

NOTICE OF APPLICATION TO AN BORD PLEANÁLA UNDER SECTION 175(3) OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

South Dublin County Council intends to lodge an application with An Bord Pleanála, under Section 175(3) of the Planning and Development Act 2000 (as amended), for approval of the proposed 'Dublin Mountains Visitor Centre' development.

The site of the proposed development is Coillte's Hell Fire and Massy's Wood forest properties (totalling c.152 ha) in the townlands of Mountpelier, Killakee and Jamestown in South Dublin. Development is also proposed along stretches of the R115 and R113 regional roads connecting the site to the urban areas of Woodtown and Ballycullen to the north.

The proposed development includes (a) the conversion of 26 ha of Coillte's Hell Fire forest property from productive conifer forest to mixed deciduous woodland for use primarily as amenity open space; (b) modifications, including new sections of trail, and upgrade of the existing network of walking and equestrian trails throughout the Hell Fire and Massy's Wood forest properties; (c) construction of a 'tree canopy walk'/pedestrian bridge over the R115 to link the trail networks of the two properties, with a 'bridge house' at the Hell Fire end of the bridge; (d) conservation works to the Hell Fire Club building (South Dublin Record of Protected Structures ref. 388) and the architectural heritage of the Massy's Wood property including the walled garden (part of South Dublin Record of Protected Structures ref. 384); (e) installation of heritage interpretation signage along the network of trails; (f) construction of a new parking area for 275 no. cars (including 14 no. disabled spaces) and five coach spaces to replace the existing parking area on the Hell Fire forest property; (g) construction of a visitor centre comprising two buildings (one single storey and one two-storey) side-by-side at an elevation of c. 300m on the Hell Fire forest property, with a combined gross floor area of 980 sqm, accommodating the following uses/spaces: audio-visual/exhibition facility (101 sqm), education room (55 sqm), café with seating area (175 sqm), servery (36 sqm) and kitchen (60 sqm), 'Rambler's Lounge' (43 sqm), retail (45 sqm), kiosk (27 sqm), toilets (66 sqm), facility management offices (55 sqm), and associated reception, circulation, plant and storage spaces; (h) construction of a stand-alone electricity substation (23 sqm); (i) installation of a new watermain line and sewage pipe under the R115 from the Hell Fire property to the existing watermain and public sewer network; (j) construction of a network of swales and ponds for attenuation of surface run-off, and a culvert beneath the R115 to channel overflow of surface water into the Glendoo Brook; (k) modifications to the existing entrance to the Hell Fire forest property; (l) installation of new fences along sections of the Hell Fire property boundary; (m) all ancillary works and landscaping on the Hell Fire and Massy's Wood properties.

It is proposed to make modifications to the stretches of the R115 and R113 roads connecting the site to the urban area to the north, including the provision of a footpath (minimum 1.5m width) and an advisory cycle lane (1.5m width), and the retention of a carriageway of sufficient width for two-way traffic except at one location where a single lane traffic shuttle is proposed. The proposed modifications to the roads do not require encroachment into adjoining private lands, but do require localised widening of the R115 by 1.2m into the Massy's Wood property for a stretch of c.100m.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. The application and the EIAR may be inspected free of charge during office hours, or purchased at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, and An Bord Pleanála, 64 Marlborough Street, Dublin 1, until 25 September 2017.

Submissions and observations may be made in writing to An Bord Pleanála, on or before 25 September 2017, relating to the implications of the proposed development for proper planning and sustainable development in the area concerned, and the likely effects of the proposed development on the environment. Any submission or observation must be accompanied by a fee of €50 (except for certain prescribed bodies).

An Bord Pleanála may give approval to the application for development with or without conditions, or may refuse the application for development.

A person may question the validity of a decision by An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with section 50 of the Planning and Development Act, 2000, as amended.

Practical information on the review mechanism can be accessed under the heading Publications - Judicial Review Notice on An Bord Pleanála's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.