



DUBLIN MOUNTAINS PROJECT - REPORT ON CONSULTATION.

Landowners Information Meeting

Whitechurch Library, Rathfarnham.

February 27th 2017.

Context:

This information meeting was organised by South Dublin County Council at the request of Coillte as part of engagement with neighbouring properties contiguous to the proposed sites relating to the Dublin Mountains Project – Massy’s and Hellfire Wood. Coillte had endeavoured to consult landowners face to face, and has met many, however in order to maximise the engagement with landowners this information meeting was organised.

Upon arrival invitees (adjoining landowners) were requested to provide contact details to enable the Council to provide a copy of the presentation along with a report on the issues raised by invitees attending the information meeting. A copy of this presentation has subsequently been emailed to all attendees providing email addresses and published on the Project Webpages at www.sdcc.ie

It was clarified that there would be further public workshops for other stakeholders at a later date, these are in the process of being organised.

It was also clarified that a report on issues raised would be submitted both to attendees and to the Project Team, in order to inform the ongoing project.

Proposed Format:

- 20min Introduction & presentation
- 10 mins brief Q&A on presentation
- 4 potential themes 15-20mins each
- Your feedback recorded tonight
- Composite feedback report to Project Team & you

<p>Potential Themes arising from consultations to date.</p> <ul style="list-style-type: none"> - Heritage and Environment Protection - Access and Traffic - Local Concerns <p>Suggestions/Clarifications</p>
<p>Officials and Project Team Members Present</p>
<p>South Dublin County Council:</p> <ul style="list-style-type: none"> • Frank Nevin, Director - Economic Enterprise & Tourism Development (FN) • Colm Ward, Head of Enterprise- Economic Enterprise & Tourism Development (CW) • Tony Shanahan, Administrative Officer, Economic Enterprise & Tourism Development (TS) <p>Coillte:</p> <ul style="list-style-type: none"> • Daithi de Forge, Head of Recreation, Coillte. (DdF) <p>Project Team:</p> <ul style="list-style-type: none"> • Rachael Chidlow – Paul Keogh Architects (RC) • Brighdin Ni Mhaille - Paul Keogh Architects • Richard Butler (RB) <p>A presentation – link was delivered by Frank Nevin, Daithi de Forge, and Richard Butler.</p>

Report Format:		
This report is the summary of the issues raised with responses outlined. In the interests of clarity and structure, comments have been grouped under thematic headings.		
Heading	Comment	Response
Meeting Formats & Consultation		
Meetings Format	Requests for copies of the presentation to be provided at the meeting and general criticisms of organisation of the consultation, agenda not issued etc.	On arrival attendees were notified that the presentation would be emailed or sent to them. This was done and it has also been added to the Project Website at this link The format of the meeting was outlined in the items above which were also contained in the presentation.

	Requests for a model to be displayed.	Advised that a model will be used for the statutory consultation phase but it is premature to develop one as the design is still evolving.
Heading	Comment	Response
DMP/consultation	Concern was voiced that the DMP are encouraging recreation use in the Mountains without effective consultation with landowners outside Coillte lands.	DdF referred to the DMI as consultative group for recreation but accepted concerns and undertook to bring this concern to the DMP Board to seek solutions for improved landowner consultation methods at the next Board meeting.
Project consultation	<p>Questions were raised in relation to future consultation opportunities and what the information will be used for.</p> <p>Requests were made for a written schedule on consultation.</p>	<p>It was clarified that there are stages to the consultation as outlined;</p> <ol style="list-style-type: none"> 1. Consultation with immediate land owners 2. Consultation with further adjoining landowners who Coillte has not yet reached 3. Public information meetings/workshops –likely to be in late March and early April. 4. A further consultation evening with landowners prior to commencement of statutory consultation. 5. All information gathered at local meetings will be reported to the Project Team and the attendees to inform design 6. The formal consultation stage will be dependent upon the planning process and will enable people to make submissions in writing on the proposal.
Timelines	Requests for clarification on milestones and timelines	<p>Proposed Public Workshops – late March/April – being organised.</p> <p>Request for determination regarding EIA with An Bord Pleanala.</p> <p>Anticipated lodgement of planning application in June 2017. Agreed this objective is subject to the Board’s determination on the requirement for EIA, which may only be made in June.</p> <p>The duration of consultation cannot be specified as its dependent upon which planning process must be used – see Planning Process.</p>

