

Architectural Services Department

County Architect's Report

Clondalkin Library Monastery Road Clondalkin, Dublin 22 | Part 8 | 2024



30th August 2024

	<p>County Architect's Report Part 8</p> <p>Part VIII Process, carried out under Part VIII of the Planning and Development Regulations 2001, Part 8. Consultation Process stage.</p> <p>This is an advisory report. The full report will be issued following the conclusion of the Consultation Process.</p>
Project Title:	Clondalkin Library: Proposed Extension and Alterations to protected Structure. Monastery Road, Clondalkin, Dublin 22.
County Architect:	Cian Harte MRIAI 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 (as amended). 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>Development by a Local Authority: 'Part 8'</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 refers to requirements in respect of specified</p>

	<p>development by, on behalf of, or in partnership with Local Authorities.</p> <p>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> <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.</p> <p>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.</p> <p>There is no fee payable on a Part 8 application.</p> <p>The application is referred to internal works Departments in the County Council – (Planning, Roads, Water, and Drainage).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>There are 5 weeks allowed for a normal planning application.</p> <p>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.</p> <p>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.</p>
Public Notice:	South Dublin County Council

Notice of proposed new works to a Protected Structure

PLANNING & DEVELOPMENT ACT 2000 (as amended)

PLANNING AND DEVELOPMENT REGULATIONS 2001 (as amended)

Part 8 PUBLIC NOTICE OF PROPOSED WORKS BY A LOCAL AUTHORITY

Location: Clondalkin Library, Monastery Road, Clondalkin, Dublin 22.

Nature & Extent of the Proposed Development:

Pursuant to the requirements of the Planning and Development Act, 2000 (as amended), South Dublin County Council (SDCC) hereby give notice of proposed extension & alterations to Clondalkin Library, Monastery Road, Clondalkin, Dublin 22.

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

- Demolition of the existing boiler house (1970's addition) & bin store to west end of the library.
- Two storey extension to contain accessible stair & lift.
- Conservation work to the existing building and ancillary works within the confines of the site to be agreed with the Conservation officer prior to commencement.
- Openings in existing external wall for access of new stairs/lift access. One of the openings is an original door opening that provided access to western yard. (blocked CA 1970's)
- Repair and/or partial replacement of windows. Survey/Report of windows required prior to extent of works.
- Associated upgrading of path/slope, soft landscape works, lighting, signage, and development works necessary to facilitate the proposed development.
- Associated Mechanical and electrical works as required.
- All necessary associated ancillary works on the site and adjacent areas.

The plans 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 from 5th September 2024 up to and including 17th October 2024 during office opening hours at:

South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 A3XC

The plans and particulars of the proposed development are available for inspection online during the same period on the Council's Public Consultation Portal website (<http://consult.sdblincoco.ie>)

A screening for Environmental Impact Assessment (EIA) has been carried out and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. A determination has been made that an EIA is not required.

A screening for Appropriate Assessment (AA) has been carried out in respect of the proposed development and concludes that there is no real likelihood of significant effects on a European site or sites. A determination has been made that an AA is not required.

A person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (as amended).

Signed: Director of Economic, Enterprise & Tourism Development, SDCC.

	<p>Website: www.sdcc.ie</p> <p>Date of Erection Notice: 5th September 2024</p>
	<p>The Existing Public Library is located on Monastery Road, Clondalkin. The ordnance survey grid reference is 307436, 231233 and the OS map number is 3326-10. The area of the footprint of the library building is 265 square meters.</p> <p>The area of the site of the library, the yard to the rear outbuildings is approximately 380sqm or 0.1 acres. This figure includes the area of the building's footprint 265 sqm., the strip of ground behind the library and the paved access ramp.</p> <p>Refer to the architectural drawings of the development respectively:</p> <p>Drawing numbers:</p> <ul style="list-style-type: none"> sheet 01, location map. sheet 02, existing plans. sheet 03, proposed ground/first floor demolition plans. sheet 04, proposed ground floor plan. sheet 05, proposed first floor plan sheet 06, existing elevations / section sheet 07, proposed elevation /section sheet 08, proposed elevation/ section <p>Other documents which describe the proposed works that form part of this application as noted below:</p> <ul style="list-style-type: none"> • Appraisal and Architectural Impact Assessment Report. • The Appropriate Assessment Screening Report. <p>Concept sketch/ design approach/ constraint</p> <p>Clondalkin library is located on Monastery Road, approximately 500 metres east-southeast of the historic core of Clondalkin village. It is in the townland of Clondalkin, the parish of Clondalkin and the barony of Uppercross. The ordnance survey grid reference is 307436, 231233 and the map sheet number is 3326-10. It is a Carnegie library built in the Arts and Crafts style to the designs of architect T.J. Byrne, one of two such libraries designed by him in South County Dublin, the other being at Whitechurc. T.J. Byrne (1876-1939) was architect to the South Dublin Rural Council and later Principal Architect to the Board of Works. The 80 or so Carnegie libraries built in Ireland were part-funded by money from the Carnegie Trust, which was set up by Andrew Carnegie, a Scottish businessman who made his fortune in steel in the U.S.A. The library was opened in 1910.</p> <p>The library is situated on a slight incline; the ground rises along Monastery Road gently from west to east and falls from south to north. The lands around the library have been mostly developed with suburban housing during the last three decades. It is a six-bay, two-storey building, rectangular in plan outline with a squat, square tower near its south-eastern corner which contains the current stairs. The large reading rooms are situated in the main block of the library, one on each floor. They are well lit rooms and cross-ventilated by windows along both walls. There are two single-storey annexes at the east and west ends of the library, which contain cellular staff accommodation and a boiler house respectively.</p> <p>The existing Library is within an existing well-defined site and the proposed works will not impact adversely on the surrounding buildings/ dwelling plots.</p>

