

25th August 2016:

COUNTY ARCHITECT'S REPORT FOR PART 8 DISPLAY / CONSULTATION


	Project Details - Part 8 Application
	DEVELOPMENT OF A NEW PUBLIC LIBRARY ON CASTLETYMON ROAD ADJACENT TO THE JUNCTION WITH Tymon North Gardens AT TYMON, TALLAGHT, DUBLIN 24
1.	Accommodation Brief
	Construction of a new single storey library comprising 670 square metres with 50 square metres of plant room at roof level. External works will include landscaping and public realm improvements to surrounding area and adjustment of existing footpath verges to create 13 no additional parking spaces
2.	The Site location condition and services
	<p>Location: Triangular site adjoining Catholic Church on Castletymon Road and adjacent to Tymon North Gardens</p>  <p>Figure 1 Site Location Map</p> <p>The site is bounded by Castletymon Road to the east, Saint Aengus' Church, Castle Park, to the south and Tymon North Gardens to the north and east</p> <p>Site Information: The site area is .122 Hectare (.3 acres) It is a compact site, unconstrained by utilities A tree-lined stream runs along the north western boundary and forms a clear physical separation between the site and the pedestrian route adjacent to Tymon North Gardens</p>



Figure 2 Aerial view of the proposed development site from the south. (Source: Screen shots from the website “googlemaps.com” August 2016)

Site conditions, services and utilities:

There are no public services or utilities traversing the site

There is no history of flooding on the site. While the building is designed to overlook the existing stream and pedestrian walkway it is sufficiently set back from this boundary to avoid interference with the river bank.

At this stage therefore no unusual problems are anticipated regarding the topography or existing services and utilities which can service the building as proposed.

An appropriate assessment screening has been carried out for this site and is attached to this report. The conclusions are summarised at item 9 below

3. Planning Context

The South Dublin County Development Plan 2016-2020 carries a RES zoning objective for the site as set out below :

- To protect and/or improve residential amenity
- And the building and use proposed is in line with this zoning

4. Project Description

The Proposal comprises:

- The construction of a new single storey public library with a total area 670 square with 50 square metres of plant room at roof level and associated development works comprising landscaping and public realm improvements to surrounding area and adjustment of existing footpath verges to allow x no parking spaces.
- The new library will replace the existing facility at Castletymon Shopping Centre. Opening hours and services to be provided will build on those provided by the existing library.
- Additional parking will be provided as noted above with existing car parking already available in the Castletymon Shopping Centre and adjoining St. Aengus Community Centre in accordance with existing arrangements. A large number of patrons of the existing library arrive on foot and it is anticipated that this will continue given the proximity of the new site to the existing facility.

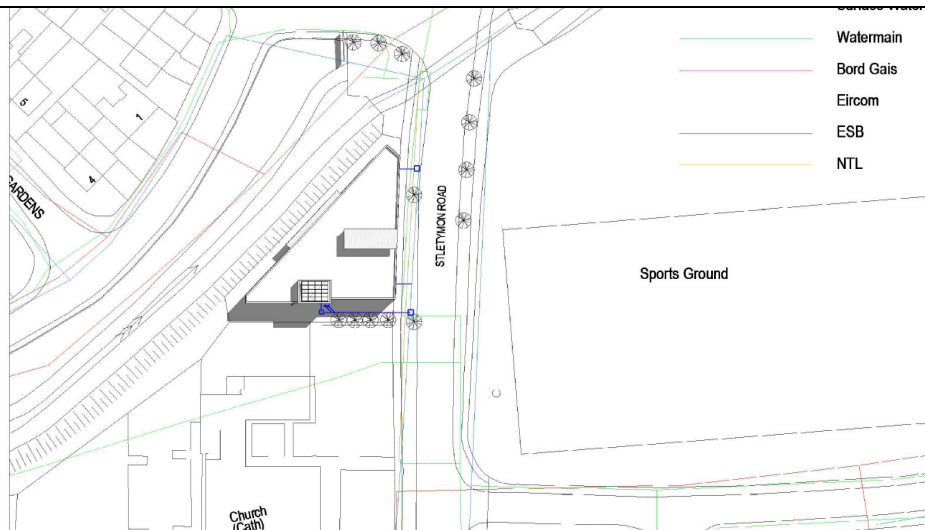


Figure 3 Proposed Site Plan

5. Architectural Design

The design provides a new civic presence onto Castletymon Road and has been set back from the adjoining church site to create a landscaped strip adding to the quality of the existing church gardens and ensuring privacy to the house.

