

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 ARCHITECTS REPORT – Part VIII – May 2015
Project Title:	Lucan Village Improvement works, Lucan Co Dublin
County Architect: Senior Architect: Conservation Architect	Eddie Conroy FRIAI Máire O Sullivan MRIAI Feargal O Suilleabhain Conservation Grade 2 Registered MRIAI Architectural Services Department, South Dublin County Council
Description of Project for Part 8 Consultation Notice and Site Notice:	<p style="text-align: center;"><u>Proposed New Works</u></p> <p style="text-align: center;">Notice Under Planning and Development Act 2000 to 2011</p> <p style="text-align: center;">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 the following scheme by South Dublin County Council:</p> <p style="text-align: center;">A new village plaza, footbridge link and pedestrian crossing, improved entrances at Lucan Bridge and Watery Lane and new steps to weir promenade in Lucan, Co. Dublin as follows:</p> <p>(1) New village plaza, footbridge link over canalised section of river between Griffeen Bridge & Vesey Bridge and raised pedestrian crossing, comprising of removal of existing pergola, paths and sections of stone wall, alterations to paving, kerbing, car-parking, trees, public lighting and bollards in Village Green, Lucan, Co. Dublin.</p> <p>Works to include:</p> <ul style="list-style-type: none"> - New village plaza with limestone paving - New footbridge with limestone paving and railings to match existing - Raised road crossing for pedestrians - Widened footpath outside O'Neills Public House with stone kerbing - New railing insert to stone wall at weir - New trees, public lights and bollards - Removal of existing pergola, paths and sections of stone wall - Removal of three on-street car parking spaces

The site is within the Lucan Architectural Conservation Area as defined in the South Dublin County Council Development Plan 2010 – 2016. The proposed works are within the curtilage of the following Protected Structure on the Record of Protected Structures in the South Dublin County Development Plan 2010 – 2016:

1. Main Street, Lucan, described as a "Canalised Section of River between Griffeen Bridge & Vesey Bridge", Map Reference Number 069. The proposed works to install a bridge crossing the canalised river, to make an opening in the wall and to re-make an opening in the wall further north, beside Vesey bridge will materially affect the external appearance or the character of this structure, however this intervention is reversible.

(2) New widened entrance at Lucan Bridge, improved entrance at Watery Lane and St Andrews Lodge, Main Street and new steps with viewing platforms linking Lucan Bridge with Lucan Weir Promenade at Lucan Village, Co Dublin

Works to include:

- **Widening existing entrance from Lucan Bridge onto the steps**
- **Removal of existing concrete stairs and construction of new steps complete with viewing platforms and balustrade**
- **Upgraded entrance at Watery Lane to Lucan Weir by increasing area of footpath with improved paving and stone kerbing, removal of one on-street parking space at St. Andrews Lodge and No 8 Main Street, Lucan**

The site is within the Lucan Architectural Conservation Area as defined in the South Dublin County Council Development Plan 2010 – 2016. The proposed works are beside the curtilage of the following Protected Structure on the Record of Protected Structures in the South Dublin County Development Plan 2010 – 2016:

2. Lucan Bridge, Lucan, described as a "Lucan Bridge & Bridge Site (RM)", Map Reference Number 069. Lucan Bridge & Bridge Site is also a Recorded Monument and is protected under the National Monuments Acts. The proposed works will not materially affect the external appearance or the character of this structure.

Lucan is a zone of archaeological potential.

Plans and particulars of the proposed schemes will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from during the period from **11th March to 22nd April** at: **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 **Lucan Library, Supervalu Shopping Centre, Newcastle Road, Lucan, Co Dublin** (between the hours of 9:45am – 8:00pm Monday to Thursday and 9.45am - 4.30pm on Friday and Saturday (closed Saturdays of Bank holiday weekends)). The plans and particulars can be viewed on South Dublin County Council's website – www.sdcc.ie Written submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the developments would be situated, may be made in writing to arrive no later than **5pm on 6th May 2015** to:

The County Architect

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

DATE SITE NOTICE ERECTED: 11th 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.

Context:

Lucan Village is included in the 9 traditional 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 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 analysis of 9 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.

Works contracts are being rolled out to address these short comings to aid in 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.

The environmental activity of landscape, public realm and quality of buildings and shopfronts will be improved through design, capital projects and grant-aid. Support is available for Tidy Towns, community projects and festivals, to grow community support.

