

COUNTY ARCHITECT'S REPORT

Rathcoole courthouse: Proposed Extension and Alterations to the former Court of Petty Sessions, Rathcoole, county Dublin

Part VIII Process, carried out under Part VIII of the Planning and Development Regulations 2001, Part 8.

Consultation Process stage.

This is an advisory report. The full report will be issued following the conclusion of the Consultation Process.



The former courthouse, as existing



An aerial view of the courthouse (Source: bingmaps.com)

Issued April 2021

	COUNTY ARCHITECT'S REPORT – Part 8 – display / consultation
Project Title:	Rathcoole courthouse: Proposed Extension and Alterations to the former Court of Petty Sessions, Rathcoole, county Dublin
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Anne Lynch FRIAI Architectural Services Department, South Dublin County Council
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001	<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 - 2012. This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the objector's names along with a summary of the points made by them and the Local Authority' 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><u>Development by a Local Authority: 'Part 8'</u></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 8 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> <p>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.</p> <p>Part 8 of the Planning and Development Act 2000 – 2007 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.</p> <p>The process is as follows:</p>

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 notice 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, and Drainage).

In the case of Protected Structures the application is referred to the Architectural Conservation Officer, and to the “Prescribed Bodies” under the Planning and Development Regulations 2001: Minister for Culture, Heritage and the Gaeltacht, the Heritage Council, the Arts Council, Fáilte Ireland and An Taisce.

The timeframe for third party Observations/Submissions on the Part 8 application is six 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 (as amended). For a part 8 application the period for observations/submissions is 6 weeks.

There are 5 weeks allowed for a normal planning application.

The making of a decision on a Part 8 application is a reserved function of Council, while for a normal planning application this is 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.

Public Notice:

South Dublin County Council
Proposed New Works to a Protected Structure

PLANNING & DEVELOPMENT ACT 2000 (as amended)
PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2018

Part 8 PUBLIC NOTICE

Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following development by South Dublin County Council:

Rathcoole Courthouse

Proposed Extension and Alterations to the former Court of Petty Sessions, Rathcoole, County Dublin

Works to the existing building and its site which is a Protected Structure include:

- Demolition of the existing outbuildings and gates which are in the yard behind the former courthouse building
- Demolition of part of the back wall of the former courthouse building where the proposed new extension will connect to the existing building.
- Works to allow access for all members of the community within the existing building include construction of a new toilet in the large room, a new access ramp up to the stage in the large room and fitting of an electronic motor to automate of the entrance door to the smaller room.
- Repair and partial replacement of the suspended timber floor.
- Replacement of the existing roof tiles with new roof tiles
- Repair of the structural roof timbers and cornice above the larger room after water ingress, damage to internal finishes and decay of structural roof timbers.
- Mechanical and electrical works as required.

The construction of a new Extension behind the former courthouse building will include:

- A café / servery and kitchenette
- Toilets and public conveniences
- A meeting room

The proposed works also include alterations to the boundary condition between the lane and the courtyard behind the existing building, new hard landscaping works and all necessary associated ancillary works on the site and adjacent areas.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment. 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 Environmental Impact Assessment (EIA) is 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 environment.

Plans and particulars of the proposed development will be available for inspection or for purchase at a fee not exceeding the reasonable cost of making a copy for a period of four weeks from Monday, 12th April 2021 until Tuesday 11th May during the public opening hours at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24 and at Clondalkin Civic Offices, Dublin 22, and on the Council's Public Consultation Portal website <http://consult.sdublincoco.ie>

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 may be made in writing up to