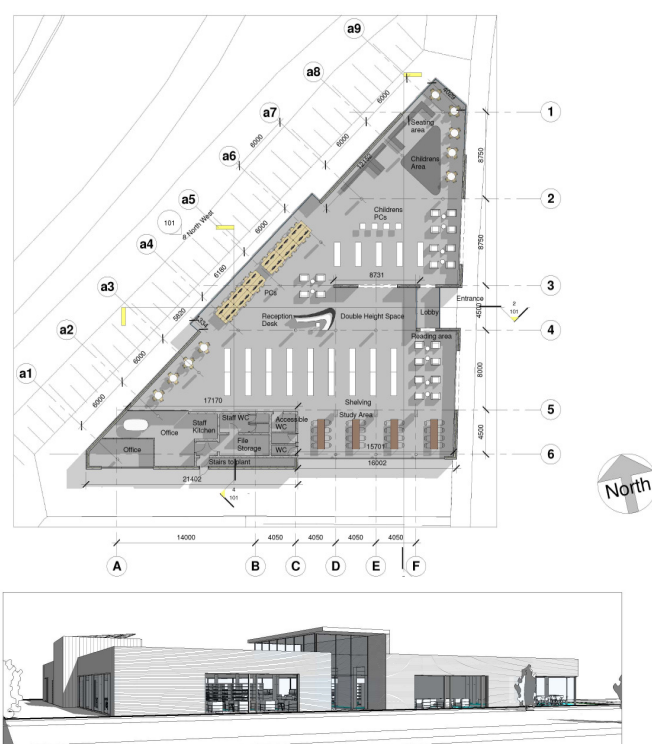


Figure 4 Proposed Ground Floor Plan and view from south along Castletymon Road

It is intended that the new building in conjunction with public realm improvements will greatly enhance the character and appearance of the existing road frontage and pedestrian route, improving passive oversight of the public roadway and the pedestrian walkway along the stream. Access to the library will be from Castletymon Road only to protect the amenities of homes on Tymon North Gardens.

7.	Project Partners:
	The development will be funded by SDCC and managed by South Dublin Libraries Design and project management will be provided by SDCC Architectural Services Department.
8.	Description of Project for Part 8 Consultation and Site Notice
	<p>SOUTH DUBLIN COUNTY COUNCIL SITE NOTICE</p> <p><u>Notice under Planning and Development Act 2000 to 2011 Public Consultation Procedure under Part 8 of the Local Government (Planning & Development) Regulations 2001 – 2013</u></p> <p>Pursuant to the requirements of the above, notice is hereby given by South Dublin County Council of the proposal to construct the following scheme</p> <p>A new Public Library on Castletymon Road adjacent to the junction with Tymon North Gardens in Tymon, Tallaght, Dublin 24</p> <p>The development will consist of:</p> <ul style="list-style-type: none"> - The construction of a new single storey public library comprising 670 square metres with 50 square metres of plant room at roof level - Landscaping and public realm improvements to surrounding area and adjustment of existing footpath verges to allow for x 13 parking spaces <p>Drawings and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the following locations during the period from Thursday 25th August to Thursday 6th October 2016:</p> <p>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).</p> <p>Castletymon Library Tymon Road North Tallaght Dublin 24, (between the hours of 9:45am – 5:00pm Monday to Thursday and 9.45am - 4.30pm on Friday and Saturday).</p> <p>The plans and particulars can be viewed on South Dublin County Council's website – www.sdcc.ie and the Public Consultation Portal http://consult.sdublincoco.ie</p> <p>Written submissions or observations with respect to this matter dealing with the proper planning and sustainable development of the area in which the development would be situated may be made in writing to:</p> <p>The County Librarian Economic, Enterprise and Tourism Development Department South Dublin County Council County Hall Tallaght Dublin 24</p> <p>The latest date for the receipt of written submissions shall be 4.00pm on Thursday 20th October 2016.</p> <p>DATE SITE NOTICE ERECTED: Thursday 25th August 2016</p> <p>It should be noted that the Freedom of Information Act applies to all records held by South Dublin</p>

	<p>County Council.</p> <p><i>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.</i></p> <p>Visit www.sdcc.ie for all your information needs</p>
9	Appropriate assessment screening
	<p>An appropriate assessment screening has been carried out for this site and is attached to this report</p> <p>The report finds that the Plan has been formulated to ensure that developments and effects arising from the Plan, either individually or in combination with other plans and projects, shall not give rise to significant effects on the integrity of any Natura 2000 site.</p> <p>The Appropriate Assessment procedure for this proposed Plan is therefore concluded at this Screening Stage and a detailed (Stage 2) Appropriate Assessment is not required.</p>
10.	Report on Public Consultation Procedure under Part 8 of the Local Government (Planning and Development) Regulations 2001 – 2012 for the proposed re-development
	<p>The Part 8 Notice above was published on Thursday 25th August 2016</p> <p>Project details were presented by the County Architect at the Tallaght Area Committee Meeting on 27th June 2016</p>