	<p>The following areas apply to the site and building, as existing:</p> <ul style="list-style-type: none"> - Site area: Approx 380 sqm. / 0.1 acres. - Internal floor area of the existing floors of Library building: 373sq.m. <p>The following areas apply to the site and building, as proposed:</p> <ul style="list-style-type: none"> - Site area: 380 sqm. / 0.1 acres (remains the same) - Proposed extension to the existing building, internal area: 24sq.m. <p>Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout maybe adjusted to reflect the outcomes of the public consultation.</p> <p>The estimated cost of the works is approximately €645,000 inclusive of VAT. This does not include the cost of professional fees, capital contributions, fees and levies payable. Approx. costs €150,000.</p> <p>The overall Project Budget is subject to approval and Capital funding by SDCC.</p> <p>The Primary objective of the proposed works is to improve universal access to the library allowing increased useability for staff & public, allowing the Library to be used to its fullest extent and to continue to serve the widest possible number of users.</p>
<p>Planning / Zoning for the site</p>	<p>Planning / Zoning</p> <p>The lands are zoned – <i>South Dublin County Council Development Plan 2012-28</i></p> <p>Zoning Objective RES: “To protect and/or improve residential amenity”</p> <p>The zoning of the site, coloured pale yellow 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.</p> <p>Planning Designation: To protect and/or improve residential amenity.</p>  <p>Location of Library Objective RES To protect and/or improve residential amenity.</p> <p>Zoning map for Area (extract from the County Development Plan 2022 – 2028). The site can be identified by its Record of Protected Structures (R.P.S.) map reference number 149.</p> <p>The development plan policies that affect the site directly are the following:</p>

	<p>Provide an innovative, community focused public library service to all who live, work and study in South Dublin County.</p> <p>COS10 Objective 1: To support the development of the County's library services and the implementation of key objectives, as set out in Open to You - South Dublin Library Development Plan (2018-2022) or any superseding document.</p> <p>DENSITY</p> <p>Density will not be affected by the proposed works.</p> <p>Site Area</p> <p>The proposals as submitted for Part 8 Public Consultation are in compliance with the County Development Plan Objectives to improve accessibility.</p>
Habitats Directive Assessment	<p>Habitats Directive Assessment</p> <p>Ecological Survey and Screening of a proposed development on site.</p> <p>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	<p>Clondalkin Library: Proposed Extension and Alterations</p> <p>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.</p> <p>Statutory Protections: Clondalkin Library is protected under the Planning and Development Acts as follows: the "Public Library, Monastery Road, Clondalkin" is referred to in the Council's Record of Protected Structures (R.P.S.) (Map Ref. No. 149) under the County Development Plan 2022 - 2028 - Schedule 2, Record of Protected Structures, referred to as a "two storey library". In the maps of the County Development Plan 2022 – 2028 the lands around the library are zoned "to protect and/or improve residential amenity" (pale yellow).</p> <p>The library and its site are not part of the Clondalkin Village Architectural Conservation Area (A.C.A.).</p> <p>The structure is identified in the National Inventory of Architectural Heritage (NIAH) survey of the South Dublin County Area, under Registry Number 11209050. The NIAH rates the structure as being of Regional Rating, and being of artistic, architectural, historical, social and technical interest.</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 primary objective is to improve accessibility to the building to allowing increased useability for staff & public.</p>
Landscaping	Replacement of Planting to front elevation to a more suitable planting scheme. Removal of undergrowth and weed plants on site.
Ancillary Works to Project:	Connection to existing local services (drainage, water, gas, electrical, telecoms) Alteration / Upgrading of existing landscaping and open space. Minor re-routing of existing services within the building plot as required & appropriate.
Project Partners	Libraries services department of South Dublin County Council Department Capital funding from SDCC.
Site / Services Constraints:	All major existing services runs have been identified insofar as practicable for the design. Local alterations to layout may be required 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 following consultation period.
Flood	<ul style="list-style-type: none"> • Ensure floor levels are above 100-year projected flood events. Subject to requirements of consultation.
Surface Water	<p>Surface water - available to the existing Library.</p> <p>Surface water discharge is to be retained on site insofar as practical using carefully designed and integrated sustainable drainage measures, in conjunction with boundary planting.</p>
Foul drainage	Foul drainage - available to the existing building.
Roads Roads Access	Road's access and capacity are within acceptable and safe limits. No parking available at site. 2 no. accessible parking spaces across the road. Public transport: Bus routes that pass near Monastery Road: 126 13 750 G1 L54 60 68, 69
Statutory	<p>Ecological Survey and Screening of a proposed development on site, prior to any disturbance of the overall site, is required to fulfil legislative obligations under the EU Habitats Directive. The Screening Assessment conclusions are included above in compliance with the Directive. 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 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.</p>
Irish Water	N/A
Parks	N/A

Circulation to prescribed bodies	<p>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:</p> <ul style="list-style-type: none"> - Minister for Culture, Heritage and the Gaeltacht, - the Heritage Council, - the Arts Council, - Fáilte Ireland, and - An Taisce.
July 2024	Cian Harte MRIAI County Architect
Part 8 Submissions & Commentary	<p>All submissions will be recorded by the Library Services department of South Dublin County Council and a commentary will be provided below on the main issues raised during the consultation period.</p> <p><i>Space reserved for comment following Consultation Process Review</i></p>