

Land Use Planning and Transportation Directorate

Part VIII Report – June 2018

Project Title:

Templeogue Village Initiative

Description of Project for Part 8 Consultation Notice and Site Notice:

Proposed New Works
Planning and Development Act, 2000 (as Amended)
Planning and Development Regulations 2001 (as Amended)

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as Amended), South Dublin County Council hereby gives notice of a proposal for the Templeogue Village Initiative.

Templeogue Village is included in the nine traditional villages of South Dublin County Council identified for the Villages Initiative. The works which are the subject of this Part 8 are part of this programme of design and works intended to improve the villages in social, economic and environmental performance.

The proposed Scheme includes the following improvements:

- Creation of two gateways, East and West, at each end of the village.
- East Gateway is at The Morgue crossing over to the old AIB Bank
- West Gateway is at The Tennis Club crossing over to the restaurants and Atlas Car repairs.
- New paving and planters to be installed at these locations.
- The existing cycle tracks between the gateways will be relined and resurfaced.
- The existing carriageway between the gateways will be resurfaced and relined.
- The existing public lighting will be upgraded to LED and the columns will be repainted.
- The signalled Pedestrian Crossing at East Gateway will be upgraded.
- No change to existing parking arrangements between the gateways.

Inspection of Plans

Plans and particulars of the proposed scheme will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, **up to and including Monday 17th May 2018** at:

South Dublin County Council Offices, County Hall, Tallaght, Dublin 24.

Inspection only: From 9:00am – 5.00pm Monday to Thursday and 9.00am - 4.30pm on Friday

Inspection and purchase: From 9:00am – 4.00pm Monday to Thursday

and 9.00am – 3.30pm on Friday (excluding bank and public holidays)

The documents are also available to view on South Dublin County Council’s Public Consultation Portal website:

<http://consult.sdublincoco.ie>

Submissions

Submissions and observations on the proposed development dealing with the proper planning and sustainable development of the area can made as follows;

- On South Dublin County Council’s Public Consultation Portal website <http://consult.sdublincoco.ie> **up to midnight on 1st June 2018.**
- In writing to the **Senior Executive Officer, Roads Department, Land Use, Planning and Transportation, County Hall, Tallaght, Dublin 24**, to be received **on or before 4.00pm on 1st June 2018.** Submissions should be clearly marked **“Templeogue Village Initiative”**

Only submissions received as set out above will be considered. Submissions cannot be accepted in any other format or to any other postal address.

Submissions and observations should state the name, address and where relevant, the body represented. All comments submitted, including the names and addresses of those making the comments, will form a report to be presented to South Dublin County Council, and will form part of a public document.

**Senior Executive Officer,
Roads Department,
Land Use, Planning & Transportation,
South Dublin County Council,
County Hall, Tallaght, Dublin 24.
Dated: 29th March**

Context:

Templeogue Village is included in the nine 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.

	<p>Village surveys and a SWOT 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> <p>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.</p> <p>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.</p>
<p>Project Description</p>	<p>The proposed works include two gateways at each end of the Village: one at the Western end at Templeogue Tennis Club and the other at the Eastern end at The Morgue Public House.</p> <p>It is proposed to enhance the public realm at these two locations to include good quality paving, stone kerbs, planters, bollards and upgraded public lighting. In addition, an upgraded signalled Pedestrian Crossing at the East Gateway will be provided.</p> <p>The upgrade to these areas will provide an improved experience for shoppers and visitors to the village.</p> <p>The existing cycle tracks between the gateways will be relined and resurfaced as will the existing carriageway.</p> <p>No changes will be made to the existing parking arrangements between the gateways. However, it should be noted that it is intended to include the creation of a new easily accessible car park into the scope of these works.</p> <p>This car park has already been the subject of a successful Part 8 application by South Dublin County Council to the elected members in December 2007. This new car park will be built on the lands formerly known as The Piggery situated on the laneway leading to Riverside Cottages and, by an agreement currently under discussion with the owners of The Morgue Public House, will be available for pedestrian access via The Morgue Car Park. Vehicular access will be via the laneway at Riverside Cottages.</p> <p>In addition, planters will be situated in order to discourage illegal parking currently taking place in the Village.</p> <p>The streetscape between the two Gateways will be surveyed in order to remove any items such as out of order phone boxes and other unnecessary street furniture.</p> <p>The overall estimated project budget for the village improvement works is €500,000.</p>

