

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

AN BORD PLEANÁLA	
TIME <u>12:38</u>	BY <u>Hand</u>
25 SEP 2017	
LTR-DATED _____	FROM <u>Ctt</u>
PL _____	

Cllr. Francis Noel Duffy
39 Stocking Wood Copse,
Rathfarnham, D16 K5C3
24.09.2017

RE: Observation (Appeal)
Local Authority: South Dublin County Council
Application Ref: (Ref: JA0040)
Applicant Name: South Dublin County Council
Location: Hellfire Hill, Killakee Road, Rathfarnham, Dublin 16.
Description: Dublin Mountains Project, a key recreation site and a gateway to the heritage and recreation amenities of the Dublin Mountains

AN BORD PLEANÁLA	
Received:	<u>25/9/2017</u>
Fee:	<u>€50-charge</u>
Receipt No:	<u>B140550</u>

Dear Sir/Madam,

I would like to make an observation on the following Planning Application Ref. (Ref: JA0040) on the proposed development at Coillte's Hellfire and Massy's Wood forest properties, located on opposite sides of the R115 Killakee Road, on the eastern flank of Montpelier Hill, in the rural environment to the south of the Woodlawn and Rockbrook/Mountvenus areas in South Dublin.

I use this wonderful facility with my family weekly, and believe that the proposed works with respect to parking, footpaths and conservation works to the hunting lodge and the walled garden in Massy wood are well founded for reasons of safety and the conservation of this magnificent landscape and heritage.

I would also like to put on record the actions I have made in respect of this proposal as a public representative.

1. At the initial South Dublin County Council presentation to the public representatives of the proposal I noted my concern over the access road to the site. I proposed the purchase of Orlagh as an alternative (see attached illustrated map). Orlagh offered an existing building, a site similar to Marlay Park, access to Hellfire Hill and a bus link via the 15 & 15b to the city centre, not to mention its protected structure status and phenomenal views of Dublin City and Bay. It's my opinion that Orlagh was a missed opportunity for SDCC.
2. I sought alternative pedestrian routes to the site, namely Smiths Lane, off the Old Court Road with a Permissive Path. This route passes Carthy's castle (a prominent landmark in the landscape) and passes through an old land fill site which has limited value other than recreational. This access route would allow many thousands of people passage to the site without having to drive.

3. With respect to public concern re the proposed project I tabled a motion seeking a model of the proposal to be constructed for public viewing. This motion received unanimous support and the model was made.
See below.....

MEETING OF RATHFARNHAM/TEMPLEOGUE-TERENURE AREA
COMMITTEE
Tuesday, December 13, 2016
MOTION NO. 2

AN BORD PLEANÁLA	
TIME _____	BY _____
25 SEP 2017	
LTR-DATED _____	FROM _____
PL _____	

MOTION: Councillor F.N. Duffy

*"Further to many concerned constituents and community groups seeking information with respect to the Dublin Mountain flagship project, this committee calls for the procurement of a physical **model** of the proposal, to be held in County Hall for viewing by the public."*

REPORT by SDCC:

As members will be aware the consultant team has been appointed to bring the Mountains project through the planning stage.

*The project envisages provision of **Computer Generated Images (CGI)** once a final design is determined, for use in public consultation and for communication of the proposal to An Bord Pleanála as part of the planning process.*

*This is in addition to the **standard** layouts, elevations and other statutory documentation required of a planning process, necessary to accurately describe a proposed development.*

Images and outline layouts from the concept stage were provided to elected members as part of the presentation delivered to the March 2016 Council meeting.

As the design process evolves informal consultation will be scheduled in early 2017.

4. On the 12th December 2016, I tabled a County Council motion with cross party support to commit the Local Authority (which was clearly determined to progress it's proposal to construct the proposed buildings) to use the 'Living Building Challenge' Standard where practical. This measure would allow the Council to construct an exemplar building second to none showcasing building construction of the highest standards when it comes to its energy, water, waste and material requirements.
See below.....

MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, December 12, 2016

MOTION NO.17

MOTION: Councillor F.N. Duffy

We were made aware recently that SDCC is committed to meeting national energy targets through a broader 'holistic' view of sustainability, encompassing water, waste, mobility, spatial planning and energy.

This motion seeks to have the Dublin Mountain flagship project built to meet the environmental standards of the 'Living Building Challenge' where practical.

These standards will showcase our county's commitment to sustainable development through

- *Energy systems that provide 105% of the buildings requirements,*
- *The use of non-toxic ecologically restorative materials,*
- *Sources its own water and deals with its own waste.*

The aforementioned follow the example buildings procured by SDCC including Ballyroan Library and Valhalla, Clondalkin,

SDCC will be setting the standard for sustainable construction not only in the County, but Dublin and beyond.

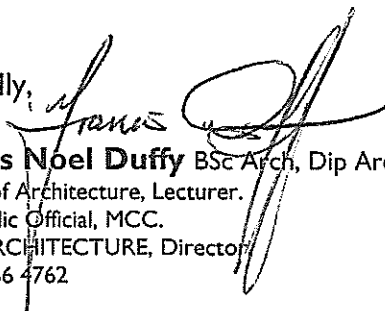
REPORT:

An accomplished and well-respected design team have already been appointed, briefed and have produced a high-quality Feasibility stage design for this significant project. In light of the importance and sensitivity of the site, the energy and environmental systems of the project will be determined by the stringent requirements of the Environmental Impact Statement. This is already a complex design issue and the imposition of a separate non-statutory European standard is not recommended.

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I would be very grateful if the An Bord Pleanála would take into account these observations.

Yours faithfully,



Cllr. Francis Noel Duffy BSc Arch, Dip Arch.

- Dublin School of Architecture, Lecturer.
- Designated Public Official, MCC.
- R.M. DUFFY ARCHITECTURE, Director
- 00 353 (0)86 066 4762



Rathfarnham
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