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.
Project Description	<p>(1) New village plaza, footbridge link over canalised section of river between Griffeen Bridge & Vesey Bridge and raised pedestrian crossing, comprising of removal of existing pergola, paths and sections of stone wall, alterations to paving, kerbing, car-parking, trees, public lighting and bollards in Village Green, Lucan, Co. Dublin.</p> <p>The proposed works will create a village plaza in the existing village green which will be in keeping with the local character of the village. The new footbridge will link the plaza with the other side of the village thereby improving pedestrian connectivity and orientation in the village centre.</p> <p>Materials proposed include limestone paving which is particular to the area and is in keeping with the character of the village. The railings to the bridge and the new insert will improve the visual link with the canalised river and weir, a protected structure and important feature of the village, thus allowing visitors to enjoy the amenity of the riverside walk.</p> <p>The proposed works to re-make an opening in the wall further north and insert a railing, beside Vesey bridge will materially affect the external appearance or the character of this structure. The works will be carried out by a qualified stone mason using traditional skills and materials and the opening will be properly dressed and finished so as to appear consistent with the surrounding wall. In mitigation, the proposed works are to a wall which has been altered in the recent past. This intervention is reversible.</p> <p>The new raised road crossing and widened footpath at O Neills Public House will improve access and safety for pedestrians in the village centre. This will provide visitors to the village with an enhanced view of the fine brick façade of O Neills Public House, a protected structure. Three on street parking spaces will be removed and incorporated into the pedestrian crossing.</p> <p>The area of the proposed village plaza, footbridge, pedestrian crossing and widened pavement is outlined in red and totals 1370sqM</p> <p>(2) New widened entrance at Lucan Bridge, improved entrance at Watery Lane and St Andrews Lodge, Main Street and new steps with viewing platforms linking Lucan Bridge with Lucan Weir Promenade at Lucan Village, Co Dublin</p> <p>The widened entrance will enable safer pedestrian access to the Lucan Weir Promenade from the Lucan Bridge. The works will require the removal of a 480mm long section of existing calp limestone wall and granite coping along the south approach to Lucan bridge. The works will be carried out by a qualified stone mason using traditional skills and materials and the opening will be properly dressed and finished so as to appear consistent with the surrounding wall.</p>

	<p>In mitigation, the proposed works are to a wall which has been altered in the recent past; an opening in the wall has been made previously to permit access to the existing concrete stairs.</p> <p>The existing concrete stairs will be replaced with a series of new wide stairways, at a shallower pitch, providing improved accessibility and viewing platforms which will gently lead the visitor to the promenade at the waters edge.</p> <p>The steps will be in stone and concrete with slips of grass and resinbound paving linking the stone of the steps and bridge with the softer landscaping on the river bank. LED lighting at low level in the handrails and plinths will light the area. New trees appropriate to the location will be planted here. Visitors will be invited to take a moment to sit on the stone walls and plinths and enjoy the view of the weir and beyond. This will complete the weir promenade project which was started by South Dublin County Councils Parks Department.</p> <p>The proposed works are beside the curtilage of the Lucan Bridge, a Protected Structure and a Recorded Monument. The proposed works will not materially affect the external appearance or the character of this structure. Also this intervention is reversible.</p> <p>The footpath will be increased at the Watery Lane entrance and constructed of good quality paving and stone kerbs to announce the presence of this pedestrian access to the Weir from Main Street. One on-street car parking space will be removed outside St. Andrews Lodge and a tree will be planted. The proposed works are beside the curtilage of St Andrews Lodge, a Protected Structure. The proposed works will not materially affect the external appearance or the character of this structure.</p> <p>The area of the improved entrance at the laneway is 66sqM and the area of the new steps to the weir promenade is 363sqM.</p> <p>The overall project budget cost for the village works and the steps is €700,000.</p> <p>Please refer to the attached drawings for details:</p>
Statutory Protections	<p>A. The Lucan Architectural Conservation Area (A.C.A.) With the exception of the proposed works to the area beside Lucan bridge, the proposed works are all within the Lucan Architectural Conservation Area (A.C.A.) as defined in the South Dublin County Council Development Plan 2010 – 2016. The proposed works are generally sympathetic to the special character and amenity of Lucan village and will not adversely impact on the significance of the buildings within the village Architectural Conservation Area, or materially affect the external appearance of these structures or the character of the structures so as to render the appearance inconsistent with the character of the structures, with the following exceptions. Impact on the individual Protected Structures is described as follows.</p> <p>B. The Record of Protected Structures</p>

The proposed works are beside the curtilage of the following Protected Structures on the Record of Protected Structures in the South Dublin County Development Plan 2010 – 2016:

1. Main Street, Lucan, described as a "Canalised Section Of River Between Griffeen Bridge & Vesey Bridge", Map Reference Number 069.

