

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

Monday, 12th June

Report submitted in accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, as amended the Planning and Development Acts 2000, as amended, and Section 138 of the Local Government Act, 2001 as amended

Proposed Upgrade Works at Haigh Terrace, Dún Laoghaire, Co Dublin.

1. PC/A/01/16

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, as amended, the Council gave notice of the proposed development in The Irish Independent on 28th October 2016. Plans and particulars of the proposed development were available for inspection from 28th October 2016 and up to and including 12th December 2016 at the Planning & Enterprise Department, Dún Laoghaire between the hours of 10.00 a.m. to 4.00 p.m. and at the Council offices, Dundrum Office Park, Dundrum between the hours 9.30 a.m. to 12.30 p.m. and 1.30 p.m. to 4.30 p.m. Monday to Friday, excluding Bank Holidays and under dlr consultations on the Council's website homepage at www.dlrcoco.ie.

Submissions and observations with regard to the proposed development could be made up to and including 3rd January 2017.

2. SITE LOCATION AND DESCRIPTION:

The site is located in central Dún Laoghaire at Haigh Terrace. It is a public road and also a pedestrian route linking George's Street Upper and the Waterfront areas. The DLR LexIcon, the new central library and cultural centre and the National Maritime Museum are both located at the end of Haigh Terrace.

Haigh Terrace is a key link between Dún Laoghaire's main street and the waterfront areas. The location of DLR LexIcon together with the National Maritime Museum greatly increases the importance of this street.

In accordance with the aims of the Dún Laoghaire Urban Structure Plan, Haigh Terrace should provide an attractive environment to encourage pedestrians to migrate from the waterfront, East Pier, Metals and DLR LexIcon up to George's Street.

3. ZONING AND OTHER OBJECTIVES:

The road and laneway the subject of this Part 8 are not zoned in the Dún Laoghaire-Rathdown County Development Plan, 2016-2022. This is normally the situation for such facilities.

The adjoining zonings comprise 'MTC' Major Town Centre, 'A' Residential and 'F' Open Space zoned lands. There are protected structures on Georges Street Upper and at Haigh Terrace. The buildings on Haigh Terrace and the laneway from Haigh Terrace to Adelaide Street are located in the Haigh Terrace to Park Road Architectural Conservation Area. The buildings on George's Street Upper, to the east of Haigh Terrace are also located in the Haigh Terrace to Park Road Architectural Conservation Area.

There is a public right of way listed in the current County Development Plan linking Marine Road to Haigh Terrace traversing the Royal Marine Hotel site.

Section 2.4 of the Dun Laoghaire Urban Framework Plan (Appendix 12 of the 2016-2022 CDP) provides guidance for the upgrading and improvement of Haigh Terrace.

The site is not located in an area shown to be at risk of flooding in the current County Development Plan.

4. DETAILED DESCRIPTION OF PROPOSED WORKS:

To reinforce the creation of quarters as set out in the Dún Laoghaire Urban Structure Plan the proposed works will create a 'gateway' to the seafront from George's Street Upper. The existing pedestrian crossing will be re-organised to create a more generous footpath at the junction of Haigh Terrace and George's Street. Banner poles, new paving and planting, will highlight the area as the connecting link from Georges Street to the new DLR LexIcon and the National Maritime Museum of Ireland.

Along this link the public realm along Haigh Terrace will to be improved using high quality materials soft landscaping and street furniture to match the works completed by the Council along Marine Road, Queens Road and the Metals.

The development will remove the footpath and introduce one surface material for the full width of the street promoting pedestrian priority. This will create a more comfortable and attractive walking route from the Seafront to the main street. Thirteen car parking spaces will be retained. The existing protected terrace of buildings along Haigh Terrace will be enhanced by the proposed introduction of a soft planted zone on the North West side of the street. Parking spaces will be set within this planted zone to reduce their visual impact and to create a softer setting for the protected structures.

5. APPROPRIATE ASSESSMENT

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment, Heritage and Local Government, November 2009), and the Planning and Development (Amendment) (No. 3) Regulations, 2011. These require that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 sites, that is, Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's).