	Please refer to the attached Part 8 drawing for details.
Previous consultations	The scheme was presented as a proposal to the Rathfarnham/Temploeue – Terenure Area Committee immediately prior to the Area Committee Meeting on 12 th December 2017. The proposal was approved in principle.
Project Partners	SDCC Architectural Services Directorate of Environment, Water and Climate Change Directorate of Economic, Enterprise and Tourism Development Temploeue Village Tidy Towns Committee
Site / Services Constraints:	All major existing services runs have been identified for the design. Local alterations may be required when on site investigations establish the precise location of utilities.
Schedule of Part 8 Submissions Received	<p>Submissions were received during the specified period of the public consultation in respect of the proposed works from the following:</p> <ol style="list-style-type: none"> 1. SD-C56-1: Colm Garvey 2. SD-C56-2: Lillian Mac Gowan 3. SD-C56-3: Pamela Kearns 4. SD-C56-4: Paul Foley 5. SD-C56-5: Fiachra Maguire (on behalf of Dublin Cycling Campaign) 6. Shannon's Pharmacy 7. Massey Bros. Funeral Home 8. Mark Brady (on behalf of Temploeue Barbers) 9. Natasha Crudden (on behalf of Transport Infrastructure Ireland)
Recommendations Summary of Issues Raised, Responses and	<p>1. SD-C56-1: Colm Garvey Title: Re-locate cycle tracks before resurfacing</p> <ul style="list-style-type: none"> • The cycle track heading west (towards Tallaght) should stay on the road at the pedestrian crossing instead of veering left onto pavement at pedestrian crossing. Often, pedestrians and schoolkids are unaware that the cycle track has come in off the road and walk onto it blindly after crossing the street, there is no segregation or height adjustment between cycle path and pedestrian path and no signage when crossing the road to alert pedestrians of this. <p>Chief Executive's Response: <i>The cycle track will be resurfaced and new road markings provided to improve its visibility. Improved signage will be provided. The paving area</i></p>

at this location will be increased as part of the scheme to provide more room for movement and delineation. In addition, the extension of the on-road cycle track system into the village from Templeogue Road will be considered as part of the detailed design.

- Keeping the track on the main road till after The Morgue would allow quicker access through the village for cyclists without weaving in and out of pedestrians coming in and out of the pub. Currently users of the bus stop outside the Morgue pub have to traverse the cycle track in order to step on or off the bus which is poor design and I have seen some accidents here. The cycle track could return to its current path outside O'Brien's off-licence.

Chief Executive's Response:

See response above. The existing layout at the Morgue pub and bus stop will be amended as part of the proposed scheme to provide increased width between pedestrians entering/exiting the pub (c. 2.1m) and the cycle track. There will also be increased width at the bus stop; a 2m area will be provided between the bus stop and the cycle track to allow passengers to board/alight the bus.

- The bike lane heading north should be extended into bus lane after it stops suddenly opposite Hollingsworth Cycles leaving cyclists stranded and forced to mount the pavement. Also, on this side, a string of neat evergreen trees could be planted outside the perimeter wall of the Petrol station.

Chief Executive's Response:

It is proposed to provide a cycle lane on the eastbound carriageway from the bus stop to the bus lane. Tree planting outside the petrol station will be considered if existing utilities under the pavement allow for it.

2. SD-C56-2: Lillian Mac Gowan

Title: Templeogue Village Parking

- Having read the plans for Templeogue Village I am very disappointed that the Parking problem has not been addressed. Parking is a major Safety issue in Templeogue Village. Vehicles drive across the footpath to nose park in front of the retail premises. They then reverse back across the footpath when leaving to access the road. I have witnessed vehicles, both cars & large delivery vans driving the length of the Village footpath to access parking. It is a miracle that a pedestrian hasn't been seriously injured. The footpath should be reduced & nose in parking introduced from the road to the footpath. Bollards could be erected to stop the vehicles mounting the footpath.

