

Land Use Planning and Transportation Directorate

	Part VIII Report – April 2022
Project Title:	Lucan Demesne and Lucan Promenade
Description of Project for Part 8 Consultation Notice and Site Notice:	<p style="text-align: center;"><u>Proposed New Works</u> Planning and Development Act, 2000 (as Amended) Planning and Development Regulations 2001 (as Amended)</p> <p>In accordance with Part 8, Article 81 of the Planning and Development Regulations 2001 (as amended), South Dublin County Council hereby give notice of a proposal to carry out construction works at the Lucan Demesne and at the Lucan Promenade.</p> <p>The Proposed Schemes consists of the following works:</p> <p>Lucan Demesne:</p> <ul style="list-style-type: none"> • The construction of a circular paved plaza area and the resurfacing of non-paved areas with a gravel material. • The construction of a steel portal to mark the park entrance, with matching cladding to walls. • The provision of bench seating and bicycle parking facilities. • The installation of ducting for statutory service relocations that are affected by the works. • Amendments to the existing boundary walls, including the removal of a section. • Associated earthworks and appropriate landscape works. <p>Lucan Promenade:</p> <ul style="list-style-type: none"> • The modification to the existing steps at the western end of the Lucan Promenade to form seating facing the weir. • The provision of footpaths and bench seating. • Amendments to the existing public lighting and the provision of ducting. • Associated earthworks and appropriate landscape works. <p>The proposal has undergone Appropriate Assessment (AA) Screening under the Habitats Directive (92/43/EEC) and Ecological Assessment under the EIA Directive (2014/52/EU).</p> <p>The authority has concluded that there is no likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an AA and EIA are not required. Any person may, 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</p>

	<p>environment. The documents are also available to view on the Council's Public Consultation Portal website http://consult.sdublincoco.ie</p> <p>Persons wishing to inspect drawings and particulars of the proposed development can do so as follows: Due to Covid-19 restrictions, 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 for a period of four weeks from the Thursday 20th January</p> <p>2022 to Thursday 3rd March 2022 only; by appointment at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24. between the hours 10.00am – 12.00 noon & 2.00pm to 4.00pm Monday to Friday, and available online on the Consultation Portal http://consult.sdublincoco.ie</p> <p>Appointments can be made by contacting the Planning Department by email at planningdept@sdublincoco.ie or by phoning (01) 4149000.</p> <p>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, may be made in writing up to 5.00pm on the Thursday 3rd March 2022 and may be submitted by post to Senior Engineer, Roads Construction & Design, LUPT, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.</p> <p>NOTE: Please make your submission by one medium only. All submissions should include your name and a contact address. It should be noted that the Freedom of Information Act, 1997 (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.</p> <p>Mick Mulhern, Director, Land Use, Planning and Transportation, South Dublin County Council. Date of Public Notice: Thursday 20th January 2022.</p>
Context and design rationale:	<p>Lucan Demesne:</p> <p>The design intention here is to create a sense of place in contrast to the relative anonymity of the current receiving environment, as well as a wayfinding point that marks both the Demesne Park entrance and the western 'gateway' to Lucan village. A new portal to mark the entrance to the park is being proposed, approx. 7m wide and 4.7m high. The car park currently occupying the site is being moved across the Lucan Road (which has already been approved as a separate Part 8 application) so that pedestrian, cycle, and canoe/kayak users will have unrestricted access to the park entrance.</p> <p>The demesne wall which is such an important link to Lucan village centre does also become a visual barrier to the demesne as one approaches the entrance. It also serves to hide occasional anti-social behaviour around the Tobermaclugg bridge and water treatment plant within the park area below. By removing portions of the wall here the intention is to make park users feel safe as they approach it by providing overlooking of the woodland from the entrance approaches. This is achieved by removing the wall where the circular plaza cuts into it and by replacing it from the entrance portal onwards by means of a metal lath fence which provides good visibility into the</p>

