

Architectural Services Department

South Dublin County Council's Architectural Services department is a Grade 2 conservation practice accredited by The Royal Institute of the Architects of Ireland

County Architect's Report on Public Consultation process May 2015

Project Title:	<p>Two new public plazas and a pedestrian crossing as follows:</p> <p>(1) New plaza and pedestrian crossing comprising alterations and improvements to paving, kerbing, car-parking, trees, public lighting, bollards, bus stop, dual-carriageway median strip and right-turn lane at Rathfarnham Road, between the dual carriageway and the existing forecourt, tearooms and former stables of Rathfarnham Castle, and between the junctions of Butterfield Avenue and Rathfarnham Road and Castleside Drive and Rathfarnham Road, in Rathfarnham, Dublin 14.</p> <p>(2) New plaza at the castellated entrance to the old Graveyard replacing existing planted area and comprising alterations and improvements to paving, kerbing, trees, benches, feature stone wall, public lighting, bollards and junction, at Rathfarnham Road, between the junctions of Village Green and Rathfarnham Road and Main Street and Rathfarnham Road, in Rathfarnham, Dublin 14.</p> <p>The county architect's report for a public consultation process under Part VIII of the Planning and Development Acts.</p>
County Architect: Senior Architect: Architects:	<p>Eddie Conroy, FRIAI Máire O'Sullivan, MRIAI Architectural Services Department, South Dublin County Council</p>
The text of the notice for the proposed development that was published on 23/01/2015 for the public consultation	<p>SITE NOTICE</p> <p>South Dublin County Council South Dublin County Council, County Hall, Tallaght, Dublin 24. Telephone: 01 - 4149000, Faxsimile: 01 – 4149209, www.southdublin.ie Proposed New Works</p>

<p>process:</p>	<p>Proposed New Works</p> <p>Notice Under Planning and Development Act 2000 to 2011 Public Consultation Procedure & under Part VIII of the Planning and Development Regulations 2001 - 2013</p> <p>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct:</p> <p>Two new public plazas and a pedestrian crossing as follows:</p> <p>(1) New plaza and pedestrian crossing comprising alterations and improvements to paving, kerbing, car-parking, trees, public lighting, bollards, bus stop, dual-carriageway median strip and right-turn lane at Rathfarnham Road, between the dual carriageway and the existing forecourt, tearooms and former stables of Rathfarnham Castle, and between the junctions of Butterfield Avenue and Rathfarnham Road and Castleside Drive and Rathfarnham Road, in Rathfarnham, Dublin 14.</p> <p>Works to include:</p> <ul style="list-style-type: none"> - New paving layouts and upgraded kerbing - New trees, public lights and bollards - Revised off-street car-parking spaces - Re-location of the existing bus stop on the west side of Rathfarnham Road opposite the public car park - Re-location of the exit from the existing car-park - Re-location and redesign of the road crossing for pedestrians - Alterations to the dual-carriageway median strip and right-turn lane <p>The site is not within the Rathfarnham Architectural Conservation Area.</p> <p>The works are proposed on a site which is protected under the Planning and Development Acts being within the curtilage of Rathfarnham Castle, Map Ref. No. 221 on the Record of Protected Structures. The site is also protected under the National Monuments Acts 1930 - 2004. No works are proposed by this project to Rathfarnham Castle itself, a National Monument and Protected Structure.</p> <p>(2) New plaza at the castellated entrance to the old Graveyard replacing existing planted area and comprising alterations and improvements to paving, kerbing, trees, benches, feature stone wall, public lighting, bollards and junction, at Rathfarnham Road, between the junctions of Village Green and Rathfarnham Road and Main Street and Rathfarnham Road, in Rathfarnham, Dublin 14.</p> <p>Works to include:</p> <ul style="list-style-type: none"> - Removing planting for new trees, paving layout and upgraded kerbing - New benches and feature stone wall - New public lights and bollards - Reduced radius at junction between Main Street and Rathfarnham Road
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Part of the site is within the Rathfarnham Architectural Conservation Area.

The site of the Old Graveyard and Medieval Church is a Recorded Monument under the National Monuments Acts 1930 – 2004, (Ref DU022 – 013001 and DU022 – 013002) . No works are proposed by this project to the Old Graveyard and Medieval Church.

Drawings of the proposed works will be on public display at the:

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) and on <http://www.sdcc.ie/>

during the period from 23rd January 2015 to 6th March 2015.