Chief Executive's Response:

The lands between the façade of shops and the existing footpath/cycleway from (and including) the driveway at O'Briens off licence to Templeogue Barbers are currently not in the possession of South Dublin County

Council. As such, it is not possible to reconfigure the existing parking arrangement as suggested. In addition, as outlined in the Project Description above, the inclusion of a new easily accessible car park will provide a user friendly alternative for the local community.

- This is a very serious safety issue & I don't understand why a ban on vehicles driving on the footpath is not enforced.

Chief Executive's Response:

As stated above, the issue regarding land ownership at this location precludes us from reconfiguring the parking/footpath arrangement here.

- My home is next door to the Tennis Club. When we purchased our home 33 years ago there was a Compulsory Purchase Order on the front garden wall to allow road works to improve traffic & parking in the interest of safety in Templeogue Village. How long does it take to get Safety issues enforced? Yes, planters & lighting is a nice addition to the Village but the major priority is SAFETY & this has not been addressed. I am pleading with SDCC to have serious consideration for this major SAFETY issue.

Chief Executive's Response:

Noted.

3. SD-C56-3: Pamela Kearns

Title: Templeogue Village Initiative

Based on our observations and a number of proposals put forward by local residents and some traders, on behalf of the Templeogue Tidy Towns/Village Initiative group I would like to make the following submission in relation to the proposed part 8 for Templeogue Village. We believe that these changes if implemented will greatly enhance the plans that are currently on display and will be of a greater benefit to the wider community.

1. The suggested enhanced paving to be extended throughout the village (excluding the areas in private ownership) these areas are outlined in green on the accompanying map.

Chief Executive's Response:

The paving will be extended throughout the village along the areas between the Gateways as indicated on the attached submitted map referred to above.

2. More planters with seating as shown in the photographs attached. We feel this would encourage local residents and visitors to linger and thus help create a better sense of community in the area. Also, that provision is made for a permanent Christmas tree close to an electrical source (possibly in one of the planters)

Chief Executive's Response:

It is intended to position planters in the positions indicated in the attached

Part 8 drawing. If it is feasible to include more planter locations, then we will try to do so in agreement with local representatives. There are limited locations available for seating but we will endeavour to locate some seating if at all possible. Our street furniture for the Village Initiatives is all procured from an existing single supplier framework agreement. A suitable location for a 'live' Christmas Tree will be assessed in consultation with the Directorate of Environment, Water and Climate Change.

3. The existing public lighting to be removed and replaced with new LED lighting in keeping with the village façade and history.

Chief Executive's Response:

This item is already noted in the Part 8 application. The existing public lighting will be replaced with LED fittings and modified/repainted in consultation with local representatives.

4. The bollards that are currently in place are removed and replaced with a more uniform design in keeping with the façade/history of the village and mindful of the colour/shape of the new public lighting lamp standards.

Chief Executive's Response:

As stated above, there is a single supplier framework in place for the Village Initiative Schemes. Street furniture styles will be chosen from the supplier brochure in consultation with local representatives.

5. The existing litter bins are removed and replaced with a design consistent with the proposed lamps/bollards as mentioned above. And placed in locations to maximise their use.

Chief Executive's Response:

See item 4 above. Locations will also be chosen in consultation.

6. Drainage has been a serious problem in the village for a number of years. We ask that the drainage situation is addressed so that there will be no more pooling of water during rainfall events. A problem which in the past rendered a number of parking spaces redundant.

Chief Executive's Response:

The drainage design will be addressed in conjunction with the Directorate of Environment, Water and Climate Change and will be included in the works contract for the Village Initiative.

7. We request that two Welcome to Templeogue Village signs are placed at both ends of the village in a design consistent with the proposed hardware in the village centre.

