

Architectural Services Department

South Dublin County Council's Architectural Services department is a Grade 2 conservation practice accredited by The Royal Institute of the Architects of Ireland

COUNTY ARCHITECTS REPORT – Part VIII – display

Project Title: Saggart Villiage Improvement works, Saggart, Co. Dublin

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Senior Architect: Máire O Sullivan MRIAI
Conservation Architect: Feargal O Suilleabhain Conservation Grade 2 Registered MRIAI
 Architectural Services Department, South Dublin County Council

Description of Project for Part 8 Consultation Notice and Site Notice:

Proposed New Works

**Notice Under Planning and Development Act 2000 to 2011
 Public Consultation Procedure & under Part VIII of the Planning
 and Development Regulations 2001 - 2013**

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 Village Plaza at the junction of the public park with Main Street and a new Plaza at Mill Road closing off vehicular access from Mill Lane to Mill Road, providing local access only at Mill lane in Saggart, Co. Dublin as follows:

- 1) **New Village Plaza at the junction of the public park with Main Street across from the junction with Mill Lane, Saggart, Co Dublin**
Works to include:
 - **New Village Plaza with high quality paving layout and upgraded kerbing**
 - **New benches, trees, public lighting and bollards**
 - **Removing 2No on street parking spaces**

- (2) **New Plaza at Mill Road closing off vehicular access from Mill Lane to Mill Road, providing local access only lane prioritising pedestrians and new paving from the junction with Main Street to the junction with Mill Road**
Works to include:
 - **New Plaza with high quality paving and upgraded kerbing**
 - **New trees, public lighting and bollards**
 - **New paving along length of laneway**

The proposed works are within the curtilage of the following Protected

Structure on the Record of Protected Structures in the South Dublin County Development Plan 2010 – 2016:

- Old Forge Bed and Breakfast, Mill Road, Saggart, described as former terrace of four two-bay, two storey houses, Map Reference No 320.

The proposed works will not materially affect the external appearance or the character of this structure.

Saggart Village is a zone of Archeological Potential.

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 **31st March 2015 to 12th May 2015** 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) The plans and particulars can be viewed on South Dublin County Council's website – www.sdcc.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 26th May 2015** to:

**The County Architect
Architectural Services Department
South Dublin County Council
County Hall
Tallaght
Dublin 24**

DATE SITE NOTICE ERECTED: 31st March 2015

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.

Context:

Saggart Village is included in the 9 traditional villages of South Dublin County Council identified for the Villages Initiative. The works which are the subject of this Part VIII are part of this programme of design and works intended to improve the villages in social, economic and environmental performance.

The Village Initiative intends to encourage and grow community involvement and partnership to complement and energise Council environmental and maintenance programmes and develop new projects. These new projects will help to develop the villages as the accessible focus of walking and amenity networks for their adjoining communities.

The village and town centres can become more open and accessible, facilitating walking and cycling, increasing footfall and encouraging social and community encounters and interaction in festivals, performances and open-air markets.

	<p>The promotion of quality, choice and diversity in goods, services and recreation in a lively, well-maintained setting, will attract more locals and visitors alike adding to the vibrancy and vitality of successful urban life.</p> <p>Village surveys and a SWOT analysis of 9 Villages have identified a number of key areas requiring attention in order to build on the villages existing strengths. These include the need for improved landscaping, prioritisation of open spaces, greater legibility and ease of access.</p> <p>Works contracts are being rolled out to address these short comings to aid in the revitalisation of the villages from the point of view of improving public realm and green infrastructure, removing clutter and improving accessibility and safety for pedestrians.</p> <p>The environmental activity of landscape, public realm and quality of buildings and shopfronts will be improved through design, capital projects and grant-aid. Support is available for Tidy Towns, community projects and festivals, to grow community support.</p> <p>The implementation of this programme will be led by the Architectural Services Department but will involve a multidisciplinary approach and a steering group involving all of the key staff covering public realm, planning, heritage, community has now been established.</p>
<p>Project Description</p>	<p>The proposed works include a new village plaza on Main Street at the public park, a new plaza at Mill Road closing off access from Mill Lane to Mill Road, alterations and improvements to paving, kerbing, trees, public lighting and bollards.</p> <p>(1) On Main Street at the public park</p> <p>It is proposed to enhance the public realm here to include a new public plaza with good quality paving, stone kerbs, benches and a regular pattern of trees and bollards. This will become an amenity area in the village, improving the experience for the visitor and providing a setting for public events and gatherings.</p> <p>This will improve the connection between the village and the existing park, a popular and well cared for local amenity.</p> <p>In addition, the paving will be upgraded at the existing bus stops here and accessible kerbs will be provided.</p> <p>The area of the proposed village plaza, is outlined in red and totals 386sqM</p>



Photo of the Location for the new Village Plaza

(2) Along Mill Lane

It is proposed to provide an alternative walking route through the village and improve access for pedestrians along the lane by creating a shared surface on the lane which will prioritise pedestrians. Closing the vehicular access from Mill Lane on to Mill Road will reduce traffic in this area and improve accessibility and safety for pedestrians walking along the lane. Additional trees will be planted to soften the landscaping. The plaza at the Mill Road can be used by the restaurant as an area for dining in the warmer months providing interest and activity in this part of the village.

The area of the proposed plaza at Mill Road and the works to Mill Lane, is outlined in red and totals 918sqM.



Photo of the Location for the new public Plaza at Mill Road

The overall estimated project budget for the village improvement works

and is €390,000.