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 County Architect
Architectural Services Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

The latest date for the receipt of submissions or observations is 4.30pm on 20th March 2015.

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 for all your information needs

The Drawings of the proposed works were also on public display at the Ballyroan and Whitechurch Libraries.

The county development plan



An extract from the South Dublin County Council Development Plan 2010-2016. The proposed project site number 1, beside Rathfarnham castle is coloured green and is therefore zoned to “preserve and provide for open space and recreational amenities”. The proposed project site number 2, beside the old graveyard is public footpath and roadway.

The Rathfarnham village Architectural Conservation Area (A.C.A.) is shown surrounded by a beaded red line. The proposed project site number 1, beside Rathfarnham castle is outside of it. The proposed project site number 2 beside the old graveyard is partially within the A.C.A.

The protected structures are identified by a number within a green hexagon, number 221 being the relevant number for Rathfarnham castle and its curtilage, . This includes the site of these proposed works, the adjacent tea rooms, the building known as Cromwell’s Fort and the castle; all are protected by reason of them being within the curtilage of R.P.S. Map No. 221 in the Record of Protected Structures (R.P.S.) of Schedule 2 of the South County Dublin Development Plan.

Rathfarnham castle is also protected under the National Monuments Acts. The castle is a National Monument, numbered DU022-014 on the “Record of Monuments and Places” (R.M.P.), classified as a “castle” in the 1988 Record of Monuments and Places. In the statutory Record of Monuments and Places (established under Section 12 of the National Monuments (Amendment) Act (1994) it is classified as a “fortified house”.

	<p>The relevant Protected Structure map reference number for the old graveyard and its curtilage, including the ruined church in the old graveyard, is 213. The site of the Old Graveyard and Medieval Church is also a Recorded Monument under the National Monuments Acts 1930 – 2004, (Ref DU022 – 013001 and DU022 – 013002). No works are proposed by this project to the castle or to the old graveyard and medieval church.</p> <p>Rathfarnham Castle is registered as a National Monument which is in the ownership of the Minister of the Arts, Heritage and the Gaeltacht. Responsibility for its day-to-day maintenance and management is devolved to the Office of Public Works (OPW).</p> <p>The Specific Local Objective (number 81 in a black pentagon) is as follows:- “Rathfarnham Castle – Tourist Amenity. Facilitate the development of Rathfarnham Castle as a tourist amenity, including redevelopment of the courtyards and walled gardens in Rathfarnham Castle Park.”</p> <p>The National Inventory of Architectural Heritage (N.I.A.H.) categorises the castle as being of special architectural, archaeological, historical and social interest and rates it as being of national significance, Registry. No. 11216007. The N.I.A.H. is also undertaking a survey of the historic gardens and designed landscapes of Ireland, including that at Rathfarnham. The survey summarises that the main features of the garden are substantially present and peripheral features as being unrecognisable. The Registry. No. is DU-50-O-145288.</p> <p>The effect of these statutory provisions is that the proposed development is subject to a public consultation process under Part VIII of the Planning and Development Acts and requires ministerial consent under the National Monuments Acts. There has been extensive consultation with the OPW to date; they are the state agency to whom responsibility for Rathfarnham castle has been assigned by the Minister of Arts, Heritage and the Gaeltacht.</p>
Context:	<p>The site for the proposed works near the old graveyard is at Rathfarnham Road, between the junctions of Village Green and Rathfarnham Road and Main Street and Rathfarnham Road, in Rathfarnham, Dublin 14. The area of the proposed plaza of this project is approximately 560 sq.m., or 0.14 of an acre, or 0.06 hectares. The proposed plaza is consistent with South Dublin County Council’s aim of its Village Initiative to protect and extend the public realm and to improve walking routes within and between villages. The works are restricted to the public footpath and road and no works are proposed to the graveyard, its mediaeval church or its castellated entrance.</p> <p>The site for the proposed works near the castle is at Rathfarnham Road, between the dual carriageway and the existing forecourt, tearooms and former stables of Rathfarnham castle, and between the junctions of Butterfield Avenue and Rathfarnham Road and Castleside Drive and Rathfarnham Road, in Rathfarnham, Dublin 16. The area of the proposed forecourt of this project is approximately 700 sq.m., or 0.17 of an acre, or 0.07 hectares. This area does not include the</p>

where the Office of Public Works are presently working beside the tearooms and the west flank of the castle.

