proposal are considerably set back from both Carrigaline Road and Church Street, and are partially screened by retained vegetation, so that their impact from these as well as East Douglas Street is minimised. The design approach adopted by the design team is wholly appropriate to the location: the design detail and material palette is restrained but well-mannered.

The architects and landscape designers have sought to carefully integrate the new development into the existing site with limited impact on the site environs. Despite being a high-density development, all existing trees will be retained, except for those along the eastern boundary to accommodate the proposed building footprints, access road infrastructure, and public realm interface along Carrigaline Road.

To conclude, the impact on the ACA and protected structures within the vicinity of the development can be summarised as ***negligible*** as the proposals will only result in very slight changes to the visual character of the area of Douglas village. The development is of high architectural design quality and the designers have successfully integrated the scheme into its urban and landscape setting. The scale, massing and proportions of the new buildings sit comfortably within the ACA.

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Appendix: Photographic Record



Plate 1: *View of the interior of the site (from the west)*



Plate 2: *View of former Garda Station/Constabulary Barracks which is a protected structure (PS1213)*



Plate 3: *View of Barry's Public House, located to the north of the development site. The building is a fine example of nineteenth-century domestic-scale architecture. The design detail and material palette is restrained but well-mannered.*



Plate 4: *View of the beer garden and parking area to the south of Barry's Public House which is adjacent to the subject site*



Plate 5: *View of the roadside boundary of the subject site to the Old Carrigaline Road*



Plate 6: *Detail of the stone-faced earthen bank that presents to the Old Carrigaline Road*



Plate 7: *View north-north-west along length of Old Carrigaline Road*



Plate 8: *View from local authority graveyard towards the subject site. Note that the telephone exchange building which is located within a plot that separates the graveyard and the subject site.*



Plate 9: *View of the entrance to the Church of Ireland church and graveyard. This entrance and associated gate lodge are located approximately 60 metres from the development site.*



Plate 10: *View of the Church of Ireland church - this protected structure is located over 90 metres to the south-west of the development site*



Plate 11: *View north from a portion of the churchyard adjacent to the gate lodge. The proposed development will not be visible from this location.*