	<p>4.30 pm on Tuesday 25th May 2021 and may be submitted either via:</p> <p>Online Submissions: http://consult.sdublincoco.ie or Post to: Senior Executive Officer, Housing, Social & Community Development Department, 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, 1997-2006 (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. Submissions cannot be accepted in any other format or to any other postal address. Submissions and observations should state the name, address, and, where relevant, details of any organisation, community group or company etc. which you represent. Date site notice erected: Friday 9th April 2021.</p> <p>Director, Housing, Social & Community Development, South Dublin County Council, County Hall, Tallaght, Dublin 24.</p> <p>Visit www.southdublin.ie for all your information needs</p>
Context:	<p>The former courthouse and its site are located on the main street of Rathcoole village. The ordnance survey grid reference is 701977, 726733 and the map sheet number is 3388-18. The area of the footprint of the existing courthouse building is 88 square meters (sq.m.).</p> <p>The area of the site of the courthouse, including the forecourt to the former judge's robing room, the yard to the rear and the outbuildings and offices arranged around the yard is 336 sq.m., or 0.08 of an acre, or 0.0336 hectares.</p> <p>Refer to the architectural drawings of the development respectively: drawing numbers</p> <p>SHEET 01, LOCATION MAP, SHEET 02, EXISTING SITE PLAN, SHEET 03, PROPOSED TAKE DOWN SHEET 04, PROPOSED SITE/FLOOR PLAN, SHEET 05, SECTION A-A, SHEET 06, SECTION B-B, SHEET 07, SECTION C-C SHEET 08, ELEVATIONS SHEETS 09 up to 16 inclusive, which are drawings of the existing joinery in the building.</p> <p>Other documents which describe the proposed works are: The Archaeological Heritage Impact Assessment report, The Architectural Conservation report, and The Appropriate Assessment Screening Report.</p> <p>Concept sketch/ design approach/ constraint</p> <p>The former courthouse is a single-storey, detached building situated on the south side of the Main Street of Rathcoole village, to the south of the N7 national route. The existing former courthouse and outbuildings are within an existing, defined site and the completed works will not impact on the surrounding dwelling plots.</p> <p>In terms of construction detail and finishes, the former courthouse is built from common canal bricks with external lime roughcast wall finishes to side and rear, and a more formal façade treatment to the main street. The interior is finished with smooth lime plaster. All</p>

external windows and doors and internal doors are of timber. The windows are side-hung casements with top-hung vent lights, most of the doors are flat-panelled doors with planted-on bolection mouldings. The floors are raised suspended timber floors, and the simple pitched roofs are covered with a fibre cement tile arranged in a diamond pattern. Decorative details and internal finishes are plain and robust. There is a small forecourt before the entrance to what was the former judge's robing room, and a small yard to the rere which contains modern outbuildings; the ground surface of the former is concrete pavements and the latter is poured concrete.

The proposed development comprises the following works: demolition of the existing, modern outbuildings in the rere yard, demolition of part of the boundary wall to the rere of the former courthouse, demolition of part of the back wall of the former courthouse to create a new 2.4 metre wide and 2.4 metres high opening in the existing wall which will connect with a new extension, construction of a new extension in the yard to the rere of the former courthouse comprising toilets / public conveniences including an accessible bathroom, a meeting room, a café-server and kitchenette, modifications to the existing built fabric (mechanical and electrical services, accessibility ramps and conservation works to the existing building) and ancillary works within the confines of the site.

The following areas apply to the site and building, as existing:

- Site area: 336 sq.m. / 0.08 of an acre / 0.0336 hectares
- Internal floor area of the existing, former courthouse building: 88 sq.m.
- Internal aggregate floor area of the existing, modern outbuildings: 45 sq.m

The following areas apply to the site and building, as proposed:

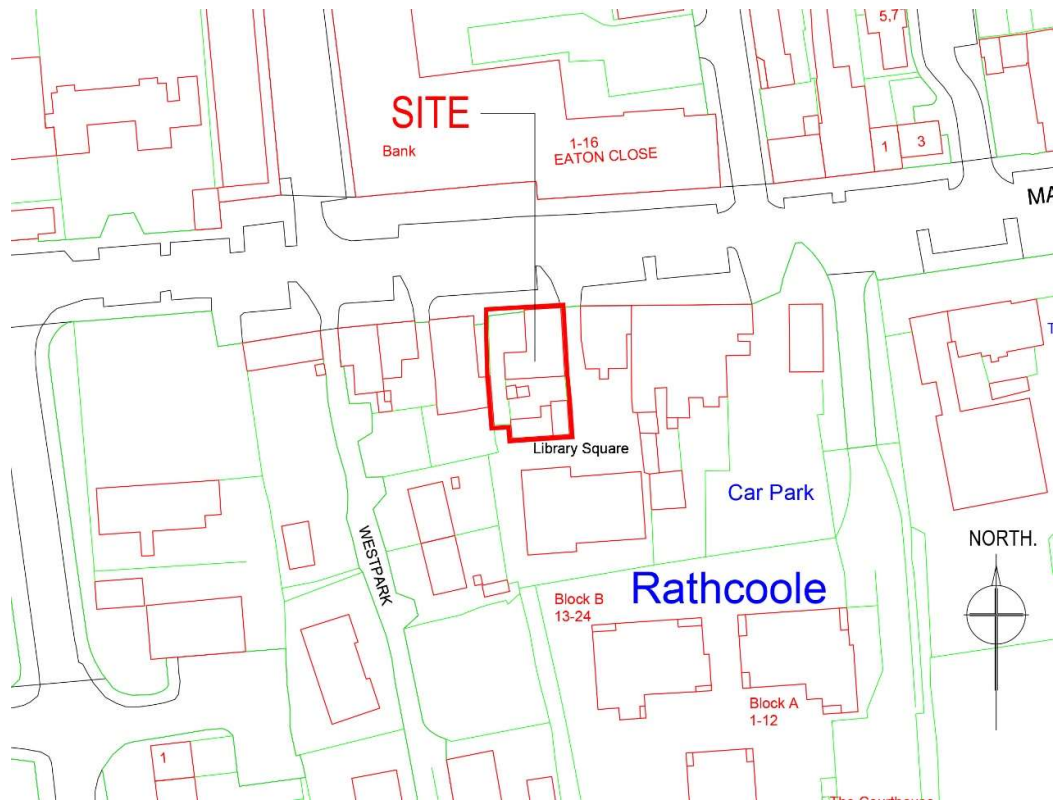
- Site area: 336 sq.m. / 0.08 of an acre / 0.0336 hectares (remains the same)
- Proposed extension to the existing building, internal area: 61.5.0 sq.m.
- Total, proposed internal floor area: 150 sq.m.

Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be adjusted to reflect the outcomes of the public consultation.

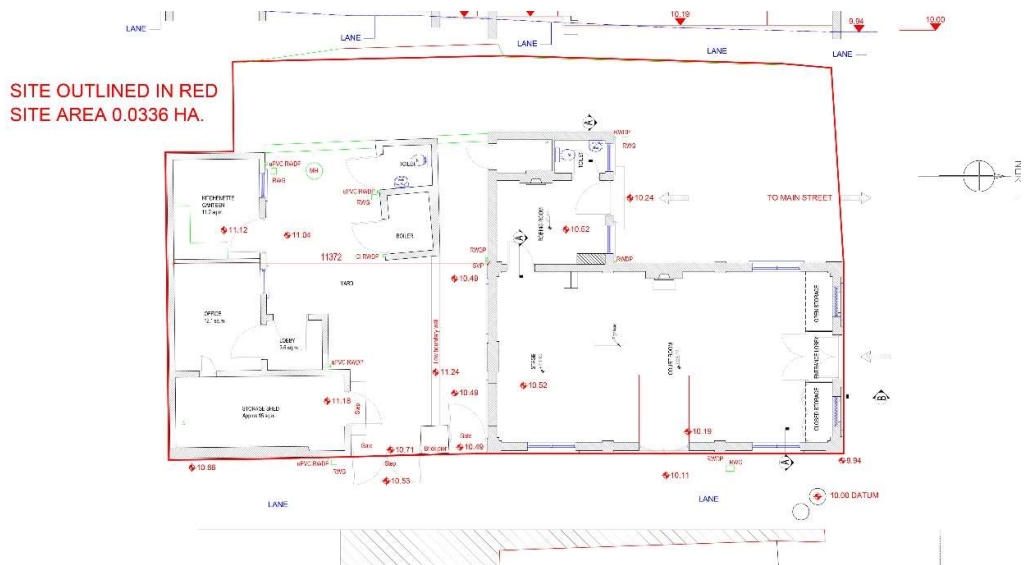
The estimated cost of the works is approximately € 390,000.00 inclusive of VAT. This does not include the cost of professional fees, capital contributions, fees and levies payable. The project is being part funded by South Dublin County Council.