This project is in many ways an extension of the works being carried out by the Office of Public Works to improve the security, accessibility, public safety and presentation of the approach to Rathfarnham castle. The aforementioned works were part of an application for planning permission by the applicant, the Commissioners of Public Works, application number SD09A/0133. South Dublin County Council has and will continue to liaise closely with the Office of Public Works to successfully complete these works to the castle grounds. Further information on the proposed new public plaza and pedestrian crossing near the castle is provided in the Design, Condition and Impact Assessment Report which is attached to this report as an appendix.

As part of its Villages Initiative, South Dublin County Council also considers these works as an improvement of the connection between village and castle. Originally the castle was synonymous with the village and the wall of the castle ran, and still runs, along the backs of the building plots along the east side of the village main street. Therefore the village and castle wall were attached. The construction of the bypass road on the former yards, kitchen gardens and walled fruit and vegetable gardens between the castle and the village severed this connection and impacted negatively on the presentation of the castle – although much of its western and southern facades are visible from the road, the view is marred by traffic lights, road signs, various wall finishes.


Rathfarnham village is one of the nine villages of South Dublin County Council identified for the Villages Initiative. The works which are the subject of this Part VIII are part of this programme of design and works intended to improve the villages in terms of social, economic and environmental performance.

The Village Initiative intends to encourage and grow community involvement and partnership to complement and energise Council environmental and maintenance programmes and develop new projects. These new projects will help to develop the villages as the accessible focus of walking and amenity networks for their adjoining communities.

The village and town centres can become more open and accessible, facilitating walking and cycling, increasing footfall and encouraging social and community encounters and interaction in festivals, performances and open-air markets.

The promotion of quality, choice and diversity in goods, services and recreation in a lively, well-maintained setting, will attract more locals and visitors alike adding to the vibrancy and vitality of successful urban life.

Village surveys and a SWOT (strengths, weaknesses, opportunities, threats) analysis of the nine villages have identified a number of key areas requiring attention in order to build on the villages' existing strengths. These include the need for improved landscaping, prioritisation of open spaces, greater legibility and ease of access.

	<p>Works contracts are being rolled out to address these shortcomings to help the revitalisation of the villages from the point of view of improving public realm and green infrastructure, removing clutter and improving accessibility and safety for pedestrians.</p> <p>The environmental activity of landscape, public realm and quality of buildings and shop fronts will be improved through design, capital projects and grant-aid. Support is available for Tidy Towns, community projects and festivals, to grow community support.</p> <p>The implementation of this programme will be led by the Architectural Services Department but will involve a multidisciplinary approach and a steering group involving all of the key staff covering public realm, planning, heritage, community has now been established.</p>
Description of the sites:	<p>The proposed project site number 1, beside Rathfarnham castle:-</p>  <p>The proposed development site beside Rathfarnham castle viewed from the north-west with the castle in the background. The view of the castle is dominated by the roads, and cluttered with traffic lights, railings and other parts of the road development</p>



The proposed development site beside Rathfarnham castle viewed from the south. At present pedestrians from the village need to make two road crossings over each dual carriageway and then cross the exit road from the car park. The approach and view is also marred by the trees, ivy and shrubs which have colonised the former stable buildings.



The existing connection from the village to the dual carriage way and castle through the Castlecourt development.



Works on site to improve the forecourt of Rathfarnham castle by the Office of Public Works viewed from the north-east. Photo taken on 6th January 2015

The proposed project would cross the existing north-south route of the dual carriageway with an improved east-west link for pedestrians between the historic core of the village and the castle. The number of road crossings would be reduced from three (as exists at present) to one. The proposed project will extend the pedestrian zone around the castle and forecourt and will complement and extend the works being done by the Office of Public Works at present. The works will also improve access to the castle and its public park by mobility impaired visitors by creating two new car parking spaces at the forecourt. It is proposed to retain two of the three existing trees on the site. Further information on this aspect of the project is provided in the Design, Condition and Impact Assessment Report, which is attached to this report as an appendix.



An aerial view of the proposed development site from the south-east. The castle and tea rooms are visible in the bottom right of the photo, the existing car park and former stable buildings further north. The village main street extends from the lower left side to upper middle of the photo. The car park operates a one-way system, entrance from the northern end and exit from the south. (Source of this image: bingmaps.com)



An aerial view of the proposed development site from the north-west. The existing road crossing points are in the centre of the photo. The village main street is on the lower right side of the photo. (Source of this image: bingmaps.com)

The proposed project site number 2, beside the old graveyard:-

Part of the grass on the existing space outside the old graveyard has been damaged and is bald. This public footpath is blocked by parked vehicles and partly obstructed by sign poles. The proposed project will enhance the ground surface with new limestone paving, trees and public seats, making pedestrian access easier.

