

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



South Dublin County Council Meeting

10th January 2022

Part 8 Report

Proposed Car Parking Facilities at Lucan Demesne, In the townland of Lucan, Dublin

Pursuant to the requirements of the relevant Planning Acts and Regulations, South Dublin County Council gave notice to construct the development of 2 no. Car Parks on the R835 entering Lucan as set out below:

Site A

- 7 no. on-street parking spaces
- Parallel parking spaces of 2.5x6m dimensions,
- Buffer of 1.2m.
- Removal and relocation of existing low level wall,
- Removal and replacement all existing trees,
- Removal and replacement of existing low level hedge,
- Planting of additional trees along low level wall,
- Removal and relocation of existing gate,
- Removal and relocation of existing bus stop,
- Removal and relocation of existing road traffic signage,
- Removal and relocation of existing tourism signage,
- All associated landscape, planting and surface renewal works
- All ancillary works

Site B

- 10 no. off-street parking spaces to include 1 no. Wheelchair Accessible parking space and elderly parking spaces
- Construction of permeable paving,
- Construction of low-level wall at roadside perimeter of carpark,
- Planting of additional trees/shrubs in car park,
- Construction of gate to carpark,
- Provision of bicycle parking facilities,
- Removal and relocation of existing road traffic signage,
- Removal and relocation of existing tourism signage,
- All associated landscape, planting and surface renewal works
- All ancillary works.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required. Any person could, within 4-weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development were available for inspection online on the Council's Public Consultation Portal website (<http://consult.sdublincoco.ie>) during the period from 14th Oct 2021 to 26th Nov 2021.

Due to Covid-19 restrictions, persons wishing to inspect printed plans and particulars of the proposed development made an appointment by emailing planningdept@sdublincoco.ie or by phoning (01) 4149000. After making an appointment, printed plans and particulars were available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at County Hall, Tallaght, Dublin 24 during office hours from 14th Oct 2021 to 11th Nov 2021.

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated could be made in writing up to **5pm on 26th Nov 2021** and were submitted either via:

Online Submissions: <http://consult.sdublincoco.ie>

or

Post to: A/Senior Executive Officer, Environment Water and Climate Change, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.

It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council. South Dublin County Council's Personal Data Privacy Statements can be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements.

1. Introduction

1.1 Purpose of the Report

The purpose of this Chief Executive's Report is to present the outcome of the Part 8 consultation, to respond to submissions made during the consultation period and to make recommendations in relation to the proposed development where appropriate.

1.2 Structure of the Report

This report provides the following:

An introduction including details on the purpose of the report and an outline of the public consultation programme that was carried out.

- Description of Proposed Development
- List of Submissions received during the consultation period
- A summary of the issues raised in the submissions made during the consultation period and the Chief Executive's responses and recommendations
- Assessment as to whether or not the proposed development would be consistent with the proper planning and sustainable development of the area.
- Recommendation as to whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with, as the case may be.

1.3 Outline of Public Consultation Programme

1.3.1 Non Statutory Consultation

The proposals were presented to the local area committee members in a briefing meeting on the 9th Sept 2021, prior to public consultation period.

1.3.2 Statutory Consultation

The proposed development and accompanying Appropriate Assessment report were placed on public display for the statutory period from the 14th Oct 2021 to 26th Nov 2021.

Copies of the plans and particulars of the proposed scheme were available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the following locations:

- South Dublin County Council Offices, County Hall, Tallaght, Dublin 24 between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday. Closed at weekends and bank holidays. **(Inspection and purchase)**
- The plans and particulars could be viewed on the Council's Public Consultation Portal website <http://consult.sdublincoco.ie>

Persons wishing to inspect drawings of the proposed development could contact the Planning Department by emailing planningdept@sdublincoco.ie or by phoning (01) 4149000. Due to Covid-19 restrictions, plans and particulars of the proposed development were available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy only by appointment at County Hall, Tallaght, Dublin 24 during normal working hours during the period from 14th Oct 2021 to 11th Nov 2021. The plans are available online on the Council's Public Consultation Portal website, <http://consult.sdublincoco.ie>

Submissions and observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated, could be made in writing up to 5pm on the 26 Nov 2021 and submitted either via:

Online Submissions: <http://consult.sdublincoco.ie>

or

Post to: Senior Executive Officer, Environment Water and Climate Change Department, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.

A total of 3 submissions were received by 5.00pm on the 26th Nov 2021.