	<p>woodland. This metal fence is used to screen the existing surfaces of wall to the treatment plant area where it is not proposed to open up the views. In this way the same element as a fence or as a screen will provide a sense of unity and continuity to this boundary. This circular plaza will be framed by a pair of trees facing the N4 Underpass (R835) and is intended to accommodate a piece of public art. It will act as a staging point for groups of cyclists, walkers, and river users. Car parking is available across the road and accessed via a controlled crossing. A dense band of vegetation consisting of Hydrangea, Cherry Laurel, and Wild Plum screens the site area from the slip road</p> <p>Lucan Promenade: The application proposes improvements to the planting and landscaping that will provide some inflection of the very artificial lines of the Promenade path while defining informal ‘break-out’ areas for small group gatherings or intimate conversation. These spaces still face out towards the Promenade and are quite visible from it as well as from the Bridge so that overlooking discourages anti-social behaviour. The provision of service points for seasonal markets or performances etc. aims to provide more flexibility of uses. There is sufficient width on the Promenade (approx. 6m) to accommodate the space for stalls for occasional casual trading.</p>
Project Description	<p>The proposed scheme will involve the transformation of the existing Lucan Demesne car park into a public plaza. The proposals also include the public realm and landscaping along the Promenade at the Liffey weir.</p> <p>Please refer to the attached Part 8 drawings for details.</p>
Previous consultations	<p>Consultants for the scheme were appointed in January 2021. An update to the Lucan/Palmerstown/North Clondalkin Area Councillors were provided on 23/04/2021.</p> <p>Virtual Presentations were held for Local Businesses on:</p> <ul style="list-style-type: none"> • 05/05/2021 • 13/10/2021 • 14/10/2021 <p>Face to face meetings were held with a number of Local Businesses on:</p> <ul style="list-style-type: none"> • 28/10/2021 • 17/11/2021 • 20/12/2021 <p>Presentations were held for Community Groups and Residents on:</p> <ul style="list-style-type: none"> • 19/05/2021 • 21/10/2021 <p>Presentations and informal briefings were given to the Lucan/Palmerstown/North Clondalkin Area Councillors on:</p> <ul style="list-style-type: none"> • 23/04/2021 • 29/06/2021 • 14/07/2021 • 30/09/2021 • 13/10/2021

	<p>In advance of the Part 8 application process, and as part of the informal engagement with local people, a leaflet drop was carried on Monday 18th October to approximately 60 Local Businesses in the area around the Village Green providing information on the emerging preferred design. This leaflet is included in Appendix 2: Lucan Projects Leaflet</p> <p>A leaflet drop to 700 homes and businesses was carried out late January 2022. This leaflet is included in Appendix 1: Leaflet</p> <p>During the statutory Part 8 public consultation process: The SDCC project team also held two open public meetings at Lucan Library in Lucan Shopping Centre on Tuesday 22nd of February and Wednesday 23rd of February.</p>
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>52 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-C216-1 Adam Shannon 2. SD-C216-2 Proinsias Mac Fhlannchadha 3. SD-C216-5 Robin Adamson 4. SD-C216-6 David Keane 5. SD-C216-7 Eamon Brennan 6. SD-C216-10 Gerry McAndrew 7. SD-C216-12 Main Street Clinic 8. SD-C216-17 Catherine O Donnell 9. SD-C216-18 Matthew Hayes 10. SD-C216-19 Fionnuala O'Brien 11. SD-C216-20 Dominika Szarankiewicz 12. SD-C216-21 Lucan Tidy Towns 13. SD-C216-22 Louise Higgins 14. SD-C216-24 Victoria Fradgley 15. SD-C216-25 Michael Boyle 16. SD-C216-26 John Smith 17. SD-C216-27 Karen Trimble 18. SD-C216-28 Sinéad Murphy 19. SD-C216-29 Power & Smullen Wine Merchants Ltd 20. SD-C216-30 Linda Balfe 21. SD-C216-31 Breda Eiffe 22. SD-C216-32 John McDermott 23. SD-C216-34 Adrienne Sullivan 24. SD-C216-35 Donnchadha O'Connell 25. SD-C216-38 Alan Bryce 26. SD-C216-39 Ricardo Albrecht 27. SD-C216-40 Clayton Neal 28. SD-C216-41 Lorraine Leonard 29. SD-C216-42 Philip Wall