The pedestrian crossing point to the credit union building is very wide. The proposed project will reduce the radius of the junction of Rathfarnham road and Main street by approximately 5 metres and will reduce the road width also at this point, extending and widening the public footpath while also allowing vehicular traffic to safely exit the village onto the dual carriageway. The public footpath will be made wider and the crossing point narrower and easier to cross.



A view of the junction of Rathfarnham road, a bypass road with the old village main street. The site of the proposed project is very exposed and poorly contained. The proposed project will screen the area with a new limestone wall and with new planted trees.



A view of the north end of Main Street, Rathfarnham village. The castellated entrance to the old graveyard is on the extreme right side of the photo.

Project Description:

The proposed project site number 1, beside Rathfarnham castle:-

The project proposes the extension and improvement of the approach to Rathfarnham castle to improve its accessibility, security and presentation. No works are proposed to Rathfarnham castle 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.

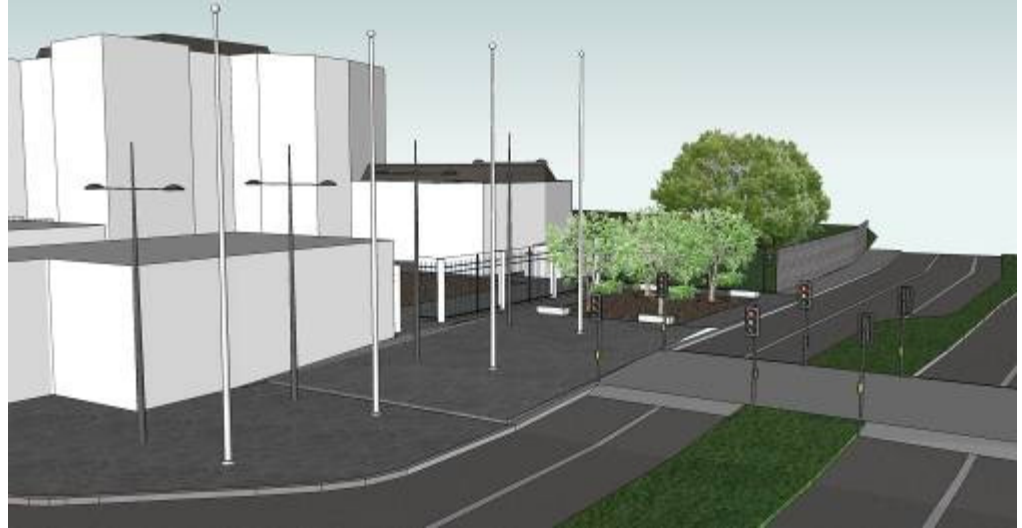
This project has the potential to bring more life, interest, investment and visitors to Rathfarnham castle and to its public park and to act as a link on the proposed Dodder cycle way - the "green route" which will link Dublin city centre to Tallaght and the Dublin mountains. The site is within walking distance of the river Dodder to the north and Rathfarnham village to the west. The site is well serviced by public transport; Dublin Bus provides regular services to Rathfarnham village and surrounding hinterland. The village is easily accessible by private car and coach from the M50 motorway. In addition to the tea rooms at Rathfarnham castle, Rathfarnham village has many pubs, cafes and restaurants within walking distance of the site that could cater for visitors.

Further information on the proposed new public plaza and pedestrian crossing near the castle is provided in the Design, Condition and Impact Assessment Report which is attached to this report as an appendix.

Total Area: The area of the proposed forecourt of this project is approximately 700 sq.m., or 0.17 of an acre, or 0.07 hectares. This does not include the works to revise the median strip and right turn lane of the dual carriageway.

