

## Architectural Services Department

### COUNTY ARCHITECT'S REPORT FOR PART VIII DISPLAY 24<sup>th</sup> JULY 2017

Project Title	THE GRANGE CASTLE PROJECT
County	Eddie Conroy, architect FRIAI
Architect:	
Senior Exec	Feargal Ó Súilleabháin, architect MRIAI
Architect:	
Project	Brady Shipman Martin
Landscape	
Architects:	

#### Part VIII Process

Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001	<p>Part VIII (Public Consultation Schemes)</p> <p>Developments by a local authority are subject to a public consultation process as set out in the Planning &amp; 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>
---	--

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.

Development by a Local Authority: 'Part VIII Process'

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.

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.

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 prescribed 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.

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 VIII 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 - 2017

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

Conservation works to Grange castle and development of a new public park around the  
castle situated at Grange castle, Grange Castle Business Park, Clondalkin, Dublin 22

The development will consist of:

- The conservation of Grange castle, a Protected Structure and Recorded Monument
- The construction of a new public park around the castle, landscaping and public realm  
improvements to the surrounding area.

The proposed works are in the curtilage of a Protected Structure on the Record of  
Protected Structures in the South Dublin County Development Plan 2016 – 2022, Map  
Reference Number 132, “Grange Castle, Clondalkin Stone Tower House (Ruin) (RM).  
The works are proposed on a site which is protected under the National Monuments  
Acts 1930 (as amended); Grange castle is a Recorded Monument and a Protected  
Structure. The proposed works will not materially affect the external appearance or  
character of this structure.

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 24th July to 22nd August 2017.

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  
South Dublin County Council, Civic Offices, Clondalkin, Dublin 22 (between the hours of  
9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday).

The plans and particulars can be viewed on South Dublin County Council’s website –  
[www.sdcc.ie](http://www.sdcc.ie) and the Public Consultation Portal <http://consult.sdublincoco.ie>

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:

Senior Executive Officer of the Economic, Enterprise and Tourism Development  
department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.

The latest date for the receipt of written submissions shall be 5.00pm on 5th September  
2017.

DATE SITE NOTICE ERECTED: 24th July 2017

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](http://www.southdublin.ie) for all your information needs

Project Partners The development will be funded by a South Dublin County Council.

Context and Project Description Grange castle, a Protected Structure and Recorded Monument, is located in the townland of Grange, and the barony of Newcastle. Its ordnance survey X, Y Coordinates are 703857, 731880 and the relevant map numbers are 3260-D and 3325-B. It is a prominent landmark building set in a generally flat open landscape that is rich in archaeological heritage. Grange castle was built about 1580, one of several castles including the nearby Nangor castle (demolished), Adamstown castle, Cheeverstown, Lucan, Belgard, Templeogue and Rathfarnham that were built during the fifteenth and sixteenth centuries around the edge of the Pale, to defend this sphere of Anglo-Norman control and influence around Dublin that expanded and contracted according to political events. The castle or fortified house with its bawn was also central to the organisation of a farm, a site of 87 acres as recorded in the Down Survey of 1650. The castle and site remained in use as a house and farm until acquired by Dublin County Council.

South Dublin County Council intends to conserve Grange castle and its site which is in the Grange castle business park, a designed parkland situated in south-west county Dublin between Clondalkin and Lucan villages. There are two proposals:

- (i) to conserve the castle as a ruin, and
- (ii) to develop a new public park on the open space around the castle.

In summary the proposed conservation works to the castle include the removal of trees, ivy and shrubs, stabilisation of the existing fabric by surface consolidation, repair of wall tops, localised raking out and re-pointing of weak or eroded mortar joints and possible grouting of weakened wall cores, dressing of wall tops with a lime mortar fillet flaunching, bracing of openings and shoring of walls, architectural conservation monitoring of debris clearance and recording of significant details. Permanent bracing and shoring of the walls with new structural steelwork will provide the lateral stability previously provided by the interim timber floors and roof structures, all of which have been lost. The proposed public park will include new tree and grassland planting, new walk ways and landscape features.

South Dublin County Council has developed a Conservation Plan based on interdisciplinary consultation among professionals, stakeholders and the county council, based on the county Development Plan, the Grange castle Masterplan, the county Tourism Strategy and based on a thorough understanding of the site, the castle, their historical development and identification of where their significance lies. The historical, archaeological, social and architectural significance and strategic position of the castle and its site makes this project an important element in the overall development of the business park and in the wider Clondalkin and Lucan areas. The project proposes to conserve and stabilise the condition of the castle and to improve the presentation of its site so that the castle can be visited by members of the public and be positioned within a new public park.