Chief Executive's Response:

There is a separate Village Signage Initiative currently in progress for the county as a whole. The Welcome signs for Templeogue Village will be addressed as part of that.

8. The footpath outside Templeogue Tennis Club is in a serious state of disrepair. We ask that this too be replaced with an appropriate surface.

Chief Executive's Response:

This item will be included in the scope of works for the Village Initiative.

9. All redundant street clutter to be removed including the two phone

boxes.

Chief Executive's Response:

This item will be included in the scope of works for the Village Initiative

10. A new electric car charging point be installed in the public car park opposite the piggery site to the rear of the Templeogue Inn.

Chief Executive's Response:

This item will be included in the scope of works for the Village Initiative. The charging point will be sited in the new car park referred to in the Project Description above. This new car park will be located to the immediate rear of The Morgue (Templeogue Inn) on the site of the former Piggery

11. A secure storage space of approx. 2.5mx4m be made available for use by the Tidy towns group for storage of equipment and supplies.

Chief Executive's Response:

This item will be discussed with The Directorate of Environment, Water and Climate Change.

12. A number of traders have made complaints in relation to the "Love All" sculpture in the village citing it as a health and safety issue. With this in mind we ask that you explore the possibility of moving the sculpture from its current position to an area across the road outside the Maxol garage (as shown on the accompanying map)

Chief Executive's Response:

The current location of the 'Love All' sculpture is outside the Tennis Club and the sculpture was commissioned and designed to be placed in that location. For that reason, it is our preference to maintain that location if at all possible. We intend to commission a Road Safety Audit to investigate any Traffic/Pedestrian Safety issues associated with the current location of the sculpture.

Templeogue Village is a busy hub of shops, restaurants, medical facilities, the tennis club and small local businesses. It is very important that the infrastructure is put in place to maintain and enhance the experience of residents and visitors to the village while also preserving the integrity of what is an area of historical interest. We, the Tidy town committee support the objectives of the council in relation to making the county and in this case the village the best place to live, work and do business. We believe that this part eight with our suggested amendments included is an opportunity to achieve this objective and trust that you will look upon this submission in that light.

Yours sincerely,

Pamela Kearns

4. SD-C56-4: Paul Foley

Title: Submission to Templeogue Village Improvements Part 8

I am disappointed by the approach SDCC have taken to this Part 8. I would have several more suggestions regarding improvements to the village and surrounding areas if the uncertainty around the public car park in the village could be clarified. It is my opinion that proposed changes to the public car parking in Templeogue village – which are likely to take place within one year of this Part 8 – should be included to get the best plan for Templeogue village.

I understand the complexities involved in including the public car park in this plan but, in the interest of transparency, the residents and traders of Templeogue should have all the facts at their disposal when making a decision of this magnitude. With the amount of money being spent it is important that we get the best plan possible for Templeogue village.

While including the public car park at this time may constitute a material change to this Part 8 and may result in a delay to the works programme for Templeogue village, I have been consistent in asking that the piggery site be included in the Part 8 for Templeogue village improvements.

Chief Executive's Response:

No changes will be made to the existing parking arrangements between the gateways. However, it should be noted that it is intended to include the creation of a new easily accessible car park into the scope of these works, as stated above in the Project Description and previous responses. This new car park will be built on the lands formerly known as The Piggery. An agreement is currently under discussion with the owners of the Morgue Public House and will provide for pedestrian access from the Village via The Morgue Car Park. Vehicular access will be via the laneway at Riverside Cottages.

The car park in question has already been the subject of a successful Part 8 application by South Dublin County Council to the elected members in December 2007 and, as such, is not required to be included in this Part 8. A material change to this Part 8 is therefore not necessary.

I would like to acknowledge and lend my support to the great work and the submission (draft) of the Templeogue Village Tidy Towns/Village Initiative group which I attach.