The proposed works to install a bridge crossing the canalised river and to make an opening in the wall will materially affect the external appearance or the character of this structure. The works will require the removal of a 3.5 metre long section of existing calp limestone wall along Main Street. The works will be carried out by a qualified stone mason and the opening will be properly dressed and finished so as to appear consistent with the surrounding wall. In mitigation, the proposed works are to a wall which has been altered in the recent past; the wall has been raised in height. Also this intervention is reversible.



Photo taken from Griffeen Bridge looking toward Vesey Bridge in early 1900s
Courtesy of The Local Studies Section Of South Dublin Libraries



Photo of canalised section of river looking toward Griffeen Bridge taken in the past decade before wall was raised

Courtesy of The Local Studies Section Of South Dublin Libraries



Recent photo of river showing raised wall and railings

Also the proposed works to re-make an opening in the wall further north, beside Vesey bridge will materially affect the external appearance or the character of this structure. The works will be carried out by a qualified stone mason and the opening will be properly dressed and finished so as to appear consistent with the surrounding wall. In mitigation, the proposed works are to a wall which has been altered in the recent past; the wall has been raised in height and as previously open, has been filled in. This work was carried out on guidance from the Conservation Officer. Also this intervention is reversible.

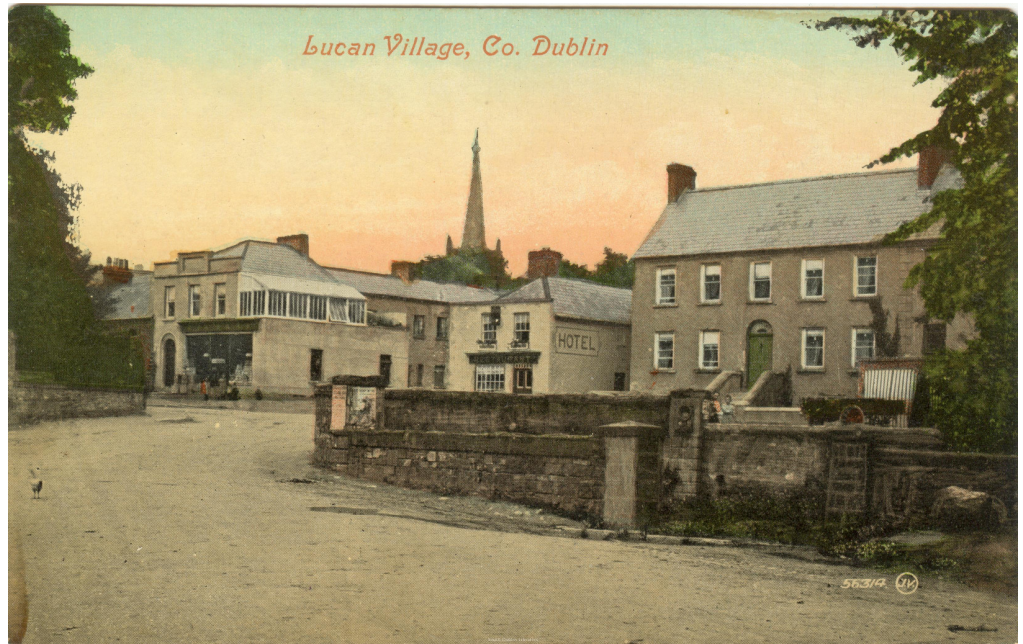


Photo showing opening in section of wall at Vesey Bridge
Courtesy of The Local Studies Section Of South Dublin Libraries



Photo showing blocked up opening in section of wall at Vesey Bridge in 2000
Courtesy of The Local Studies Section Of South Dublin Libraries

2. O'Neill's Public House, Main Street, Lucan, described as a "Three Storey Public House with Red Brick Façade", Map Reference Number 068. The proposed works will not materially affect the external appearance or the character of this structure.
3. Vesey Bridge, Main Street, Lucan, described as a "Single Arch Road Bridge Over River", Map Reference Number 062. The proposed works will not materially affect the external appearance or the character of this structure.
4. Lucan Bridge, Lucan, described as a "Lucan Bridge & Bridge Site

(RM)", Map Reference Number 031. Lucan Bridge & Bridge Site is also a Recorded Monument and is protected under the National Monuments Acts.