Scott Cawley Ltd reviewed the proposed development with respect to the requirement for an Appropriate Assessment and submitted their report (report attached).

The AA screening process identified a number of European Sites that lie within the potential zone of influence of surface discharges from the proposed works. However for the reasons outlined below no European Sites are deemed to be at risk of likely significant effects from construction or operation of the proposed works.

Surface Water

The existing local surface water drainage network which drains to Dublin Bay at West Pier, Dun Laoghaire via the existing storm water sewer is a potential pathway between the proposed works and Dublin Bay. No significant adverse effects are predicted due to the following:

- The temporary nature of any discharges related to construction of the site;
- The adherence to best practice construction methodology in relation to potential contaminated land and / groundwater as outlined under "Potential for Cumulative effects upon European Sites" (See Table 1);

- The distance between the site and Dublin Bay and potential for dilution in the drainage network;
- The known potential for waters in Dublin Bay to rapidly mix and assimilate pollutants (Wilson and Jackson, 2011).

The report concluded that there is no likelihood of any significant effects on any European sites arising from the proposed works, either alone or in combination with other plans or projects. Therefore the application for planning permission for the proposed development does not require an Appropriate Assessment.

6. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA:

It is considered that the proposed works to this area will significantly improve the public realm in the immediate vicinity and in the wider Dun Laoghaire area.

The upgrade works will complement and enhance the public realm works completed by the Council along Marine Road, Queens Road and the Metals and will create a strong link between the DLR Lexicon and George's Street Upper.

Therefore, having regard to the policies and objectives of the 2016-2022 Dún Laoghaire-Rathdown County Development Plan and the Dun Laoghaire Urban Framework Plan (Appendix 12 of the 2016-2022 CDP), it is considered that this Part VIII Scheme proposal is in accordance with the proper planning and sustainable development of this area.

7. INTERNAL REPORTS

Planning & Organisational Innovation – Planning Section:

In correspondence dated 2nd June 2016 confirmed it was in favour of the proposed scheme.

Infrastructure & Climate Change – Transportation Planning:

In correspondence dated 10th August 2016 confirmed it has no objection to the proposals.

Infrastructure & Climate Change – Property Section:

In correspondence dated 8th June 2016 confirmed it has no objection to the proposals.

Municipal Services – Traffic & Road Safety Section:

In correspondence dated 23rd August 2016 confirmed it had no objections to the proposed scheme.

Municipal Services – Water & Drainage:

In correspondence dated 5th September 2016 confirmed no objection to the proposals and that consideration be given to allow some road storm water run-off into the planter/tree pit areas.

Municipal Services – Parks and Landscape Services:

In correspondence dated 6th September 2016 confirmed no objections to the proposals. Observations made to be taken into account at detail design and all trees & plants proposed to be agreed with Parks & Landscape Services.

Economic, Community & Cultural Development – Libraries

In correspondence dated 10th June 2016 confirmed no objections to the proposals.

Housing

In correspondence dated 27th May 2016 confirmed no objections to the proposals.

Planning Department – As part of report dated 2nd June 2016 and referred to in Section 7 above, the Planning Department reported that:

“It is considered that the proposed development is in accordance with the provisions of the 2016-2022 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. It is considered that the proposed development can proceed to the Statutory Process in accordance with Part VIII, Article 81 of the Planning and Development Regulations, 2001 (as amended).”

8. STATUTORY BODIES/ORGANISATIONS:

It is noted that one of the statutory bodies consulted made a submission. The National Transport Authority requested that street cycle parking might be provided at the George’s Street end of Haigh Terrace by removing one car parking space.

Response: A provision for cycle parking will be made in the detailed design at the George’s Street end of Haigh Terrace.

9. SUBMISSIONS/OBSERVATIONS

Submissions:

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, as amended, the Council gave notice of the proposed development in The Irish Independent on 28th October, 2016 indicating that submissions and observations with regard to the proposed development could be made up to and including 3rd January, 2017.