30. SD-C216-43	Linda Forth
31. SD-C216-45	Maria Cole
32. SD-C216-46	William Brazil
33. SD-C216-47	Gina Kelly
34. SD-C216-48	Eoghan Dunlea
35. SD-C216-49	Aoifanna Phibbs
36. SD-C216-50	Rockhoppers kayaking Club
37. SD-C216-51	Jakub Madzelewski
38. SD-C216-52	Laleh Kazemzadeh
39. SD-C216-53	Jim Kennedy
40. SD-C216-54	john Nolan
41. SD-C216-55	Ellen McEvoy
42. SD-C216-56	Peter O'Sullivan
43. SD-C216-57	Elizabeth Sullivan
44. SD-C216-58	Vicki Guy
45. SD-C216-59	Johnny Martin
46. SD-C216-61	Irish Freestyle Kayaking Committee
47. SD-C216-62	Canoeing Ireland
48. SD-C216-63	Desmond Rooney
49. SD-C216-63	Cllr Vicki Casserly
50. SD-C216-65	Conor Knowles
51. SD-C216-66	Jayne Stephens
52. SD-C216-72	Micheál O'Connor
53. SD-C216-73	Ewan Duff

It should be noted that there were also 30 submissions made to this consultation in error, as they were intended for the Lucan Village Green and Main Street consultation. Those 30 submissions have been transferred to that consultation.

The 53 submissions can be categorised as follows and this report provides responses to the below categories, it should be noted that some submissions contained observations on more than one category.

1. Reduced access to the Demesne for Kayakers
2. The loss of parking at the entrance to the Demesne and Health and Safety concerns with a new pedestrian crossing on the Lucan Road
3. Removal of historic wall at the Demesne Entrance
4. Removal of flowerbeds, shrubbery, and "Welcome to Lucan" stone
5. Access to the promenade from Watery Lane
6. Public realm improvements, quality of materials, the type and mix of furniture, and public lighting
7. Enhancements to Lucan Bridge
8. Enabling the use of temporary stalls on the Weir side
9. Cycle parking

All full suite of submissions is included in the submissions record document in Appendix 3 Observations Report or they can be accessed on the SDCC portal at <https://consult.sdublincoco.ie/en/consultation/part-8-proposed-works-lucan-demesne-and-lucan-promenade>

**Recommendations
Summary of
Issues Raised,
Responses and**

1. Objections to reduced access to the Demesne and River Liffey for Kayakers

- The Liffey at Lucan is the only kayak/canoe slalom location in Dublin. At present it is difficult to visit on weekends as there is not enough parking. By reducing the parking further, it will become completely inaccessible to both kayakers and anyone else wanting to visit who does not live in walking distance. (Submission SD-C216-65)
- The Sluice carpark in Lucan is used by locals and people coming to spend money in the area after training. Either running, walking, cycling, kayaking etc. the carpark is nearly always full. This shows its requirement, in particular for kayakers as they can only transport kayaks by cars to this location for training and recreational purposes. (Submission SD-C216-66)
- As a member of Canoeing Ireland, I frequently use the carparking facilities at Sluice car park in order to kayak on the Liffey at Lucan Sluice. The number of parking spots provided are already inadequate as it is for years, and many people already struggle to find parking in order to access the amenities of Sluice and the park. Without any carpark, our sport would lose access to a vital location for training and development of the sport which is used by kayakers almost every day. Consideration needs to be taken to keep the car park and/or possibly increase the amount of parking spots available. (Submission SD-C216-73)

Chief Executive's Response:

As part of the proposed suite of works at Lucan Demesne, SDCC Public Realm have already consulted on plans to provide additional car parking spaces to replace the spaces being lost as part of this proposal. There are 16 car parking spaces currently provided in the existing car park. These will be replaced with 17 spaces at 2 locations across the R835 road. Part 8 applications for these 2 new car parks were approved by the Council at the January 2022 meeting. Access to Lucan Demesne from the car parks will be facilitated by the construction of a new pedestrian crossing across the R835. Details of the replacement parking can be found at this link:

<https://consult.sdublincoco.ie/en/consultation/lucan-demesne-car-parks>

Additionally, a set down area on the river side of the R835 will be provided as part of the works. This area will facilitate loading and unloading of kayaks and equipment.

