

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

February 10th, 2025

HEADED ITEM NO. 11

Chief Executive's Report on Public Consultation in relation to Proposed Clondalkin Library
- Access Improvement and Refurbishment Works

1. Introduction

The purpose of this Chief Executive's Report is to present the outcomes of the Part 8 public consultation process for the Clondalkin Library Access Improvement and Refurbishment Project. This development proposal focuses on improving accessibility, upgrading library facilities, and enhancing the surrounding public space. Key works involve the construction of a two-storey extension to house an accessible lift and stairs, conservation of the library's original Arts and Crafts architectural features, and upgrades to the landscape and lighting around the library.

2. Site Description

Clondalkin Library is situated on Monastery Road, Clondalkin, within a vibrant urban area. It is a protected structure (RPS Reference No. 149), originally constructed in 1910 as a Carnegie Library in the Arts and Crafts architectural style, designed by T.J. Byrne. The library's key architectural features include its two-story form, prominent roof structure, original timber and steel-framed windows, and decorative elements typical of the Arts and Crafts movement. The library structure includes two main reading rooms (one on each floor), with interior

details such as timber joinery, fireplaces (now filled), and plasterwork. Its setting is enhanced by mature trees, with surrounding paths and landscaping that provide natural gathering spaces for the public. The building is not within a designated Architectural Conservation Area but holds significant historical and cultural value within South County Dublin. The proposed two-storey extension will be added to the west end of the library, where a 1970s boiler house addition and bin store will be demolished.

3. Scheme Description

The Clondalkin Library Access Improvement and Refurbishment Project comprises a set of works designed to improve accessibility, enhance functionality, and preserve the building's heritage. Key elements of the scheme include:

- **Two-Storey Extension:** A new, lightweight two-storey extension to the west side of the library will house an accessible lift and staircase, facilitating universal access to all floors. The design respects the original structure, with minimal physical impact and a setback to reduce visibility from the main façade.
- **Entrance and Internal Modifications:** The main entrance will be enhanced with a glazed lobby featuring automated sliding doors, improving accessibility and visibility. Internal modifications include reconfiguring staff and public spaces to maximize functionality without disturbing historical elements.
- **Window and Door Conservation:** Original timber and steel-framed windows will be repaired or, where necessary, replaced with historically sensitive materials. The original entrance doors and unique Arts and Crafts details will be preserved and restored.
- **Roof and Chimney Repairs:** Essential conservation works to the roof, gutters, and chimneys will address water ingress issues, ensuring structural integrity and weatherproofing.
- **Public Realm and Landscaping:** The outdoor spaces around the library will be upgraded with soft landscaping, additional seating, and improved lighting, creating a safe and welcoming environment for visitors.

A schedule of the Plans and reports for proposed development are included below and they are all available for access at the following link:

<https://planning.localgov.ie/en/part-8/application/824a68a0-a59d-11ef-8c95-005056880cd6>

File Name	Document Type	Description	Download
01_County Architects Report.pdf	1. Report Received from Internal Staff	County Architect's report	Download
02_Impact Assesement Report .pdf	2. Other Assessments	Appraisal and Architectural Impact Assessment Report	Download
03_CL_Part 8_dwgs.pdf	3. Plans, Sections, Elevations	All drawings and location maps	Download
Drawing Register.pdf	4. Drawings - General	Drawing Register	Download
Site Notice Nov-2024.pdf	5. Site Notice	Site Notice	Download
06_AA screening_PD-132-24.pdf	6. Chief Executives Order	Appropriate Assessment Screening Determination	Download
07_EIA_PD-133-24.pdf	7. Chief Executives Order	Environmental Impact Assessment (EIA) Preliminary Examination and Determination	Download
Scanned from a Xerox Multifunction Printer (10).pdf	8. Newspaper Notice	Newspaper Notice	Download

4. Public Consultation

Plans and particulars of the Clondalkin Library - Access Improvement and Refurbishment Works have been on public display for over eight weeks from 28th November 2024 to 20th January 2025 (inclusive). During the public consultation information on the proposed development was disseminated to the public and submissions were invited. The public consultation on the proposed Clondalkin Library - Access Improvement and Refurbishment Works included the following statutory and non-statutory elements:

- Newspaper Notice in The Tallaght Echo;
- Site Notice;
- SDCC Public Consultation Portal;
- Local Government Ireland Online Planning Enquiry System;
- Emails notifying the relevant prescribed bodies;
- Plans and particulars of the proposed scheme available for inspection or purchase

at the Planning Department counter in the offices of South Dublin County Council, County Hall.

Submissions and observations on the proposed Clondalkin Library - Access Improvement and Refurbishment Works could be made online and in writing for a period of six (6) weeks from 28th November 2024 to 20th January 2025 (inclusive).

5. Legislative Background

Section 179 (3) of the Act, requires that the Chief Executive shall, after the end of the public consultation period, prepare a written report in relation to the proposed development and submit the report to the members.

Section 179(b) of the Act outlines that a report shall—

- i. Describe the nature and extent of the proposed development and the principal features thereof, and shall include an appropriate plan of the development and appropriate map of the relevant area;
- ii. Evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the Development Plan and giving the reasons and the considerations for the evaluation;
- iii. List the persons or bodies who made submissions or observations with respect to the proposed development;
- iv. Summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development would be situated, raised in any such submissions or observations, and give the response of the Chief Executive thereto; and,
- v. Recommend 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.

Under Section 179(4) of the Act, the elected members shall, as soon as practicable, consider the proposed development and the report of the Chief Executive. Following the consideration of the Chief Executive's report, the proposed development may be carried out as

recommended in the Chief Executive's report, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the Chief Executive's report, or decides not to proceed with the development. A resolution must be passed not later than six (6) weeks after receipt of the Chief Executive's report.

6. Environmental Impact Assessment and Appropriate Assessment

The proposal has undergone an Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). This Council has determined that the implementation of the proposed development would not be likely to have significant adverse effects on the integrity or conservation objectives of any Natura 2000 network of sites.

It has also undergone a preliminary examination for an Environmental Impact Assessment and the Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required.

As a result of the above, in accordance with Part XI of the Act, the elected members of the Council can consider the proposed Clondalkin Library Access Improvement and Refurbishment Project.

7. Outcome of Public Consultation Programme

A total of 1 formal submissions/observation were received. This submission was read and analysed. Details of the submissions/observation are as follows:

Person	Reference	Type
Liam Doran	SD-C355-1	Individual

8. Summary of Issues Raised and Chief Executive's Responses

8.1 Submission received

The submission received raised the issue of the size of the library and the potential to acquire additional land to allow for an extension to the library.

8.2 Chief Executive's Response

The site on which the library stands is bound to the east and west, up to the library structure itself, by lands/buildings in private ownership. To the north, or rear elevation of the library, there is a narrow maintenance laneway in the ownership of the Council, with the neighbouring site in private ownership. While the scope of works proposed focusses on access improvements and refurbishment of the existing library building, it does not preclude any future extension of the library, contingent on the availability of lands currently in private ownership.

9. Recommendation

Having regard to the nature and extent of the proposed project, it is considered that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

Following consideration of the submissions, no changes to the proposal are recommended. Accordingly, it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and therefore it is recommended that the Council adopt the following Motion:

"As the proposed development is in accordance with the proper planning and sustainable development of the area, the Council approves the development of the proposed Clondalkin Library - Access Improvement and Refurbishment Works."

End of document.