

**PLANNING SECTION'S REPORT ON PROPOSED PART 8 SCHEME:
PROPOSED EXTENSIONS TO CABINTEELY LIBRARY, OLD BRAY ROAD, CABINTEELY,
DUBLIN 18**

(Proposed Drawings received by Planning & Enterprise Dept. in March 2015)

Location and Context of the Site of the Proposed Scheme

Location

The site of the proposed development is located to the rear of Cabinteely Library, which is a protected structure. Cabinteely Library has an architectural style which was influenced by the Arts and Craft Movement. Some of its features include a copper spire, a blue and red tiled roof and leaded windows. The library itself was opened in 1912.

Cabinteely Library is located along the western side of the Old Bray Road, just south of the main village of Cabinteely. It is an attractive single storey building set within its own grounds. The site fronts onto the Old Bray Road to the east. A detached dwelling known as Ard Na Greine is located to the southern side of the site, while a property known as Library Villa, is located to the north of the site. There is a vacant site to the rear of the site, which is currently grassed over.

The area of the application site is circa 0.1 ha.

Brief Requirement

The main aim of the proposed current scheme is to construct 2 no. single storey flat roofed extensions to the rear of the library to accommodate a new staff office and a new disabled toilet and baby changing area.

Proposed Development

The proposed development consists of 2 no. single storey flat roof extensions to the rear of the library building both of which will be linked to the main building via a corridor/umbilical link. The floor area of the proposed extensions amount to circa 15.5 sq.m.

Zoning and Policy Objectives

The subject site is located on lands zoned Objective 'A', 'To protect and/or improve residential amenity'. The library building on site is a protected structure.

Planning Assessment

Staff Office

The northernmost extension which will accommodate a new staff office and will have an internal floor area of circa 7.4 square metres. The extension will be linked to the main library via a corridor link between 2 existing rear facing windows. The structure is modest in size and will consist of an external cedar finish with a flat zinc roof and parapet cladding. Aluclad windows are proposed to the northern and southern elevation.

Disabled Toilet and Baby Changing Area

The southernmost extension will have a similar finish to the staff office extension. This southernmost extension will have a similar link to the main library building between 2 no.



existing rear facing windows. This extension will accommodate a disabled toilet and baby changing area and will have an internal floor area of circa 8 sq.m.

Both links between the proposed extensions and main library building will have an external door access with a disabled ramp leading up to this access door.

It is noted that the proposed extensions will not be visible from the front of the building and will provide a valuable amenity in the form of a new disabled toilet and baby changing area for this public building. The proposed extensions are modest in size and scale and will be constructed with minimal interference to this protected structure. The overall measures heights of the proposed extensions are 3 metres.

The proposed extensions will be 1.5 metres from the rear boundary. Both extensions will also be circa 6 metres from their respective side boundaries which abut residential properties. The application site and adjoining sites are Zoned Objective A: 'To protect and/or improve residential amenity'. It is considered that the proposed extensions, given the nature of their use, location, size and distance from shared boundaries, will not impact on the residential amenity of adjoining properties.

Having regard to the above assessment, it is considered that the proposed development is acceptable in principle.


Overall Assessment

Having regard to the scale of the proposal, it is considered that the proposed development by reason of its scale, design and layout will enhance the existing library facility with consequent improvements in both staff accommodation and public amenities for its visitors. Furthermore it is considered that the proposal will not have any significant overshadowing, overlooking or overbearing implications for the adjacent properties.

It is therefore considered that this Part VIII Scheme proposal would be in accordance with the policies of the 2010-2016 Dún Laoghaire-Rathdown County Development Plan and is consistent with the proper planning and sustainable development of this area.

PLANNING RECOMMENDATION

It is considered that the proposed development is in accordance with the provisions of the 2010-2016 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 8, Article 81 of the Planning and Development Regulations, 2001 (as amended).



Patrice Ryan
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12/03 2015
Date

Endorsed By :



Susan Mc Hugh
Acting Senior Planner.

12/03 2015
Date