As such the concerns raised regarding the loss of car parking has been addressed.

Outside the remit of this Part 8 application, but worth noting is that SDCC has received phase 1 funding of €233,000 for a water sports facility in Lucan Demesne. It is intended that this would include Kayak storage facilities as this has long been requested by Lucan Kayak Club. Having kayak storage facilities would mean that transporting kayaks to and from the river every time a kayaker wants to paddle would no longer be necessary. Kayakers

using the storage facility would be able to arrive by bike or public transport and this further reduces the need for parking.

Also, an additional Outdoor Recreation Infrastructure Grant has been received to upgrade the access from the proposed new plaza into the park. This would improve accessibility and provide a more attractive and safer feeling arrival point into the park.

The Council are now progressing both of these projects and Part 8 applications will be consulted on in due course.

These developments taken as a whole, will greatly improve access to the river and to Lucan Demesne Park. The plaza will mark Lucan Demesne as an important entrance point to Lucan Village and to the wonderful Liffey Valley. It will create a better experience for pedestrians, cyclists and people with reduced mobility. The proposed works will improve accessibility for all users of the park and will improve the safety and perceived safety of the park. The water sports facility will provide additional facilities for kayakers using the slalom course and others accessing the Liffey in this area.

Chief Executive Recommendation

No change

2. Removal of Parking and Health and Safety concerns with a new pedestrian crossing on the Lucan Road

- I object to the relocation of Lucan Demesne Car Parking for Health and Safety reasons and because the planned number of spaces being provided are inadequate for Local residents, local visitors and for Tourists (Submission SD-C216-35).
- I object to the reduction in parking at the Demesne entrance without sufficient replacement parking and arrangements for the water sports clubs. There are many individuals and families who use the park but have to travel to access the facilities. The overall plans for Lucan fail to take account of the hills that have to be negotiated by families with small children and the less mobile on the way home from the Destination Town. Furthermore, the reduction in parking will lead to parking and obstruction for residents in the adjoining estates of Ardeevin, Ardeen and the old Tandy's Lane. (Submission SD-C216-34).
- I object to the removal of the car park at the entrance to the Demesne. As a regular walker in the Demesne and user of the car park I cannot understand the logic in moving the car park across the road and forcing visitors to the Demesne to negotiate a road that is on a dangerous bend, has four junctions in quick succession (i.e. entrance and exit to garage/McDonalds, entrance to the Demesne carpark, which will still be available to vans, and entrance from Leixlip Road to the R835 where traffic turns left and right). Add the proposed controlled crossing and cars entering and exiting the proposed new car park to the mix and the chaos that will ensue is difficult to imagine.
- The present car park is a safe space to park and enter the Demesne with ease. Regular users of the Demesne like myself appreciate this.

We see parents taking children, dogs, small bikes, footballs etc out of cars and heading into the Demesne with ease. Imagine the impossible task of getting all of the above out of a car in a carpark on a dangerous corner of a busy road and then trying to get children, pets etc across the road. Why would planners ever think this was preferable for the users of the Demesne. (Submission SD-C216-17).

- I welcome public space improvements here but not at the costs of reducing parking spaces in the area, there should be no net loss of car parking spaces to Demesne users as a consequence of the works. Submission SD-C216-06).

Chief Executive's Response:

To compensate for the lost parking new car parking facilities will be provided through the development of 2 no. Car Parks on the R835, across the road from the existing car park. These 2 new car parks were approved by the Council at the January 2022 meeting and will provide 17 no new parking spaces, which is greater than the number of parking spaces in the existing Lucan Demesne Car Park. Access to Lucan Demesne from the car parks will be facilitated by the construction of a new pedestrian crossing across the R835. The proposed new crossing will be a toucan crossing and will be located and designed to the appropriate design standards.