The overall Project Budget is subject to approval by the Department of Rural and Community Development who are grant aiding the project under the Town and Village Renewal Scheme.

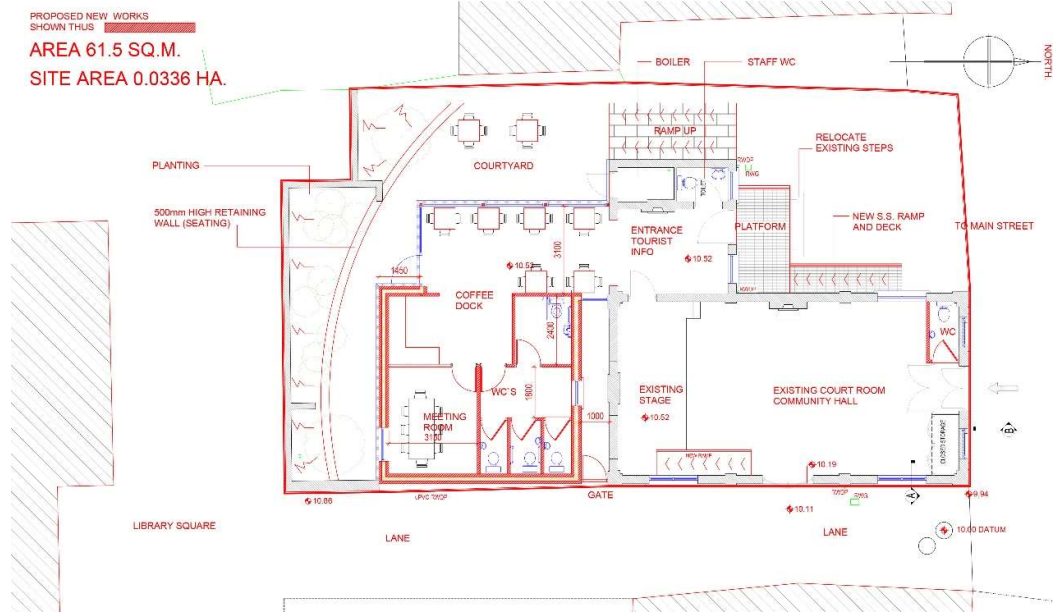
Site Location Plan (North is up the page)



Site Plan, as existing (North is to the right side of the page)



Plan of Proposal (North is to the right side of the page)