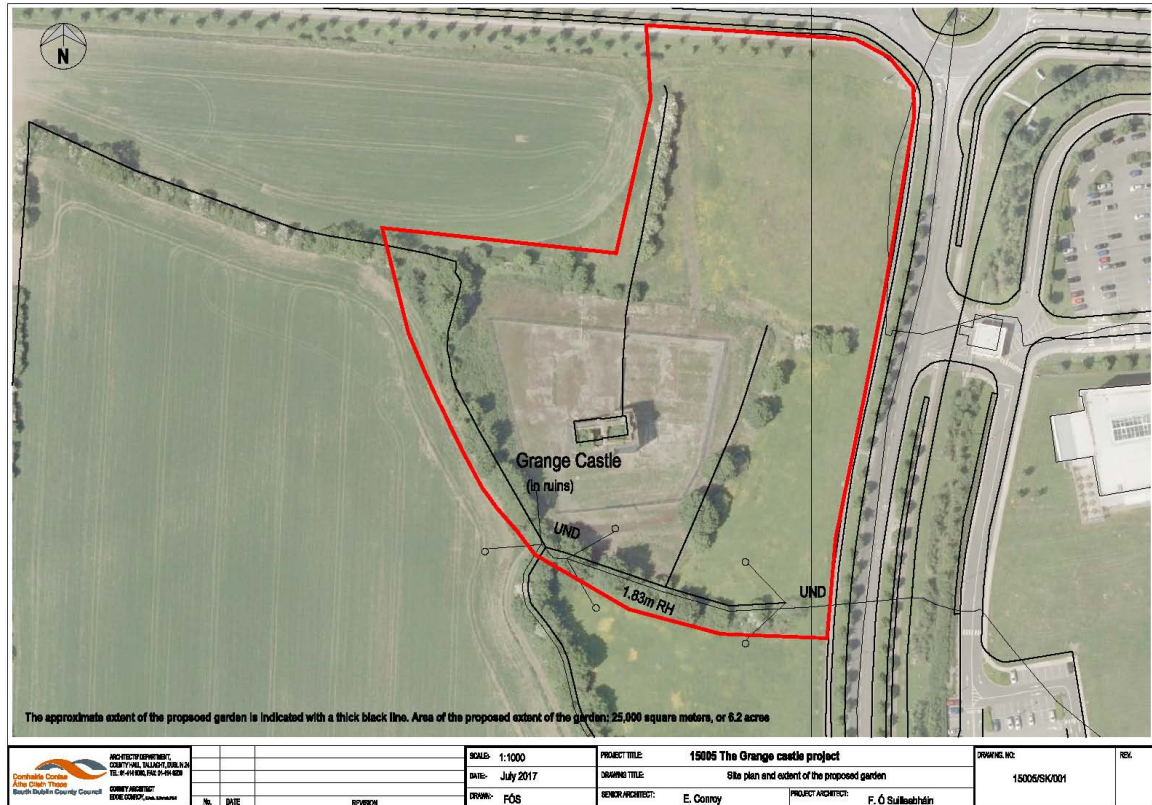
Site Conditions A small number of trial pits were dug around the site in October 2016 under the direction of David Maher, conservation engineer and monitored by IAC Archaeology. Ground bearing conditions were good and no archaeological features were noted during the excavations.

Environmental Screening

Please refer to the Appropriate Screening Assessment by South Dublin County Council which is appended to this Report.

Part 8 Submissions & Commentary

This section will be completed at the end of the Part VIII Display period.



Area subject of consent highlighted with a red outline.

This project has the potential to bring new life, interest, investment and visitors to Grange Castle Business Park and to add further interest to the hinterlands of Clondalkin and Lucan villages. This project has the potential to provide a centre where visitors can learn about the history of the site and this part of south county Dublin.