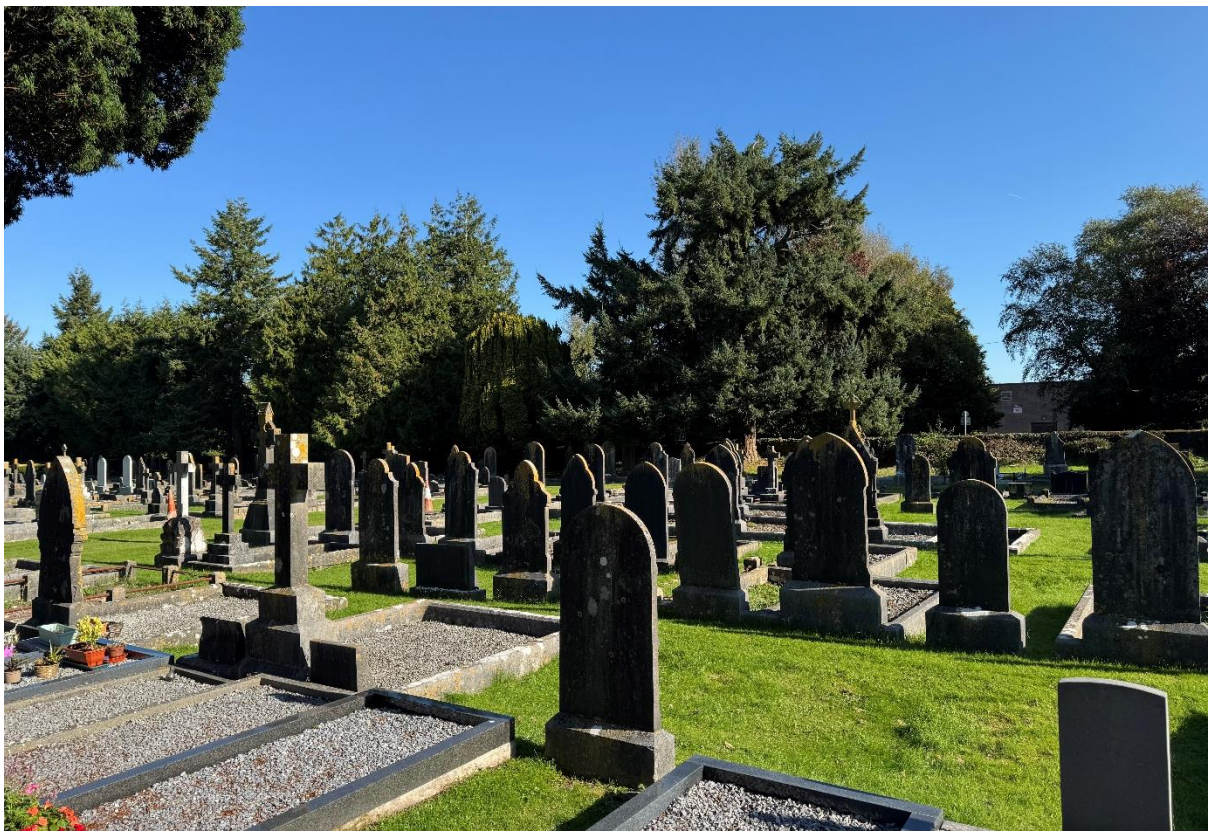

Plate 12: *View from central area of graveyard towards the subject site. The proposed development will be well-screened by existing tree belts.*

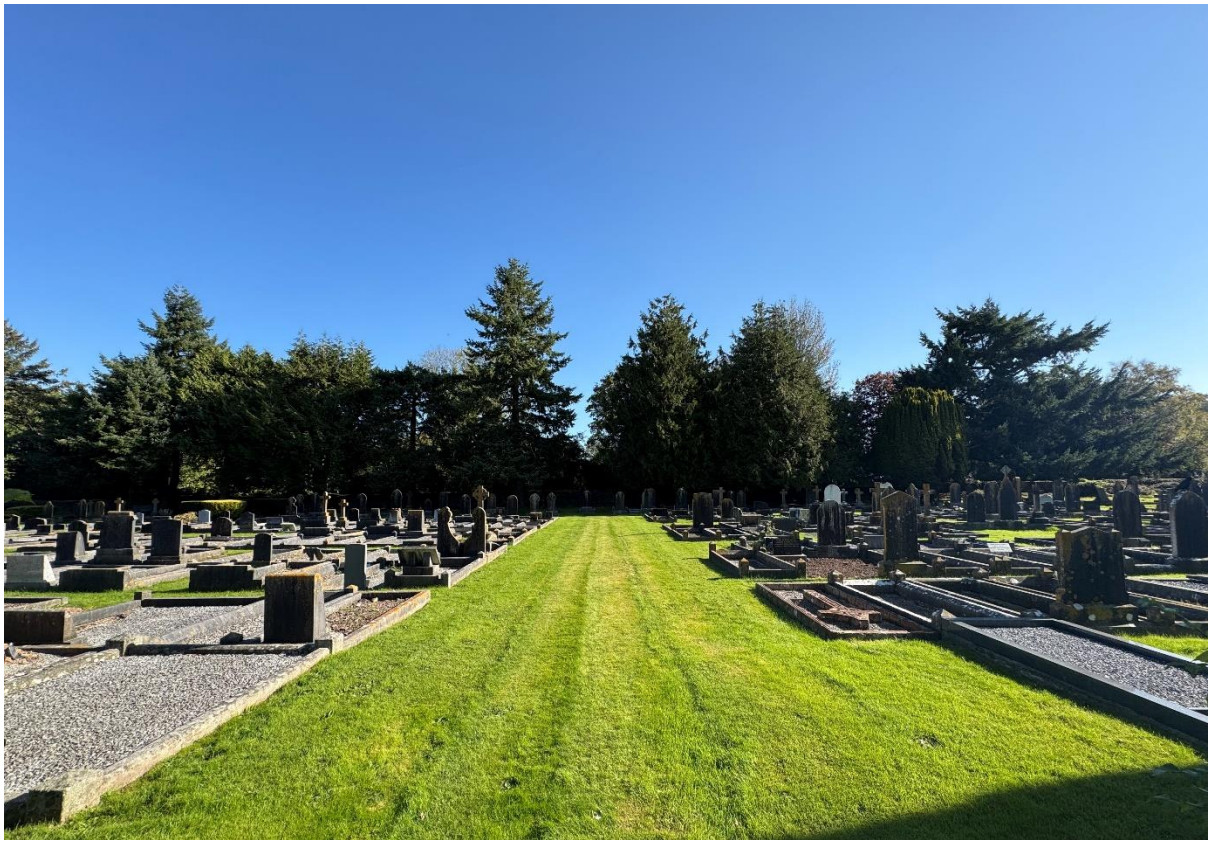

Plate 13: *View towards the development site from the central area of the graveyard*



Plate 14: *View of the telephone exchange (from Churchyard Lane).*



Plate 15: *View northwards along Churchyard Lane (development site is located on the right-hand side of this road.*



Plate 16: *View of the external face of the boundary wall of the Church of Ireland graveyard*



Plate 17: *View southwards along the length of Churchyard Lane.*



Plate 18: *View of the corner of Churchyard Lane and Church Street*



Plate 19: *View of dwellings on Church Street that bound the northern boundary of the subject site*