Overall project budget inclusive of V.A.T.: € 250,000.00

	<p>The proposed project site number 2, beside the old graveyard:-</p> <p>The project proposes the extension and improvement of the approach to Rathfarnham village to improve its accessibility, security and presentation. No works are proposed to the old graveyard, the medieval church within the graveyard or the castellated entrance to the old graveyard.</p> <p>Total Area: The area of the proposed forecourt of this project is approximately 560 sq.m., or 0.14 of an acre, or 0.06 hectares.</p> <p>Overall project budget inclusive of V.A.T.: € 70,000.00</p> <p>This report is part of the public consultation process and the display documentation. This report should be considered along with the architectural drawings and the report on the design, condition and impact assessment which are also part of the display.</p> <p>The display documentation is available to view at South Dublin County Council's website. http://www.sdublincoco.ie/</p>
<p>Architectural Design:</p>	<p>The proposed project site number 1, beside Rathfarnham castle:-</p> <p>The proposed plaza and road crossing beside Rathfarnham castle has been designed to achieve the following:-</p> <ul style="list-style-type: none"> • The enhanced courtyard presently being improved by the Office of public works will be extended out to the public road by this project, extending the public realm, the pedestrianised zone and making a safer, more accessible approach to Rathfarnham castle. • The project would facilitate access to the castle and Rathfarnham village in several directions, linking the historic village and the castle and its park to the east, and linking the village and castle with the proposed green route cycle way, 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 project will emphasise the importance of Rathfarnham castle by the extension of the public forecourt and will improve views of the castle from the north and north-west. • Security to the site will be addressed by 2.4M high railings and gates. Detailed design of the railings and gates will be agreed with the OPW.



An aerial view of the proposed project beside Rathfarnham castle from the north-west



An aerial view of the proposed project beside Rathfarnham castle from the south-west

The proposed project site number 2, beside the old graveyard:-

The proposed plaza and beside Rathfarnham's old graveyard has been designed to achieve the following:-

- The reduced radius of the Rathfarnham road and Main Street junction would extend the public footpath and reduce the width of the road crossing to the credit union building, extending the public realm, the pedestrianised zone and making a safer, more accessible approach to Rathfarnham village.
- The project would protect and screen the area in front of the old graveyard entrance from traffic noise and pollution, making a safer, more accessible approach to the north end of the village.



A view of the proposed project beside the entrance to Rathfarnham old graveyard from the east

Consultations carried out to date:

1. The project was presented at the Rathfarnham-Templeogue-Terenure Area Committee meeting of 9th September 2014 (Item ID: 40556).
2. The proposal has been discussed with local voluntary groups, the local Tidy Towns committee, local traders and with local elected representatives.
3. South Dublin County Council's Architectural Conservation Officer has been consulted about the project.
4. South Dublin County Council's Parks section has been consulted about the project.
5. The proposal has also been discussed with the Office of Public Works in their role as custodians of the castle and about the design and programme for their current works.
6. During the Part VIII consultation stage a meeting was held with Mr Baker, Cllr Lahart, local traders and members of the Rathfarnham Castle Residents Association.
7. The project will be subject to an application for Ministerial Consent under the National Monuments Acts from the Department of Arts, Heritage and the Gaeltacht.

Ancillary Works to Project:

Site works coordinated by OPW to improve the forecourt beside the tea-rooms, construct access ramps and install a lift in the south-western tower of the castle are currently on-going.
 Re-routing of existing services.
 Upgrading of existing 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.

Project Partners

The Office of Public Works
 The local Tidy Towns Group
 Department of Arts, Heritage and the Gaeltacht
 The local community, traders and residents
 Local voluntary and community groups
 South Dublin County Council's Department of Land Use Planning and

	<p>Transportation South Dublin County Council's Department of Economic, Enterprise and Tourism Development South Dublin County Council's Environmental Services department and Parks section South Dublin County Council's Housing, Social & Community Development</p>
Site / Services Constraints:	<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>
Schedule of Part 8 Submissions Received	<p>The following is the list of the parties submitting formal written observations or submissions under the provisions of the Part VIII Consultation, as provided for in the legislation. [see Site Notice / Public Notice text as displayed above]. Observations made during the consultation process have also been included.</p> <ol style="list-style-type: none"> 1. An Taisce 2. The Office of Public Works 3. Mrs V Bannigan, Aranleigh Park 4. Trevor Baker, Moto4u 5. Rathfarnham Castle Residents Association 6. Mrs Edie McGarry, Rathfarnham Road 7. Rathfarnham Village Green Residents Association
Part 8 Submissions & Commentary	<p>Summary of observations and submissions made under Part VIII</p> <p><i>An Taisce request that three mature trees at the south of the proposed works be retained:</i> Two of these mature trees are in good condition and are of high amenity value. They are to be protected and retained. One of these trees, the Oak, which is failing, is to be removed on the advice of SDCC Executive Parks Superintendent.</p> <p><i>The OPW agrees in principal with the proposed works and is supportive of our initiative. OPW comments refer mainly to detail design issues in summary:</i> <i>Railings and gates</i> -The Report now includes a description of the proposed new railings and gates and SDCC will continue to consult with OPW on the detail design. The line of the railings to be agreed with the OPW. The installation of the railings and gate should not disrupt the newly installed limestone paving. Any paving that needs to be removed in the course of the work will be reinstated. Height of the railings confirmed at 2400mm high. <i>Details and materials of paving and landscape</i> –Request that we use two different widths of limestone paving to match OPW work. Agreed. OPW to provide specification for accessible gravel - Agreed.</p>

