

Comhairle Contae Chorcaí Cork County Council

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15/5/2024

F.A.O. Sarah O'Connor
Executive Architect, Architects, Housing Directorate,

RE: Proposed housing development off Distillery Lane Midleton, Cork.

A Chara,

I have reviewed the proposed development by the Housing Architects section of Cork County Council in Midleton town centre off Distillery Lane. I note that the development site is located within the ACA and so conservation objective HE16-18 applies here. A photomontage of the proposed development has been provided to allow me to assess the potential impact on the historic setting. The principal impacts will be from the brewery area. There are already modern apartments visible in the surrounding area and the proposed development does not, as a result, overpower the setting provided high quality material finishes can be assured. The development has been designed with a light coloured textured clay brick finish. Brick in various forms does form part of the material pallet in the Middleton ACA area so I find its use here is broadly speaking acceptable. The brick should weather well and retain a sense of high quality finish. The windows are proposed to be aluminium and balcony rails to be steel – again this should weather well and retain a strong sense of quality finish over time. While I would not typically support balconies of this nature in ACA areas I note that this building is not very visible from the main streets of the ACA - I can accept them as they are necessary to provide private outside space. Having reviewed documentation, photomontages and drawings submitted detailed the proposed development I am satisfied that this development off Distillery Lane in Midleton Cork will not have an undue negative impact on the architectural heritage of the town.

I confirm have no concern in relation to the impact on the Architectural Conservation Area of Midleton for this project.

Is Mise le meas

Dr Elena Turk
Architectural Conservation Officer
Cork County Council