The proposed works to install a new public stairs and access platform will not materially affect the external appearance or the character of this structure. The works will require the removal of a 480mm long section of existing calp limestone wall and granite coping along the south approach to Lucan bridge. The works will be carried out by a qualified stone mason using traditional skills and materials and the opening will be properly dressed and finished so as to appear consistent with the surrounding wall. In mitigation, the proposed works are to a wall which has been altered in the recent past; an opening in the wall has been made previously to permit access to the existing concrete stairs. Also this intervention is reversible.



Recent photo of existing concrete stairs

5. St. Andrews Lodge, Main Street, Lucan, described as a "two storey school", Map Reference Number 045. The proposal is to improve and widen the pavement in this area with good quality paving and stone kerbing. No works are proposed by this project to St. Andrews Lodge.

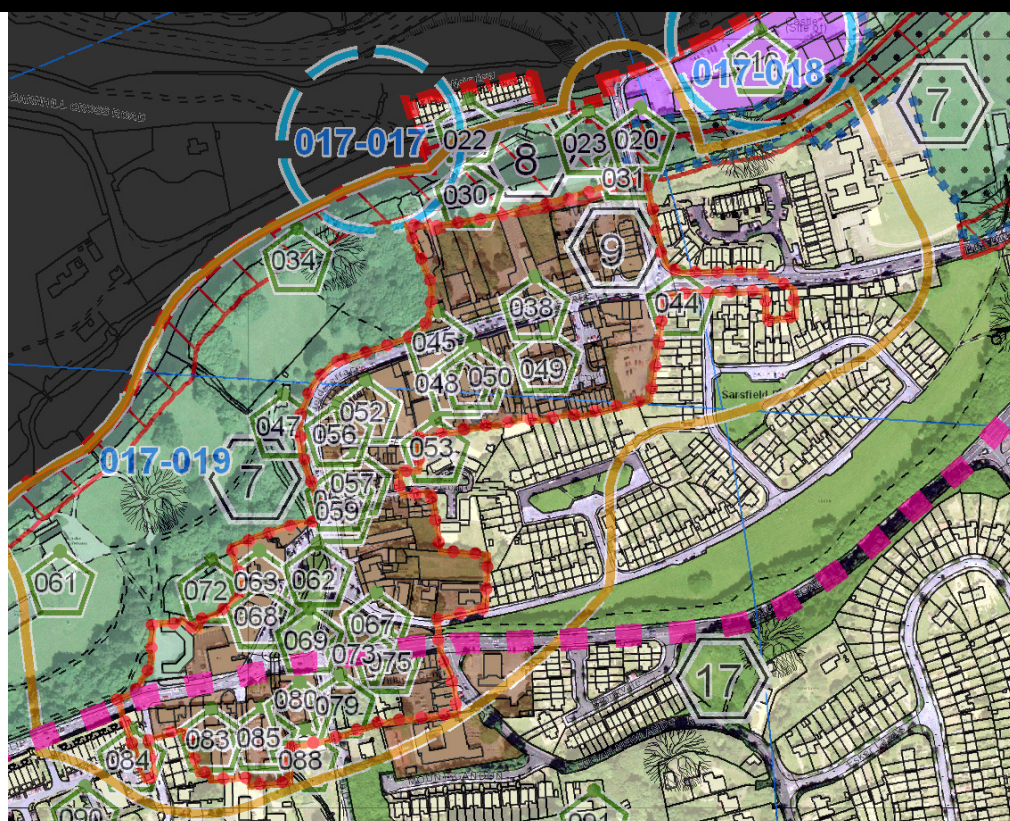


Recent photo of St. Andrews Lodge

C. Zone of Archaeological Potential

In addition to the above statutory protection, Lucan village is a Zone of Archaeological Potential and is therefore subject to statutory protection in the Record of Monuments and Places, established under Section 12 of the National Monuments (Amendment) Act 1994. This is referred to in the Council's Record of Monuments and Places (R.M.P.) (Recorded Monument Reference No.

DU017-019) under the South Dublin County Development Plan 2010 - 2016 – Schedule 1, Record of Monuments and Places, referred to as a "Lucan Town". Any proposals to develop and excavate the site would require a license, applied for by an archaeologist, predevelopment testing and supervision of all sub-surface site works by an archaeologist.



An extract from the South Dublin County Council Development Plan 2010-2016.