Chief Executive Recommendation

No change

3. Removal of historic wall at Lucan Demesne

A concern was raised regarding the removal of 'historic' wall at the entrance to the Lucan Demesne and it was considered that this would negatively impact on the character of the area.

Chief Executive's Response:

The section of wall identified for removal is of modern construction and is not a heritage wall. The proposed design will enhance visual connection between the entrance and the demesne. The County Architectural Conservation Officer has examined this and is satisfied that the proposed approach will raise the quality of the area and will not negatively impact on the remaining heritage wall.

Chief Executive Recommendation

No change

4. Removal of flowerbeds and the 'Welcome to Lucan' stone, and the provision of enhanced planting and biodiversity

- I also object on the grounds that this will result in the destruction of all flowerbeds and shrubbery here, which have been developed and maintained by Lucan Tidy Towns over many years. (Submission SD-C216-35)
- I object to the proposed removal of the planting by the Tidy Towns group without consultation. This group has been working on a voluntary basis for years to improve the appearance of our village

and have just achieved a hard-won bronze medal for their endeavors. I often see them quietly working away on our behalf in all types of weather. SDCC should be applauding them instead of undoing their work. (Submission SD-C216-34).

- I also object on the grounds that this will result in the destruction of flowerbeds and shrubbery, which have been developed and maintained by Lucan Tidy Towns over many years. (Submission SD-C216-26).
- The area across from the current entrance to the demesne where the Welcome to Lucan stone is located should be left as is. This area is too small for parking and it is much too dangerous to have cars attempting to park right on the corner. These Welcome stones are a very nice feature of the village and define its area. (Submission SD-C216-10)
- A number of Pollinator/ wildflower planting beds should be incorporated into the landscaping scheme for the plan. (Submission SD-C216-2)

Chief Executive's Response:

A landscaping design will be fully developed in the detailed design stage. This detailed plan will include enhanced opportunities for planting and biodiversity. At that stage the Lucan Demesne Plaza proposals will be examined to assess appropriate planting opportunities for Lucan Tidy Towns and a suitable, prominent, location for the "Welcome to Lucan" stone will be identified.

Chief Executive Recommendation

A suitable location for the 'Welcome to Lucan' sign will be identified.

5. Access to the promenade from Watery Lane

- The surface on Watery Lane from the apartments to the steps is extremely slippery. There is a handrail but even with the handrail and lace up boots, my feet have gone from under me due to the slimy build up underfoot. I now walk along the middle of the lane, away from the handrail. SDCC should address this as part of the improvement plan as someone is bound to have a bad fall there. (Submission SD-C216-34)
- Watery Lane – surface and drainage need attention. (Submission SD-C216-21).

Chief Executive's Response:

Watery Lane is not included in the scope of the proposed works. However, SDCC recognizes the access challenges and subject to budgetary provision will examine the options for improving the access along Watery Lane. The works proposed as part of this Part 8 application would not preclude the potential to deliver improvements to Watery Lane in the future via a separate project.

Chief Executive Recommendation

No change

6. Public realm improvements, quality of materials, the type and mix of furniture and public lighting

- In order to minimise casual vandalism, I suggest that the use of gravel be strictly limited or eliminated. This material is commonly thrown about by children & teenagers causing problems and reducing the efficacy of the design. In addition, without the use of quality natural materials (like granite and lime stones) for/on the streetscapes and floorscape's these projects will not succeed in providing a quality environment. Far too much concrete and tarmacadam has been used throughout the village and the use of such low-grade materials inevitably results in a poor-quality environment that is prone to damage and looks shoddy. (Submission SD-C216-7)
- New bins should be provided within the new spaces and should be high volume compactor bins with both general and recyclable bins
- There is no provision for a water fountain for public use. This should be considered by SDCC
- Consideration should be given for a teqball table to encourage engagement with the area post-completion.