Ground levels, services and archaeology – SDCC note OPW comments on the possibility of finding unmarked and unducted services in the area – Agreed: SDCC will be cognisant of the fact that there may be archaeological remains in the area.

The changes in level between the car park and the plaza will be carefully considered at detailed design stage to provide improved unrestricted access to the courtyard.

Street furniture – The third light standard in our design will align with the OPWs light standard at the corner of the gravel square. We will look at the proposal to attach banners to the light standards instead of additional flag poles in the area.

Trees – The Cupressus Macrocarpa, the Acer and Lime trees will be retained. The oak tree which is failing will be removed as noted above.

Ownership – SDCC and OPW will need to liaise on site transfer or granting of licence to work on land owned by OPW. No works will be instructed before resolution of land ownership.

Archaeological Monitoring shall consist of the following:

SDCC will employ an archaeologist to advise the design team, to monitor all ground works and excavations in accordance with the statutory provisions of the National Monument Acts. The Planning Authority and Dept of Arts Heritage and the Gaeltacht shall be furnished with a report describing the results of monitoring.

Comments on the Plaza:

During the Part VIII consultation stage we had a meeting with Trevor Baker, Cllr Lahart, local traders and members of the Rathfarnham Castle Residents Association. We have agreed to make some minor alterations to positioning of trees on the plaza and to consult further with Mr. Baker and local traders on the detailed design of the plaza.

Planting of trees at the edge of the road concerns for visibility –

The planting of additional trees will improve the appearance and air quality of the area. They will reduce noise levels and pollution from traffic on Rathfarnham Road. The choice of trees will be carefully considered as part of the design so as not to impair views to the Castle grounds and general visibility for drivers.

Seating and low wall concerns with regard to possible anti social behaviour

– The proposed work does not increase the exposure of the site to antisocial behaviour. Upgraded public lighting in the area will improve the visual amenity and discourage anti social behaviour. Consideration will be given to the number and positioning of seats and the situation will be monitored after installation.

Upkeep of the Plaza – The proposal will require less maintenance than the present arrangement. This will be carried out by SDCC staff as is the case currently. The new paving surfaces will be designed and specified with high slip resistance.

	<p><i>Request for seating outside the old Courthouse</i> – this is not part of this proposal but will be considered for future projects in the village.</p> <p><i>Realigning the road at the Northern end of the village</i> – This will slow traffic and improve safety of pedestrians crossing here. The timing of the pedestrian crossings here have been resolved and timing has been improved.</p> <p><i>Litter control</i> – The proposal does not increase potential for litter.</p> <p><i>Concerns about construction traffic compound on Village Green</i> - Construction traffic will not be allowed to use Village green. This stipulation will be part of the contract.</p> <p>Any existing heritage will be preserved and protected during the works.</p> <p>Other comments received:</p> <p><i>Toilets in the immediate vicinity of the Castle</i> – request that current inadequate toilet facilities be addressed. This is not part of the proposed Part VIII works but may be considered in future designs to upgrade existing derelict outbuildings at the castle.</p> <p><i>Night-time security of the Castle/park Grounds</i> – Request for a security plan. While this is not part of the proposed Part VIII works, the new railings at 2.4M high will maintain and even improve security.</p> <p><i>The gate to the new garden at the corner of Castleside Drive</i> - Comments have been forwarded to SDCC Parks Department.</p> <p><i>Speed of traffic on bypass</i> – Comments have been discussed with SDCC traffic section and will be considered.</p> <p><i>Request for additional seating in the park</i> – Comments have been forwarded to SDCC Parks Department.</p> <p><i>Another ticket machine at The Woodlands</i> - Comments have been forwarded to SDCC parking section.</p> <p>Observations and Submissions – summary</p> <p>Several of the submissions were largely supportive of proposed development and the detailed concerns will be addressed as reported above.</p>
County Architects Recommendation:	I recommend that the proposal be approved in line with the recommendations set out in this Report.