A site notice (in the prescribed format) was also erected on the site and maintained in place for the prescribed period. Eleven submissions were received within the stipulated time period and are listed as follows:

9.1 TABLE A: List of persons/bodies who made submissions

Number	Name
1	National Maritime Museum of Ireland
2	National Transport Authority
3	Brigid Brady
4	Neil Lavery
5	David O’Flynn
6	Sven Spollen-Behrens
7	Jakub Adamski
8	Eleanor Smithwick
9	Denise Dowling
10	Yvonne Lee-Cooper
11	Deirdre Black

9.2 Summary of the issues raised in the submissions/observations received

There was considerable support expressed for the development across the majority of the submissions, however, some issues in relation to the proposal were raised. The submissions (and the detail pertinent to the respective submissions) are duly noted, and have been assessed accordingly.

The pertinent issues raised and the Chief Executive's responses are summarised as follows:

	Issue	Response
1.	<p>Concerns regarding the reduction in car parking spaces on Haigh Terrace:</p> <p>Provision of disabled car space.</p> <p>Provision of loading bay.</p> <p>General difficulties with availability & cost of car parking in Dun Laoghaire.</p>	<p>During the design stage a full examination of parking layouts and landscaping options was made. The resultant scheme balances the need for an improved public realm through improvements in planting, hard landscaping and the requirement for provision of on-street parking. The parking along the laneways running between Haigh Terrace and Adelaide Street will be unaffected. It was noted that most of the houses along Haigh Terrace have rear vehicular access.</p> <p>The parking space at the end of Haigh Terrace, nearest the Maritime Museum, will become a dedicated accessible parking space. Greater space will be created to provide turning movements in front of the electric bollards at the LexIcon</p> <p>The possibility of providing a timed loading bay will be examined, near the pedestrian entrance to the Royal Marine Hotel.</p> <p>This is noted, however a balance between pedestrian, cycle and vehicular provision in a town that is well served by public transport must be made in order to enhance the public realm for the enjoyment of all.</p>
2.	<p>Disruption during the course of the works.</p> <p>Maintenance and phasing access.</p>	<p>Construction of the scheme will be undertaken in a manner to minimise disruption and to maximise access.</p> <p>Health and Safety measure will be put in place to guarantee safe entrance and</p>

		egress to all residents and the general public.
3.	Provision of additional litter bins.	Detailed design will include the provision of new litter bins.
4.	Pedestrian priority on Haigh Terrace.	Shared surface public will promote slower driving and will increase pedestrian awareness and responsibility.
5.	Extend the scope/area of the works	This scheme is focussed on enhancing the linkage between Georges Street and the seafront, in accordance with the Dun Laoghaire Urban Framework Plan by directing pedestrians from the main street towards the DLR LexIcon.
	Additional soft landscaping George's Street.	New Trees with underplanting are proposed along Georges Street under this scheme.
	Additional public lighting.	Improved public lighting will be provided along Haigh Terrace and Georges Street. The possibility of including additional public lighting along the laneway linking Haigh Terrace and Adelaide Street will be examined.
	Additional resurfacing.	There are no plans to extend the scope of resurfacing
	Provision of on street cycle parking	New on street cycle parking will be incorporated along Haigh Terrace and at the junction with Georges Street as requested by the NTA.

10. CONCLUSION:

The proposed development is in accordance with the zoning objective of the area as set out in the Dún Laoghaire-Rathdown County Development Plan, 2016-2022. The development accords with the proper planning and sustainable development of the area.

11. RECOMMENDATION:

The proposed development is considered to be in accordance with the provisions of the 2016-2022 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. In accordance with the legislation, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Council, by resolution, decides to vary or modify the development otherwise then as recommended, or decides not to proceed with the development.

It is recommended that a decision be made by the Elected Members of the Council to **proceed** with the proposed development in accordance with the drawings, which were on display and to any such minor or immaterial alterations to the plans and particulars of the development.

Subject to the above approval, members are hereby notified in accordance with Section 138 of the Local Government Act, 2001, as amended, of the intention to proceed with the proposed development.

Frank Austin
Director of Infrastructure and Climate Change