Chief Executive's Response:

Tarmacadam or concrete finishes are not envisaged for the footpath finishes at the Riverside or Demesne Park Entrance. Concerns are noted about the gravel, hence the proposed use of the Ballylusk finish, which is a much finer material with better aesthetics.

It is proposed to use high quality materials to complement the existing environment. The exact material choices will be selected as the detailed design progresses in the context of the available budget. It is intended to use similar materials across both projects so that there is a common look and feel to them.

To ensure that the material and finishes are of high quality and to ensure that the new additions add architectural interest, the final design and drawings with details of the materials, finishes, landscape features and new services for the proposed new elements along the Promenade and at the Demesne will be agreed with the Councils Architectural Conservation Officer.

It is proposed to provide additional new litter bins at both the Demesne Park and at the Promenade. Those bins will be installed to the SDCC Public Realm standards.

An assessment will be made at detailed design stage to identify the possible options for the provision of a drinking water foundation.

Teqball requires a substantial open space and it is not proposed to provide a teqball table in the Demesne Plaza or on the Promenade, however such facilities (and exercise equipment) are provided in a number of parks around the county, consideration for future installations are under active consideration by the SDCC Public Realm design team.

Bands of Pollinator-friendly wildflower planting beds have been incorporated in the proposals for the Riverside.

Chief Executive Recommendation

[Additional new litter bins will be provided.](#)

[Assess options for the installation of a drinking water fountain](#)

7. Enhancements to Lucan Bridge

- We strongly request the repainting of Lucan bridge. Over 200 years old, this is the longest single span bridge in Ireland. This has not been mentioned as part of the plan. It would be a serious lost opportunity if the bridge were not repainted and the wire mesh replaced, alongside the other enhancements to the weir. (Submission SD-C216-21)

Chief Executive's Response:

The Lucan Bridge is not included in the scope of the proposed works. However, SDCC recognizes that the bridge requires maintenance and restoration works. SDCC has identified a budget and will arrange to carry out the restoration work on the bridge at the same time as the works on the promenade, should they be approved.

Chief Executive Recommendation

Restoration works to be carried out on Lucan Bridge in tandem with the scheme

8. Enabling the use of Temporary Market stalls on the Promenade

- I object to any change proposed as part of the development of the Lucan Promenade. The Promenade as it stands answers to local needs and provides a safe environment to visit on foot. Adequate lighting and signage is what is needed not a new space. Any further development with the view to create a trading space, as suggested, will further drain local income away from the main street and the village centre. (Submission SD-C216-29).

Chief Executive's Response:

The proposals include upgrades to the lighting and the provision of new signage. The primary purpose of the proposal is to provide an enhanced space for people to enjoy. Easier access, more robust materials, better seating and more planting with an enhanced biodiversity offer will make this space an even more attractive location. International research also suggests that the creation of casual trading spaces actually increases trade overall. Many retailers note the importance of the markets in creating attractive destinations for shoppers and for improving the environment for all of their customers. The timing and management of any market stall events would be managed by the Council.

Chief Executive Recommendation

No change.

9. Cycle Parking

A greater number and mix of cycle spaces needs to be incorporated. The bike parking should be designed to cater for the those who cycle as a mobility aid, as well as those with non-standard cycles such as trikes, tandems, recumbents and hand cycles. It should also cater to those who use cargo bikes, trailers,

	<p>tag-a-longs and child seats. A mix of parking rack sizes can also cater to children's bikes (Submission SD-C217-19)</p> <p>Chief Executive Recommendation</p> <p>New cycle parking stands will be provided, the exact positions identified during the detailed design process.</p> <p>Other items raised</p> <p>Several other items were raised during the consultation but that are not relevant for consideration as part of this Part 8 application include</p> <ul style="list-style-type: none"> • Providing a riverside walk from the Village to the Demesne • Providing access into the grounds of the Embassy • Repairing the damaged Embassy Wall • Providing a new pedestrian bridge over the Liffey within the Demesne close to the access from Lucan Road
Chief Executive's Recommendation	<p>In considering the final set of above recommendations for changes to the original proposals, I am satisfied that this does not change any of the AA or EIA conclusions.</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>