

Architectural Services Department

COUNTY ARCHITECT'S REPORT FOR PART VIII DISPLAY 14th JULY 2017

Project Title	LUCAN SWIMMING POOL AT GRIFFEEN VALLEY PARK, ESKER MANOR, LUCAN, CO DUBLIN
County Architect:	Eddie Conroy FRIAI
Senior Exec Architect:	Máire O'Sullivan MRIAI
Project Architects:	ABK Architects

Part VIII Process

<p>Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001</p>	<p>Part 8 (Public Consultation Schemes)</p> <p>Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 - 2015. This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. On completion of the display period and if any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the submissions along with a summary of the points made by them and the Local Authority's response.</p> <p>Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.</p> <p>Development by a Local Authority: 'Part VIII Process'</p> <p>From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.</p> <p>Development carried out by a Local Authority is often referred to as a 'Part 8': - this is reference to Part VIII of the Planning and Development Regulations 2001 which sets out the procedure for carrying out such developments.</p> <p>Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.</p>
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Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.

Part VIII of the Planning and Development Act 2000 refers to requirements in respect of specified development by, on behalf of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 sets out a list of the types of development prescribed for the purposes of the act.

The process is as follows:

Public Notices of the proposed development must be placed in an approved newspaper. A site notice (or notices) must be erected on the land on which the proposed development is situated – Article 81(1)(a)(b) of the Planning and Development Regulations 2001 provides guidance on the requirements.

The application, which must be submitted on the same date as the Newspaper notice, must include a cover letter / report, a copy of the newspaper and site notice and public display of the proposal in a designated public area accessible to the public during normal office hours – normally County Hall. Drawings can be made available to the public on request.

There is no fee payable on a Part 8 application.

The application is referred to internal works Departments in the County Council – (Roads, Water, Drainage).

In the case of protected structures, the application is referred to the Conservation Section, An Taisce, DEHLG and the Heritage Council.

The timeframe for third party Observations/Submissions on the Part 8 application is eight weeks from the date of lodgement. This date is specified in the public notices.

There is no fee charged for observations/submissions on a Part 8.

The proposing Department completes a report for the attention of the Executive Manager of the Planning Department. The Executive Manager will make a recommendation to the proposing department on foot of this report.

A report will then be compiled for a meeting of the Council. Following consideration of this report by the Council, the proposed development may be recommended, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the report, or decides not to proceed with the development' – as per Section 179(4)(b) of the Planning and Development Act 2000.

For a Part 8 application the period for observations/submissions is 8 weeks. There are 5 weeks allowed for a planning application submitted by private Individuals / companies under the standard planning process.

The making of a decision on a Part 8 application is a reserved function of Council, while a standard planning application is determined by the Planning Department as an executive function.

The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts set out the requirements in full.

**Wording of Site
Notice/Public
Notice**

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE/PUBLIC NOTICE

**Notice Under Planning and Development Act 2000 to 2016
Public Consultation Procedure & under Part VIII of the Planning and
Development Regulations 2001 - 2016**

Pursuant to the requirements of the above, Notice is hereby given of the proposal to construct the following scheme **by South Dublin County Council**:

A new Public Swimming Pool building, in Griffeen Valley Park, situated on Esker Manor, Lucan, County Dublin, K78 H9V9

The development will consist of:

a new single storey public swimming pool building, including gymnasium and fitness suites, changing facilities and cafeteria and associated accommodation, comprising 3,308 square metres of internal accommodation. Landscaping and public realm improvements to surrounding area and new car park to allow for 108 car parking spaces and 88 bicycle parking spaces.

The proposed works are close to a Protected Structure on the Record of Protected Structures in the South Dublin County Development Plan 2010 – 2016, number 103, "King John's Bridge, Esker, Lucan."

The proposed works will not materially affect the external appearance or character of this structure, and views of the bridge will not be affected.

Plans and particulars of the proposed schemes will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from during the period from 14th July to 28th August 2017 at: **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) and **Lucan Library, Supervalu Shopping Centre, Newcastle Road, Lucan, Co Dublin** (between the hours of 9:45am – 8:00pm Monday to Thursday and 9.45am - 4.30pm on Friday and Saturday (closed Saturdays of Bank holiday weekends)). 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>. Written submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the developments would be situated, may be made in writing to arrive no later than 5pm on 11th September 2017 to:

Senior Executive Officer of the Community Department,
South Dublin County Council
County Hall
Tallaght
Dublin 24

It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.

*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.
Visit www.southdublin.ie for all your information needs*

Project Partners	The development will be funded by a grant of €3.8Million from the Department of Transport Tourism and Sport. South Dublin County Council will fund the remainder of the €13Million capital cost.
Context and Project Description	For a full description of the context and Proposed Project please refer to the Planning Application Part 8 Report by ABK Architects which is appended to this Report.
Site Conditions	Please refer to the Civil Engineering Planning Report by Hayes Higgins which is appended to this Report.
Environmental Screening	Please refer to the Appropriate Screening Assessment by Hayes Higgins which is appended to this Report.
Part 8 Submissions & Commentary	This section will be completed at the end of the Part VIII Display period.