2. Proposed Development

2.1 Description of the Proposed Development

The details of the proposals are:

Site A

- 7 no. on-street parking spaces
- Parallel parking spaces of 2.5x6m dimensions,
- Buffer of 1.2m.
- Removal and relocation of existing low level wall,
- Removal and replacement all existing trees,
- Removal and replacement of existing low level hedge,
- Planting of additional trees along low level wall,
- Removal and relocation of existing gate,
- Removal and relocation of existing bus stop,
- Removal and relocation of existing road traffic signage,
- Removal and relocation of existing tourism signage,
- All associated landscape, planting and surface renewal works
- All ancillary works

Site B

- 10 no. off-street parking spaces to include 1 no. Wheelchair Accessible parking space and elderly parking spaces
- Construction of permeable paving,
- Construction of low-level wall at roadside perimeter of carpark,
- Planting of additional trees/shrubs in car park,

- Construction of gate to carpark,
- Provision of bicycle parking facilities,
- Removal and relocation of existing road traffic signage,
- Removal and relocation of existing tourism signage,
- All associated landscape, planting and surface renewal works
- All ancillary works.

2.2 Plans and Details

Plans and details are available at the following link: <http://consult.sdublincoco.ie>

3. List of Submissions

3 submissions were received during the specified period of the public consultation in respect of the proposed development from the following:

Orla Brady

Gerry McAndrew.

Lorcan MacFadden

4. Summary and Categorisation of Issues Raised and Chief Executives Response

ORLA BRADY

Summary and Categorisation of Issues Raised:

General welcome of carpark upgrade

Notes road is currently problematic with regards traffic

Queries whether traffic surveys have been undertaken

Notes busy blind corner at car park b

Notes busy off ramp from N4

Expresses concern over delaying public transport

Expresses desire for landscaping rather than car park

Queries effect of design on current road speed limit

Expresses desire for footpath widening and addition of cycle facilities in place of no street parking

Notes that there is currently enough parking at current car park.

Notes desire for bike park in Lucan Demesne

Chief Executives Response

General welcome of the carpark upgrade is noted. It is agreed that the R835 is a heavily trafficked road. As part of the internal design review, South Dublin County Councils Roads Department were consulted and advised on the relevant sightlines and interaction with the N4 slip road as part of the design of key elements. Traffic surveys were not undertaken, however a stage 1 road safety audit was carried out and the design went through a number of iterations in order to ensure these design elements were thoroughly examined and addressed. Sightlines and road speeds have been considered for both proposed carpark locations and found to be within acceptable limits. The location of the entrance/exit at car park B has been optimized to provide sightlines in accordance with best practice and also to maximize the distance from the N4 off ramp. The proposed parking arrangements at both locations do not require a change to the current speed limit of 50kph. A Road Safety Audit was carried out on the proposals.

It is noted that the provision of carparks A and B will support the delivery of further proposed works at the entrance to Lucan Demesne; (which will proposed the removal of car parking from that location as part of a separate Part 8 proposal). Those future works include the design and construction of a landscaped entrance to Lucan demesne, replacing the existing car park. Due to the fact that the existing car parking will be removed, and in order to provide parking facilities to the park, the current part 8 proposals have been progressed. The proposals have been ecologically assessed and found to be acceptable, in particular the use of grassed permeable paving will ensure the area remains green. The car parking has been designed to complement the future plans and the area as much as possible.

Bicycle parking is proposed as part of this plan and will be provided as proposed. The request for pedestrian crossing is also included in this proposal.

The request for footpath widening and cycle routes does not fall under the remit of this Planning Application, but is noted.

Chief Executives Recommendation:

Submission is noted, no changes recommended to the part 8 proposals.

LORCAN MCFADDEN

Summary and Categorisation of Issues Raised:

Notes desire to maintain greenspace, trees and welcome sign.

Notes concern with added congestion on R835 due to proposal.

Notes desire for additional on street parking in "nose in" configuration

Chief Executives Response:

The request to retain the existing greenspace is noted. The delivery of the proposed car parks is required to facilitate an upgrade of the entrance to Lucan Demesne. The proposed future works at Lucan Demesne will include a bespoke landscape design to ensure that the existing tarmacked surface is replaced with an improved surface treatment and planting areas, but will also displace the existing car park. These current part 8 proposals will provide car parking to replace the spaces that will be eventually lost (subject to a separate future part 8). The proposals have been ecologically assessed and found to be acceptable, in particular the use of grassed permeable paving will ensure the area remains green. The part 8 proposals for the car parks have been ecologically assessed and found to be acceptable, in particular the use of grassed permeable paving will ensure the area remains green. 6 number trees will be removed from car park A, all existing trees within car park B are being retained. To compensate, 10 number trees will be planted as new tree planting provision at car park A. Further planting opportunities will be considered at detail design stage.

The welcome sign will be retained under the future works.