Planning / Zoning for the site

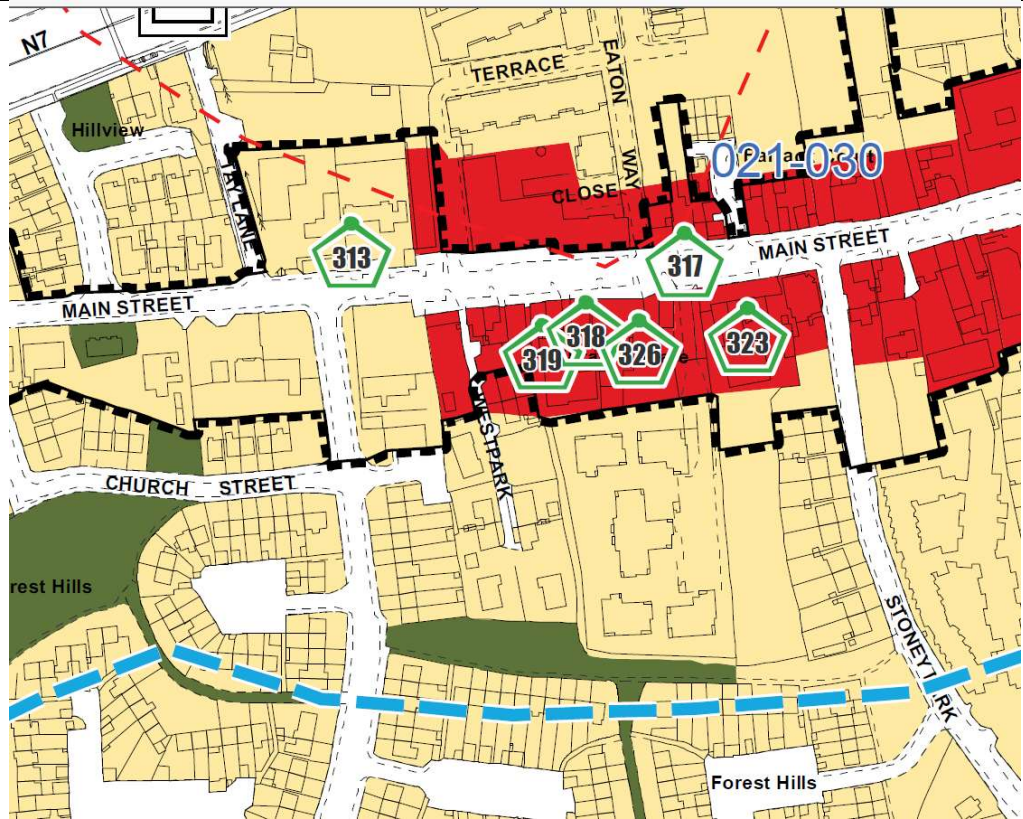
Planning / Zoning

The lands are zoned – **South Dublin County Council Development Plan 2016-22**

Zoning Objective VC: “To protect, improve and provide for the future development of Village Centres”

The zoning of the site, coloured red on the map below, supports an extension to the existing building on the plot and the criteria as applicable from the Development Plan supports the proposed density. The proposed development complies in principle with the relevant Development plan polices.

Planning Designation: The planning designation is for Community Use.



Zoning map for Area (extract from the County Development Plan 2016 – 2022). The site can be identified by its Record of Protected Structures (R.P.S.) map reference number 319.

The development plan policies that affect the site directly are the following:

3. COMMUNITY INFRASTRUCTURE (pages 47 – 64 inclusive)

3.14.0 Community Infrastructure Delivery

Community Floorspace: Community centres in Adamstown, Lucan and Fortunestown;
Improvements to existing facilities in Newcastle and Rathcoole.

ET6 Objective 2:

To support the development of local tourist and heritage trails at suitable locations such as Brittas, Clondalkin, Lucan, Newcastle-Lyons, Rathcoole, Rathfarnham, Saggart, and Tallaght and seek to make such trails interactive e.g. development of application software.

5.1.2 TRADITIONAL VILLAGES

South Dublin County has grown around the nine traditional villages of Clondalkin, Lucan, Newcastle, Palmerstown, Rathcoole, Rathfarnham, Saggart, Tallaght and Templeogue. Each of the villages has a unique character and offers a diverse range of professional and retail services. In recognition of the unique historic character of each village and the opportunities offered, particularly in relation to local and niche retailing, tourism and as a focal point for community events and festivals, a Village Centre zoning objective is applied to the nine traditional villages.

Land Use Zoning Objective 'VC': 'To protect, improve and provide for the future development of Village Centres'.

The Village Centre zoning will support the protection and conservation of the special character of the traditional villages and provide for enhanced retail and retail services, tourism, residential, commercial, cultural and other uses that are appropriate to the village context.