In addition to the excellent suggestions made by the Templeogue Tidy Towns/Village Initiative group I would like to suggest the following:

- Mature trees planted through the village would enhance the overall look of the village

Chief Executive's Response:

The planting of trees in urban villages such as Templeogue is severely hampered by the density of services located beneath the existing paving. This is why the current preferred approach by the Villages Initiative is to locate planters at suitable locations if no suitable planting opportunity is available. Site investigations prior to commencement of works will give an indication of any possible tree planting options.

- I would like to reiterate the point made by the Village Initiative group about the safety aspects of the “Love All” sculpture which severely restricts

sight lines for young children, cyclists and, in particular, wheelchair users. I do feel that the sculpture adds to the village and, if possible, would like to see it accommodated elsewhere.

Chief Executive's Response:

As stated above in the previous Submission No. 3, the current location of the 'Love All' sculpture is outside the Tennis Club and the sculpture was commissioned and designed to be placed in that location. For that reason, it is our preference to maintain that location if at all possible. We intend to commission a Road Safety Audit to investigate any Traffic/Pedestrian Safety issues associated with the current location of the sculpture.

- One other item of concern would be the often-reported issue of the lack of space for people getting on and off the bus at the Morgue stop in Templeogue village. There is currently insufficient space between the stop and the cycle lane and there are often incidents. The final design will have to account for this. If there is insufficient space, then perhaps a bus shelter or a barrier system could be considered to keep one away from the other.

Chief Executive's Response:

As stated above in Submission No 1, the existing layout at the Morgue pub and bus stop will be amended as part of the proposed scheme to provide increased width between pedestrians entering/exiting the pub (c. 2.1m) and the cycle track. There will also be increased width at the bus stop; a 2m area will be provided between the bus stop and the cycle track to allow passengers to board/alight the bus.

5. SD-C56-5: Fiachra Maguire (on behalf of Dublin Cycling Campaign)

Title: Redesign of Existing track

Summary

The current plans rely heavily on existing cycle facilities through the village and are not fit for purpose.

Most cyclists do not use the cycle tracks preferring to stay on the main thoroughfare because of the poor design of the cycle tracks.

South Dublin County Council should consider redesigning the cycle paths before they reline and resurface them.

- In general, pedestrians are unaware of the cycle tracks and walk on them. This is exacerbated at the outbound bus stop outside the Morgue pub at the Eastern end of the Village where conflict arises between cyclists and bus passengers.

Chief Executive's Response:

The proposed layout at the bus stop at The Morgue pub includes increased footpath width on the pub side of the cycle track and a larger area for bus passengers to board/alight the bus. The increased area around the bus stop will reduce potential pedestrian/cyclist conflicts. The cycle tracks will be resurfaced and relined to improve the segregation.

- The exit from the car park at the rear of the Morgue pub has poor sight lines and exiting motor vehicles present a risk to both cyclists and pedestrians.

Chief Executive's Response:

The proposed cycle track will be resurfaced and relined to improve legibility for drivers exiting The Morgue and increase awareness that cyclists may be approaching.

- In the section outside O'Brien's off licence and the Post Office there is poorly positioned street furniture. For example, the postbox is in close proximity to the cycle track with pedestrians forced to stand in the cycle track to access it.

Chief Executive's Response:

It is proposed to engage with An Post regarding the positioning of existing post boxes.

- Cars parking outside the shops (as maintained in the proposed designs) cross the cycle track with no awareness of its existence and with poor appreciation of their proximity to cyclists. Cars regularly park on the cycle track (illegally) and results in cyclists being forced either onto the road off of the footpath or into pedestrian area.

Chief Executive's Response:

The lands between the façade of shops and the existing footpath/cycleway from (and including) the driveway at O'Briens off licence to Templeogue Barbers are currently not in the possession of South Dublin County Council. As such, it is not possible to reconfigure the existing parking/footpath/cycleway arrangement as suggested.

The proposed cycle track will be resurfaced and relined to improve legibility for drivers entering and exiting these parking spaces.

- Entering the village from the West, the cycle track commences abruptly without indication. Furthermore, the cycle track comes to a sudden end outside the barber's without indication that cyclists should rejoin the carriageway.