The part 8 proposal is a replacement of an existing car park which will be removed as part of a separate part 8 proposal. Existing facilities will be improved by the addition of a pedestrian crossing, bicycle parking, permeable paving etc. However, as additional carparking is not being provided, added congestion on the R835 is not envisaged.

The request for nose in parking at Car Park A is noted. This configuration was considered during the design stage but was not deemed to be acceptable at this location from a road safety point of view and to prevent further encroachment on the riparian habitat to the east. The maximum feasible amount of parking at Car Park A has been provided.

Chief Executives Recommendation:

Submission is noted, no changes recommended to the part 8 proposals.

GERRY MCANDREW

Summary and Categorisation of Issues Raised:

Notes complete opposition to the removal of greenspace at car park B

Chief Executives Response

The request to maintain greenspace is noted. The delivery of the proposed car parks is required to facilitate an upgrade of the entrance to Lucan Demesne. The proposed future works at Lucan Demesne will include a bespoke landscape design to ensure that the existing tarmacked surface is replaced with an improved surface treatment and planting areas. The entrance to Lucan Demesne and to the village will be more aesthetically pleasing than the existing case.

The part 8 proposals for the car parks have been ecologically assessed and found to be acceptable, in particular the use of grassed permeable paving will ensure the area remains green. 6 number trees will be removed from car park A however, all existing trees within car park B are being retained. In addition, 10 number trees will be planted as new tree planting provision at car park A. Further planting opportunities will be considered at detail design stage.

Chief Executives Recommendation:

Submission is noted, no changes recommended to the part 8 proposals.

5. Proper planning and sustainable development**Context for the Project**

SDCC Development Plan

Lucan Demesne Car Parks will provide the necessary to current parking infrastructure at Lucan Demesne to support Lucan destination town scheme and enhance the sense of place and significance for the area.

County Development Plan 2016-2022**Land Use Zoning**

A portion of the lands in car park A are zoned 'OS': *'To preserve and provide for open space and recreational amenities' in the Development Plan.* The zoning of the site supports park development and the criteria as applicable from the Development Plan supports the design proposed. The proposed development complies with the Land use zoning.

The development plan policies that affect the site directly - To preserve and provide for open space and recreational amenities Zoning Objective 'OS' - are the following:

The remainder of the lands in car park A and all the lands in car park B are coloured white on the zoning maps. Generally, white areas on the zoning maps are associated with roads infrastructure. The Planning Authority consider the adjoining zoning to white areas to be relevant in these areas. It is considered that the proposed development would not adversely impact on the adjacent zones.

COMMUNITY INFRASTRUCTURE(CI) Policy 12 Open Spaces

It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.

CI12 Objective 3:

To develop parks and open/green spaces that cater for the diverse needs of the County's population, in particular different age groups and abilities, through the facilitation of both active and passive recreational activities and universal access.

CI12 Objective 4:

To support and facilitate the development of indoor and outdoor recreational facilities and playspaces in larger parks to cater for all age groups and abilities.

INFRASTRUCTURE & ENVIRONMENT Quality (IE) Policy 2 Surface Water and Ground water

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive

IE2 Objective 3:

To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Urban Drainage Systems (SUDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.

TRANSPORT AND MOBILITY (TM) Policy 7 Car Parking**TM7 Objective 3:**

To ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape

TM7 Objective 4:

To make provisions for the use of electric vehicles

GREEN INFRASTRUCTURE (GI) Policy 3 Public Open Space and Landscape Setting

Open spaces and parks are fundamental in contributing to a high quality of life for those living, working and visiting the County. They provide habitats for ecological processes, a focal point for active and passive recreation, promote community interaction and help mitigate the impacts of climate change. Open spaces and parks can range in size from a hectare to in excess of 100 hectares have the potential to strengthen the County's Green Infrastructure Network.

GI3 Objective 3:

To enhance and diversify the outdoor recreational potential of public open spaces and parks, subject to the protection of the natural environment.

Planning Recommendation

The proposed development is in accordance with the land use zoning objectives of the area, would not adversely impact on the residential amenity of the adjoining residential lands or the open space zoning. Overall, the proposal is consistent with the County Development Plan and the proper planning and sustainable development of the area.

6. Chief Executives Recommendation

Having regard to the nature and extent of the proposed project, it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area, the South Dublin County Council Development Plan 2016 – 2022.

Following consideration of the submissions, the Chief Executive is of the view that the issues raised by way of the submissions can be satisfactorily addressed at the detailed design stage, operational stages and as outlined in the foregoing report.

It is recommended that, as the proposal is consistent with the County Development Plan and the proper planning and sustainable development of the area, that the Council proceed with the Part 8 proposal for the development of Proposed Car Parking Facilities at Lucan Demesne, In the townland of Lucan, Dublin.