	<p>URBAN CENTRES (UC) Policy 3 Village Centres</p> <p>UC3 Objective 1: To protect and conserve the special character of the historic core of the traditional villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of the villages informs the design approach to new development and renewal, in particular in Architectural Conservation Areas (ACAs).</p> <p>UC3 Objective 3: To support and facilitate the future development of tourism related infrastructure and promote events such as markets, festivals and concerts in the traditional villages of the County.</p> <p>UC3 Objective 4: To continue to improve the environment and public realm of village centres in terms of environmental quality, urban design, safety, identity and image.</p> <p>UC3 Objective 6: To encourage and facilitate the re-use and regeneration of derelict land and buildings for appropriate centre uses and encourage the full use of buildings, and in particular the use of upper floors and backlands, with due cognisance to the retail sequential approach, quality of urban design, integration and linkages.</p> <p>UC3 Objective 7: To reinforce village centres as a priority location for new mixed use development and to promote and support new development that consolidates</p> <p>The zoning of the site supports the proposed development. The proposed development complies in principle with the relevant Development plan policies.</p> <p>DENSITY</p> <p>Density will not be affected by the proposed works.</p> <p>Site Area – Total site area : 336 sq.m. / 0.08 of an acre / 0.0336 hectares</p> <p>The proposals as submitted for Part 8 Public Consultation are in compliance with the County Development Plan Objectives.</p>
<p>Habitats Directive Assessment</p>	<p>Habitats Directive Assessment Ecological Survey and Screening of a proposed development on site. Screening Assessment Conclusion</p> <p>The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment. The Appropriate Assessment Screening Report 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 Environmental Impact Assessment (EIA) is 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 environment.</p> <p>This screening report has evaluated the proposed development by South Dublin County Council at the site, to determine whether or not significant negative impacts on Natura 2000 sites are likely to arise by virtue of its construction and use.</p> <p>The Appropriate Assessment Screening Report is included in the documents which form part of this public consultation.</p>

**Project
Description
& Design**

Rathcoole courthouse: Proposed Extension and Alterations to the former Court of Petty Sessions, Rathcoole, county Dublin

The proposed development shall consist of:

In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes an extension and alterations to be constructed at ground floor level to the former Court of Petty Sessions, Rathcoole, county Dublin.

Statutory Protections: The former courthouse building and its site are a Protected Structure under the south county Dublin County Development Plan, the Record of Protected Structures, Map Reference Number 319. The Address, Location is "Library Building, Rathcoole", and the Description is "Court Of Petty Sessions". The building was formerly used as a public library after it ceased to be used as a court building.

The site is in the Rathcoole village Architectural Conservation Area (A.C.A.) and is also within the Zone of Archaeological Potential (Z.A.P.), R.M.P. Ref. No. DU021-030.

The courthouse is in the National Inventory of Architectural Heritage (N.I.A.H.) survey of the south county Dublin, Registry Number 11213015, of Regional Rating and of architectural, social and technical interests.

Works to the existing building and its site include:

- Demolition of the existing outbuildings and gates which are in the yard behind the former courthouse building: office, kitchenette, toilet and boiler house, excavation of their foundations and substructures, grubbing up and making good, and removal of the existing underground drains, as per drawing number SHEET 03, PROPOSED TAKE DOWN.
- Demolition of part of the back wall of the former courthouse building where the proposed new extension will connect to the existing building, as per drawing number SHEET 03, PROPOSED TAKE DOWN.
- Works to allow access for all members of the community within the existing building include construction of: a new toilet in the large room, a new access ramp up to the stage in the large room and fitting of an electronic motor to automate of the entrance door to the smaller room, as per drawing number SHEET 04, PROPOSED SITE/FLOOR PLAN.
- Repair and partial replacement of the suspended timber floor.
- Replacement of the existing roof tiles with new roof tiles
- Repair of the structural roof timbers and cornice above the larger room after water ingress, damage to internal finishes and decay of structural roof timbers.
- Mechanical and electrical works required, which include: new lighting, space and water heating, emergency lighting, fire, heat & smoke detectors, security alarm and detection system and audio loop system (Audio Frequency Induction loop (AFIL)) in the main event room and at the main reception desk.

