

	COUNTY ARCHITECTS REPORT – Part 8 – display
Project Title:	Rathcoole Villiage Improvement works, Rathcoole, Co. Dublin
County Architect: Senior Architect: Architects:	Eddie Conroy FRIAI Máire O Sullivan MRAI Architectural Services Department, South Dublin County Council
Description of Project for Part 8 Consultation Notice and Site Notice:	<p style="text-align: center;"><u>Proposed New Works</u></p> <p style="text-align: center;">Notice Under Planning and Development Act 2000 to 2011</p> <p style="text-align: center;">Public Consultation Procedure & under Part VIII of the Planning and Development Regulations 2001 - 2013</p> <p>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct:</p> <p style="text-align: center;">Alterations and improvements to paving, kerbing, parking, trees, radii of road junctions, public lighting and bollards at the following</p> <p style="text-align: center;">Various locations along Main Street, including in front of the Church of Ireland, the Health Centre and the Garda Station, in front of the School and Bank of Ireland and at the village green in front of the Poitin Stil in Rathcoole, County Dublin</p> <p>Rathcoole Village is a zone of Archeological Potential.</p> <p style="text-align: center;">Works to include:</p> <ul style="list-style-type: none"> - New paving and upgraded kerbing - New trees, public lights and bollards - Revised on street car-parking spaces and reduced radii junctions <p>Drawings of the proposed works will be on public display at the:</p> <p style="text-align: center;">South Dublin County Council, County Hall, Tallaght, Dublin 24</p> <p style="text-align: center;">(between the hours of 9:00am – 5:00pm Monday to Thursday and 9.00am - 4.30pm on Friday) and on http://www.sdcc.ie/</p> <p>during the period from 12th January 2015 to 23rd February 2015.</p> <p>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</p>

	<p>situated may be made in writing to:</p> <p>The County Architect Architectural Services Department South Dublin County Council County Hall Tallaght Dublin 24</p> <p>The latest date for the receipt of submissions or observations is 5pm on Monday 9th March 2015.</p> <p>It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.</p>
<p>Context:</p>	<p>Rathcoole 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.</p> <p>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.</p> <p>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> <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>
Project Description	<p>The proposed works include alterations and improvements to paving, kerbing, parking, trees, radii of road junctions, public lighting and bollards at the following locations:</p> <p>(1) In front of the Church of Ireland, the Health Centre and the Garda Station</p> <p>It is proposed to enhance the public realm here to include a new public plaza with stone kerbs and a regular pattern of trees and bollards</p> <p>(2) In front of the School and Bank of Ireland</p> <p>It is proposed to provide new public plazas here complimented with trees to create a network of good quality public spaces and to improve the laneway link with the pedestrian crossing at the school</p> <p>(3) At various locations along the Main Street</p> <p>The proposal is for repairs and improvements to tie in with the existing paving and to increase the size of the pedestrian areas at the junctions by reducing the radii of these. This will improve accessibility and safety for pedestrians walking along main Street</p> <p>(4) At the village green in front of the Poitin Stil</p> <p>The proposal here is to separate pedestrian and vehicular traffic by raising the level of the path from the laneway and providing a new tree lined walkway through the green to link with two new raised table crossings. The radius of the junction with Main Street will be reduced which will slow vehicular traffic in this area.</p> <p>Works to include:</p> <ul style="list-style-type: none"> - New paving and upgraded kerbing - New trees, public lights and bollards - Revised on street car-parking spaces and reduced radii junctions <p>Please refer to the attached drawings for details:</p>
Statutory Protections	<p>The proposed works are alterations and improvements to paving, kerbing, parking, trees, radii of road junctions, public lighting and bollards at the various locations along Main Street, including in front of the Church of Ireland, the Health Centre and the Garda Station, in front of the School and Bank of Ireland and at the village green in front of the Poitin Stil in Rathcoole, County Dublin. The works include:</p>