In the South Dublin County Council Development Plan – Lucan Village is a designated District Centre – objective DC to provide for and/or improve District Centre Facilities

The Architectural Conservation Area is shown surrounded by a beaded red line. The protected structures are identified by a number within a green hexagon. The relevant numbers in this report are as follows:

- 031 Lucan Bridge and site (RM)
- 045 St. Andrews Lodge
- 062 Vesey Bridge
- 068 O Neills Public House
- 069 Canalised section of river between Vesey and Griffeen Bridge

The Zone of Archaeological Potential is indicated by a brown line.

The canalised section of the river Griffeen has been identified as an area of potential flooding. The Eastern CFRAM study of the Liffey from Lucan to Chapelizod is at an early draft stage and mitigation measures have not yet been identified for this area. When this study has been completed recommended mitigation measures will be incorporated into the design of the proposed footbridge in Lucan Village.

Lucan South Dublin Development plan policy objective TDL 24 Lucan Village Vision and Strategy

Action Plan for Lucan Village

Objective 1- Promoting the village - it's identity and offer

Objective 3- Enhancing our public realm providing an attractive heritage location for visitors

Action 15 Reinvigorate Village Green as a vibrant heart for Lucan

	<p>Village by including additional footbridge from west side</p> <p>Objective 5- Working with the Liffey Action 38 Secure completion of outstanding work at Lucan Wier Promenade</p> <p>Land use zoning of area at Liffey river To protect and enhance the outstanding character and amenity of the Liffey Valley and preserve it's importance as a green break between urban settlement areas</p> <p>River Liffey and Grand Canal – Strategy Develop a sustainable strategy in conjunction with Waterways Ireland, National Parks and Wildlife Service and other relevant bodies, to promote the natural historical and amenity value of the Grand Canal and River Liffey in South Dublin (including the promotion of Lucan as a tourist destination for water based activity).</p> <p>The proposed works align with the objectives and statutory protections outlined above and will continue to protect and enhance the significance of the village.</p>
Previous consultations	<ol style="list-style-type: none"> 1. The schemes were presented in sketch form to the Lucan Area Committee Meeting on 23rd September 2014, Headed Item 12: Report on Village Improvements Plan Projects. The proposals were approved in principle. 2. The County Architect has held a number of consultations with local residents groups and traders including the Lucan Village Network. 3. South Dublin County Councils Architectural Conservation Officer has been consulted on this project. 4. South Dublin County Council Roads and Parks Department have been consulted and are part of the team working to deliver this proposal. 5. A public meeting was held with residents and traders on 12th May. The drawings were displayed and discussed in detail with the County Architect. 6. Detailed discussions have taken place with SDCC Water, Environment and Climate Change Department and RPS, authors of the OPWs Eastern CFRAM (Catchement Flood Risk Assessment and Management Study) on the flood risk associated with removing sections of the wall.
Project Partners	<p>SDCC Department of Land Use Planning and Transportation SDCC Water, Environment and Climate Change Department SDCC Department of Economic, Enterprise and Tourism Development South Dublin Chamber of Commerce Heritage Council Lucan Village Network Local Traders Local Community and residents groups Local Historical Group Lucan Planning Council Tidy Towns Group</p>
Site / Services	All major existing services runs have been identified for the design.

Constraints:	
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. Orla Scannel, Arts Officer SDCC 2. Dept of Water, Environment and Climate Change, SDCC 3. Dr Garrett Hayes, Lucan Court Medical Centre 4. Therese Campbell, resident Lucan Heights 5. Liffey Valley Park Alliance 6. Patricia Goff, resident Meadowview Grove 7. Derek Keating TD, Peace Commissioner 8. Kevin O Loughlin, Lucan Tidy Towns Committee 9. Stephen Byrne, Sarsfield Park Residents Association
Part 8 Submissions & Commentary	<p>Summary of observations and submissions made under Part VIII</p> <p><i>Poem by Dermot Bolger - Site specific public artwork commissioned for the Lucan Weir:</i></p> <p>The artwork was commissioned in 2008 and was to be integrated into the design of the works around the weir. The proposal is for the poem to be engraved into the limestone along the bank of the river and also on a separate limestone slab near the entrance. A request has been made to integrate this into the steps at the weir as it will add significant cultural value to the project. Agreed.</p> <p><i>The area at the canalised section of river Griffeen in the village has been flooded on a number of occasions. The proposals that potentially compromise the completed flood relief works are the siting of the proposed footbridge at street level, the removal of sections of the wall to accommodate the bridge and the viewing panel at the weir :</i></p> <p><i>The full text of the report from SDCC Environmental Services Dept. is attached as an appendix, however the main points are summarised below:</i></p> <p><i>Since the installation of a Hydrometric Gauging Station in 1977, the village of Lucan has been flooded four times, in 1986, 1993, 2000 and 2011. Flood prevention and storm water attenuation works were carried out by the Drainage Section of SDCC in 2003. The works extend from the Greenogue Industrial Estate through Griffeen Valley and Vesey Parks and onwards to Lucan Village itself. The works in the village include the lowering of the river bedrock and the weir at Vesey Bridge, repointing and raising the height of masonry pillars and stone wall. The River Griffeen forms part of the OPWs Eastern CFRAM (Catchment flood risk Assessment and Management) study. The wall at the canalised section of river is included in the model and hence the flood maps.</i></p> <p><i>However the proposal has considerable merit and certain recommendations are included to amend the design of the footbridge. These include raising the level of the footbridge to above the level of the wall. This would be accessed by a ramp on either side of the</i></p>