Please refer to the attached drawings for details:

Statutory Protections

The proposed works include a new village plaza on Main Street at the public park, a new plaza at Mill Road closing off access from Mill Lane to Mill Road, alterations and improvements to paving, kerbing, trees, public lighting and bollards in Saggart Village.

The proposed works on Mill Lane are within the curtilage of the following Protected Structure on the Record of Protected Structures in the South Dublin County Development Plan 2010 – 2016:

- Old Forge bed and Breakfast, Mill Road, Saggart, described as former terrace of four two-bay, two storey houses, Map Reference No 320.

Dating from 1880 according to the National Inventory of Architectural Heritage. The proposed works will not materially affect the external appearance or the character of this structure.



Photo of the Old Forge Bed and Breakfast 2002

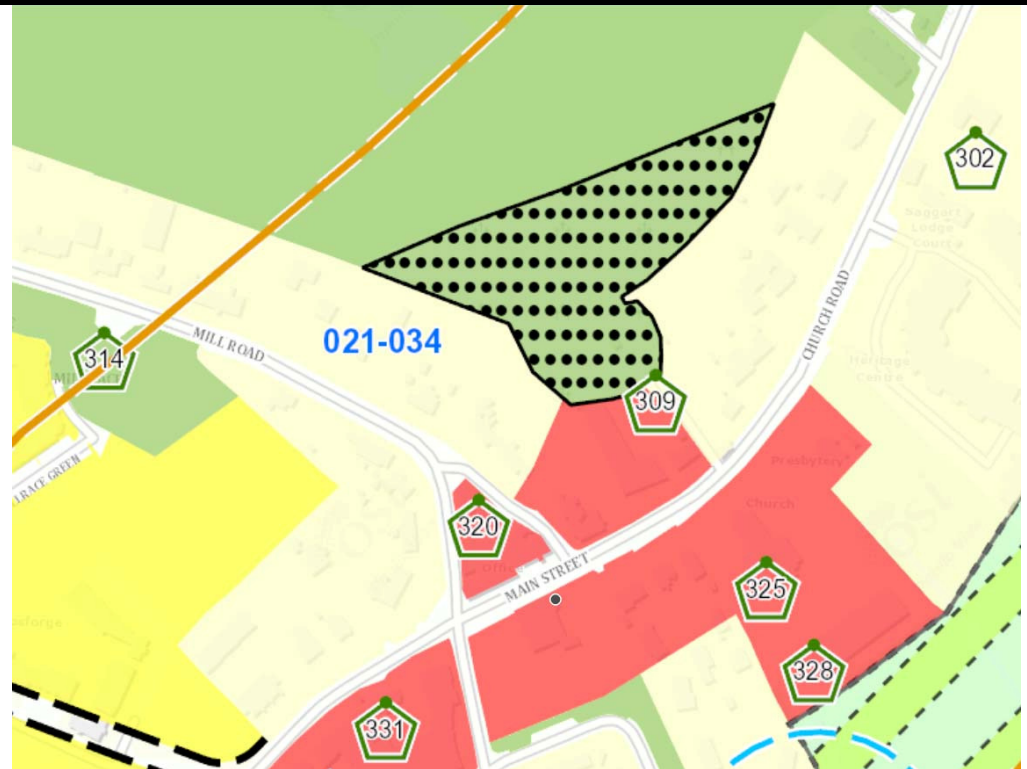
Courtesy of The Local Studies Section Of South Dublin Libraries

‘It is the policy of the council to conserve and protect areas designated as areas of archaeological potential.’

In addition to the above statutory protection, Saggart village is a Zone of Archaeological Potential and is therefore subject to statutory protection in the Record of Monuments and Places, established under Section 12 of the National Monuments (Amendment) Act 1994. This is referred to in the Council’s Record of Monuments and Places (R.M.P.) (Recorded Monument Reference No. DU021-034) under the South Dublin County Development Plan 2010 - 2016 – Schedule 1, Record of Monuments and Places, referred to as a “Village”. Any proposals to develop and excavate the site would require a license, applied for by an archaeologist, predevelopment testing and supervision of all sub-

surface site works by an archaeologist.

Development Plan



An extract from the South Dublin County Council Development Plan 2010-2016

The proposed development site is beside red and yellow coloured areas, respectively zoned to “protect, provide for and/or improve Local Centre facilities”, and to “protect and/or improve Residential Amenity”.

The protected structures are identified by a number within a green hexagon, number 320 being the relevant number.

The Zone of Archaeological Potential is indicated by an orange line.

The proposed works align with the objectives and statutory protections outlined above and will continue to protect and enhance the significance of the village.

Previous consultations

The schemes were presented in sketch form to the Area Committee Meeting in September 2014, Headed Item 14 Item ID 40547: Report on Village Improvement Plan Projects. The proposals were approved in principle.
South Dublin County Council Roads Department have been consulted and are part of the team working to deliver this proposal.

Project Partners

Department of Land Use Planning and Transportation
Department of Economic, Enterprise and Tourism Development
Local Community and residents

Site / Services

All major existing services runs have been identified for the design.

Constraints:	Local alterations may be required when on site investigations establish precise location of utilities and any archaeological findings.
Part 8 Submissions & Commentary	All submissions received will be recorded by the Architects Department and a commentary will be provided at Part 8 report to Council Stage on the main issues raised.

J:\C. PROJECT FILES\01. MAJOR PROJECTS\VILLAGE INITIATIVE\2012 VILLAGE STUDIES\8. SAGGART\8.CONSENTS\Part 8 File\Part 8 Application\County architect Part 8 display Report Saggart Feb 2015.doc