The construction of a new Extension behind the former courthouse building will include:

- A café / servery and kitchenette
- Toilets and public conveniences
- A meeting room

We propose to retain the calp limestone boundary wall which encloses the site to the south of the former courthouse, and to remove part of it to the south-west of the former courthouse. There is a possibility that some of the boundary wall to the south might also need to be taken down and reconstructed because parts of it were incorporated into the more modern outbuildings to the rear of the court building, which we propose to demolish, and other parts have been crudely reconstructed with concrete block infill at some time in the past.

	<p>The proposed works also include alterations to the boundary condition between the lane and the courtyard behind the existing building, new hard landscaping works and all necessary associated ancillary works on the site and adjacent areas.</p> <p>Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be reviewed in the light of observations submitted during the public consultation period.</p> <p>The overall Project Budget is subject to approval by the Department of Rural and Community Development who are grant aiding the project under the Town and Village Renewal Scheme. South Dublin County Council are also part funding the project.</p>
Landscaping	Conservation of the existing yard with supplementary planting to boundaries where existing properties abut with the proposed development site. Removal of undergrowth and weed plants on site. Landscaping of open space areas and local upgrading of boundaries and conservation of stone boundary walls.
Ancillary Works to Project:	<p>Connection to existing local services (drainage, water, gas, electrical, telecoms)</p> <p>Alteration / Upgrading of existing landscaping and open space.</p> <p>Minor re-routing of existing services within the building plot</p>
Project Partners	<p>Community Services department of South Dublin County Council</p> <p>Department of Rural and Community Development who will part fund the project</p> <p>Rathcoole Community Council, who will manage the community facility on behalf of South Dublin County Council.</p>
Site / Services Constraints:	All major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.
Internal Comments	<p>Water Supply – water supply is adequate.</p> <ul style="list-style-type: none"> Will be reported at final stage of Part 8. Other comments to be reviewed during consultation period.
Flood	<ul style="list-style-type: none"> Ensure floor levels are above 100-year projected flood events.
Surface Water	<p>Surface water - available to the existing, former courthouse building.</p> <p>Surface water discharge is to be retained on site by the use of carefully designed and integrated sustainable drainage measures, including the following the installation of a green roof over at the entrance area and hub, landscaped Swales at the site perimeter in conjunction with boundary planting. This represents a substantial increase in the area of permeable and planted surfaces on the site. Final surface water discharge will be to 2 soakaways on site designed to meet BRE 365 standards.</p>
Foul drainage	<p>Foul drainage - available to the existing, former courthouse building.</p> <p>Needs to be fully scoped to ensure capacity of existing network.</p>
Roads Roads Access	Roads access and capacity are within acceptable and safe limits.
Statutory	<p>Ecological Survey and Screening of a proposed housing development on site, prior to any disturbance of the overall site, is required to fulfil legislative obligations under the EU Habitats Directive.</p> <p>The Screening Assessment conclusions are included above in compliance with the Directive.</p> <p>Other comments to be reviewed during consultation period.</p> <p>The proposed Scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). The proposal has undergone a preliminary examination for Environmental Impact Assessment of the proposal and the Planning Authority has concluded</p>

	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. Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.
Irish Water	Application for Foul and Water services to be completed. No known diversions.
Parks	For Comment
Circulation to prescribed bodies	In the case of Protected Structures the application is referred to the Architectural Conservation Officer, and to the “Prescribed Bodies” under the Planning and Development Regulations 2001: <ul style="list-style-type: none"> - Minister for Culture, Heritage and the Gaeltacht, - the Heritage Council, - the Arts Council, - Fáilte Ireland, and - An Taisce.
April 2021	Anne Lynch FRIAI Senior Architect
Part 8 Submissions & Commentary	All submissions will be recorded by the Community Services department of South Dublin County Council and a commentary will be provided below on the main issues raised during the consultation period. SPACE RESERVED FOR COMMENT following Consultation Process Review