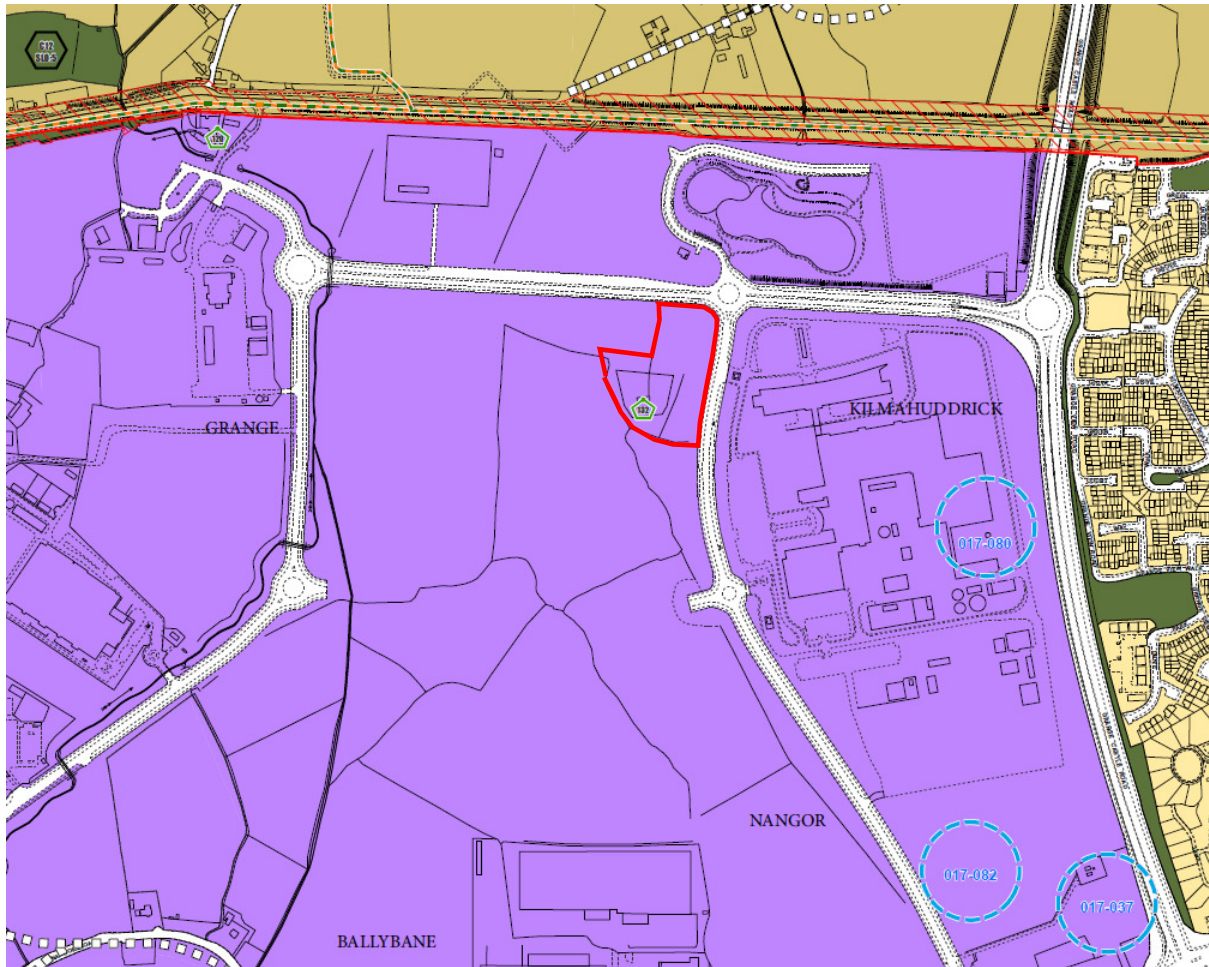
The site is within walking distance of the Grand Canal to the north, the Griffeen stream to the west and the N7, Naas Road to the south. The site is well serviced by public transport; Dublin Bus provides regular services to the business park, which is also easily accessible by private car and coach from the N7 national route and the M50 motorway.

Total area of the site is 25,000 square meters, or 6.2 acres. The area of the ground occupied by the extent of Grange castle, or footprint is approximately 130 square meters.

The overall project budget estimate at this is stage, exclusive of V.A.T.: € 600,000.00

This figure is for the construction of the project. It does not include professional fees, internal fit-outs, furniture, internal fixtures and costs associated with the business plan to operate the venture.





An extract from the south Dublin Development Plan 2016-2022. The approximate site extents are superimposed, shown with a red outline.

**Record of Protected Structures (R.P.S.)**

Map Ref. Number Address/Location Description

- 120 Grange Cottage, Grange, Clondalkin Detached Six-Bay Single-Storey Farm House & Outbuildings
- 132 Grange Castle, Clondalkin Stone Tower House (Ruin) (RM)

**Record of Monuments and Places (R.M.P.)**

Recorded Monument Reference Address/Location Description

- DU017-080 Kilmahuddrick Barrow - Ring Barrow
- DU017-082 Nangor Field System
- DU017-037 Nangor, Clondalkin Castle Site

Land Use Zoning: (purple colour shading)

DESCRIPTION EP2 To facilitate opportunities for Manufacturing Research and Development facilities, Light Industry and employment and enterprise related uses in Industrial areas.