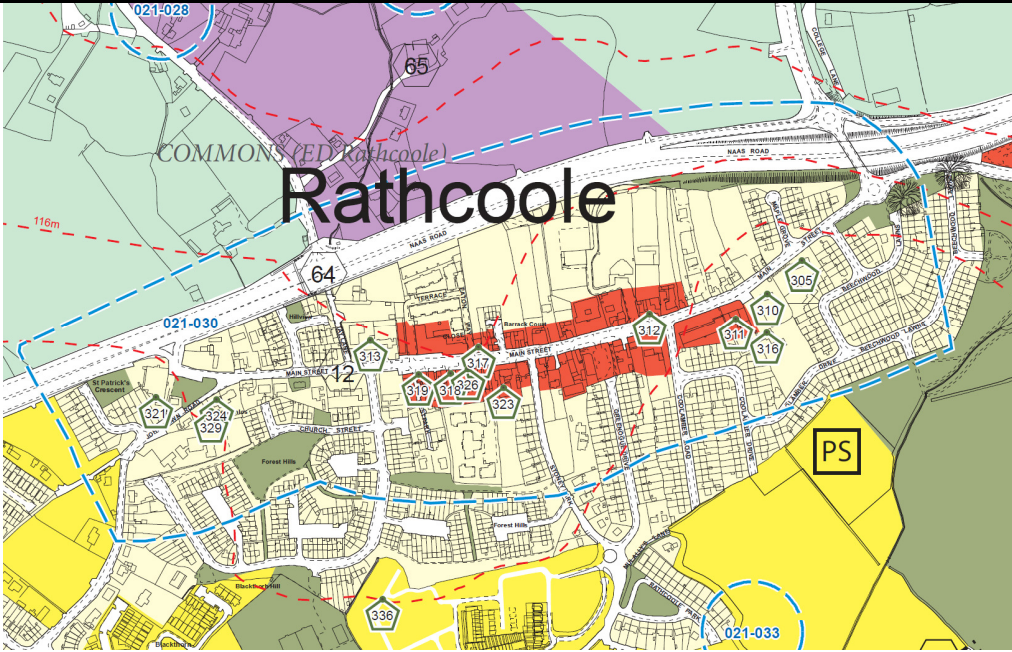
- New paving and upgraded kerbing
- New trees, public lights and bollards
- Revised on street car-parking spaces and reduced radii junctions

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

- Rathcoole House, Main Street, Rathcoole, described as a "House, & Adjacent Underground Passage", Map Reference Number 305.
- Church Of Ireland, Rathcoole, described as a "Church, Graveyard & Walled Enclosure (also a Recorded Monument)", Map Reference Number 310.
- Rathcoole Health Centre, Rathcoole, described as a "Detached Five Bay Two Storey House", Map Reference Number 316.
- Rathcoole Garda Station, Rathcoole, described as a "Detached Five-Bay Two-Storey Garda Station", Map Reference Number 311.
- Main Street, Rathcoole, described as a " Terraced Three Bay Two Storey With Commercial Units To Ground Floor", Map Reference Number 317
- Main Street, Rathcoole, described as a "Detached Five Bay Two Storey House", Map Reference Number 323
- The Rathcoole Inn, Main Street, Rathcoole, described as a "Two Storey Thatched Public House", Map Reference Number 326
- Hillview, Main Street, Rathcoole, described as a " Semi Detached Three Bay Two Storey House", Map Reference Number 318
- Main Street, Rathcoole, described as a " Detached Six Bay Single Storey Former National School", Map Reference Number 324
- Rathcoole (Near Main Street), described as a " Detached Three Bay Single Storey House With Dormer Attic", Map Reference Number 329
- An Poitin Stil, Rathcoole, Rathcoole, described as a " Detached Three Bay Two Storey Public House", Map Reference Number 321

The proposed works will not materially affect the external appearance or the character of these structures.

In addition to the above statutory protection, Rathcoole 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. DU021-030) 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	 <p>An extract from the South Dublin County Council Development Plan 2010-2016</p> <p>The proposed development sites are 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”.</p> <p>The protected structures are identified by a number within a green hexagon, numbers 305, 310, 311, 316, 317, 318, 321, 323, 324, 326, 329 being the relevant numbers</p> <p>The Zone of Archaeological Potential is indicated by a white and blue dashed line.</p>
Project Partners	<p>Department of Land Use Planning and Transportation Department of Economic, Enterprise and Tourism Development Local Community and residents Tidy Towns Group</p>
Site / Services Constraints:	<p>All major existing services runs have been identified for the design.</p>
Part 8 Submissions & Commentary	<p>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.</p>