Chief Executive's Response:

A transition from the off-road track to the on-road lane on the westbound side of the carriageway will be provided as part of the scheme. Similarly, a transition from cycle lane to cycle track will be provided on the eastbound approach.

- The West Gateway courtesy crossing at Templeogue Tennis Club should be converted to a zebra or toucan crossing. The current layout gives pedestrians the impression that they have the right of way to cross the road but motorists do not generally stop.

Chief Executive's Response:

It is proposed to retain a courtesy crossing arrangement on the raised crossing at the Tennis Club.

- In the past year a number of deaths have occurred in the Templeogue area. These occurred at areas where there was poor consideration given to the cyclists in the road design. It is regrettable that these deaths may have been prevented with greater separation between cyclists and motor vehicles. Greater protection for cyclists and pedestrians should therefore be a priority in the design of any improvement scheme for Templeogue Village.

Chief Executive's Response:

The proposed scheme retains the segregation between vehicles and cyclists. The cycle tracks will be resurfaced and relined to improve legibility for all users to reduce instances of pedestrian-cyclist and driver-cyclist conflicts.

- Key issues which should be addressed in revisions of this scheme for the benefit of all village users include:
 - Positioning of the cycle track closer to the road.

SDCC Response:

It is proposed to retain the existing segregated route through the village with parking-protected cycle tracks.

- Bollards should be erected to reinforce the cycle track and address many of the difficulties highlighted above (e.g. prevent illegal parking).

Chief Executive's Response:

The use of bollards and their potential locations will be examined at detailed design stage and in consultation with local businesses.

- Signposting should be used liberally to indicate the cycle track.

Chief Executive's Response:

The installation of appropriate signs will be considered during the detailed design process.

- Introduction of a 30 km/h speed limit between the two gateways in order to provide necessary traffic calming.

Chief Executive's Response:

The current speed limit is 50 km/h which is the standard speed limit requirement on entering village/urban areas. A reduction to 30 km/h will be considered as part of the detailed design in consultation with the Traffic Section. .

- Provision of cycle parking facilities outside the shops and the restaurants.

Chief Executive's Response:

Increased cycle parking will be provided as part of the scheme. Exact locations will be determined at detailed design stage in consultation with local representatives.

6. Shannon's Pharmacy

7. Massey Bros. Funeral Home

8. Mark Brady (on behalf of Templeogue Barbers)

These submissions are all worded identically and read as follows:

Title: Templeogue Village Initiative

I wish to make a submission in relation to the recent Part 8 proposal for Templeogue Village.

In my opinion, the 'Love All' sculpture that is currently in situ on the

	<p>pavement outside the Barber’s shop constitutes a serious health and safety risk to pedestrians crossing at the gateway. It is particularly dangerous for young children and people in wheelchairs, because, by virtue of their height, they cannot be seen by traffic approaching from the city side of the roadway. With this in mind, I request that the sculpture be removed and reinstated on the opposite side of the road in the parking bay outside the Maxol Garage as shown on the map submitted by the Tidy Towns group. I attach some photographs to support this submission.</p> <p>Chief Executive’s Response: <i>As stated above in the previous Submission No. 3, the current location of the ‘Love All’ sculpture is outside the Tennis Club and the sculpture was commissioned and designed to be placed in that location. For that reason, it is our preference to maintain that location if at all possible. We intend to commission a Road Safety Audit to investigate any Traffic/Pedestrian Safety issues associated with the current location of the sculpture.</i></p> <p>9. Natasha Crudden (on behalf of Transport Infrastructure Ireland)</p> <p>Title: Templeogue Village Initiative</p> <p>A chara,</p> <p>I wish to acknowledge receipt of the Part VIII referral of 29 March 2018 regarding the above and advise that TII has no specific observation to make in this regard.</p> <p>Chief Executive’s Response: <i>Noted.</i></p>
<p>Chief Executive’s Recommendation</p>	<p>Following consideration of the above submissions, I recommend that the proposal be approved in line with the recommendations set out in this Report.</p>