bridge. The railed viewing panel could be replaced with a weatherproof and watertight structural glazed unit protected by an on street crash barrier.

RESPONSE TO FLOODING ISSUE:

The Eastern CFRAM Defense Review was not available as a Draft Consultation document until the Part 8 process was commenced. In view of the serious issue of flooding risk, RPS Group, Consultants to the Eastern CFRAM review, were asked to comment on the implications of forming an opening in the raised stone wall along the canalised section of the Griffeen River. Summarised their comments are:-

- The area to the west of the Griffeen (the shops/bars) are defended for a 1% AEP event i.e., 1 in 100 year event.
- A breach in the wall would alter the defences and potentially flood premises for a 1% AEP event.
- The use of flood gates as installed at the Dodder and Liffey campshires is strengthened by a tidal/flood forecasting system not as yet installed on the Griffeen.
- The use of a bridge at the height of the top of the stone wall would have serious implications for access ramps for the less-abled and their impact on both sides of the Griffeen.

In light of the above it is recommended that the bridge, removal of section at wall at weir and ancillary pedestrian ramps crossing to shops be removed from consideration in this Part 8 process and approval be granted to carry out further detailed investigation and costings into flood forecasting and demountable protection systems while the Eastern CFRAM Defence Review is still at its consultation and development phase. If the bridge is found to be viable and not a risk to flooding, a revised Part 8 process will be undertaken.

Other comments related to:-

Efficiency of existing on-street Parking layout at shops

The existing diagonal parking adjoining the Griffeen allows for the protection of existing mature trees and makes possible a second side-on row of car-parking adjoining the shops. This is extremely efficient in use and there is no proposal to change the layout.

Removal of existing Pergola

The existing pergola is under-used and prevents a clear view from end to end of the existing park increasing hesitancy among older persons for the use of the park. The wisteria growth on the pergola is for a short season only and it blocks a view from the park to the fine Methodist Church and credit union building behind. The new proposal will not remove trees but will open up views in all directions into and from the park to the memorable set of buildings surrounding it, bringing it back into use as a village green at the heart of the community and not a separated, introverted space.

Layout and Design of Paving/Bird-boxes

The exact shape and nature of the proposed plaza will be revisited in conjunction with the enhanced landscape design to promote not just a

	<p>bigger range of activities but to add to the garden design and its commitment to encouraging bio-diversity at all levels, including provision of bird-boxes.</p> <p><i>Number of Seats</i></p> <p>This point is also accepted and the design and location of seats in the village centre will be reviewed to balance comfort and convenience with a commitment to mitigate the possibility of anti-social behaviour.</p> <p><i>Art Feature/Sculpture</i></p> <p>There will be a review of public art and historical art in the village overall including repair or replacement of historical plaques.</p> <p><i>Railing Design</i></p> <p>The railings will be designed to balance the new works with the language and approach of historical structures in the villages to optimise the advantages of each. Care will be taken in the insertion of modern elements into sensitive settings.</p> <p><i>Archaeological Monitoring shall consist of the following:</i></p> <p>SDCC will employ a qualified archaeologist to monitor groundworks. Should archaeological material be found, works on site may be stopped pending a decision on how best to deal with the archaeology and SDCC will notify Dept of Arts Heritage and the Gaeltacht. The Planning Authority and Dept of Arts Heritage and the Gaeltacht shall be furnished with a report describing the results of monitoring.</p> <p>Observations and Submissions – summary</p> <p>The issues raised by the above parties 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.