Heading	Comment	Response
Consultation - Drawings and Plans	Request made for Autocad drawings of proposals	<p>The proposal presented is not finalised and this consultation is an opportunity for involvement at the early stages, prior to statutory consultation. The proposal is continuously evolving at present as it is informed by information from the ongoing EIA, other investigations and consultation inputs. On this basis the present proposals were presented on boards for attendees to review but on the basis of the evolving nature of the proposal a definitive proposal/drawings cannot yet be issued, as this design process is not completed.</p> <p>A further landowners meeting will be held at which more advanced and definite plans will be presented, again prior to the formal consultation stage.</p>
Feasibility Process/Site Selection	<p>Process by which Hellfire and Massys were selected.</p> <p>Calls to utilise other Coillte buildings in the Dublin Mtns – specific reference to Knocksink Woods, Enniskerry</p>	<p>It was clarified that 6 sites were assessed in the feasibility stage under a matrix of criteria and this information is contained in the full study available on the Project pages.</p> <p>Clarified that Knocksink is owned by National Parks and Wildlife.</p>
	Consideration of Orlagh House and request for publication of report on same.	It was stated that the Orlagh site, which unlike the Coillte forests is in private ownership, was assessed using the matrix of criteria applied to the other sites and was deemed to not be suitable. A decision will be made regarding the publication of this report, which contains sensitive commercial information.

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Parking Management	Concerns about absence of plans to manage parking were raised. Calls for clamping to be introduced. Stated by some present that Coillte have failed to manage car parking at Hellfire.	Confirmed following meeting that parking surveys Sept 27 2015 showed 83 cars parked at Hellfire and overflow of 40 parked on road/environs. FN & DdF advised that while a detailed operational model is not yet developed it would obviously be a requirement for an operator to place security/CCTV, manage car parking hours and lock gates after hours etc. It was communicated that charging for parking could be a deterrent to using the car park so free parking is proposed. The extension of car parking hours to fully match daylight hours will also be needed to avoid any overspill onto Killakee Road.
Road standards and capacity	Concerns were raised about the capacity of the roads in the immediate area of the Hellfire Wood and also along other approach roads	Apologies offered for unavailability of Projects Transport Engineer due to surgery the day before. Presentation stated that traffic count survey undertaken indicated low flows and no capacity issues at junctions on approach routes. The Project Team carried out the main survey on 26th & 27th November 2016. The significant, and growing , issue is uncontrolled parking in the environs of Hellfire and Massys. Proposals to address the unsafe nature of the current access at Hellfire entrance through a roundabout or other suitable solution are also both access and safety measures. FN noted that the planning proposals will be required to demonstrate a sustainable traffic solution to include solutions for all modes – coaches, cyclists, pedestrians, motorists
Sustainable forms of access	Concerns were raised about dependency on car-based travel to access the proposed development	Both the presentation and statements by the Project Team indicated plans to add footpaths c1.2m wide along Killakee Road to Stocking Avenue to provide safe pedestrian access from the city direction. Proposals over time to integrate the wider Dublin Cycle Strategy of the NTA in the form of greenway links from suburban areas to the mountains. Other proposals to plan for managing future growth include feasibility of satellite parking in the foothills of the mountains, shuttling and Vehicle Messaging Systems to give advance notification to motorists (including

		coaches) to deter trips in the event that the parking in the mountains is reaching capacity.
Heading	Comment	Response
Other – Traffic	A request was made for publication of a traffic management plan for the Ballycullen Area as part of the Local Area Plan Process	Advised outside scope of Project Team but will consult relevant colleagues and ask them to respond
Planning & Environment		
Built Heritage, Conservation & Interpretation	Allegation made that Coillte had damaged the national monument and standing stone which should be raised. Questions about proposals for interpretation.	RC: Commented that archaeologist Neil Jackman advised that the stone had simply fallen and best practice is for it to remain in this way. RC went on to explain proposals to tell the story of the Neo and Megalithic archaeology of the mountains through an interpretative plan in the development. More information is available on the heritage protection activities of Coillte, the DMP and South Dublin County Council regarding the excavation they supported at Hellfire in 2016 on the Project pages . FN outlined the Council commitment to best practice and quality in terms of interpretation and overall visitor expectations which will be evident in June of this year with the opening of the Council-developed Round Tower Centre. He also pointed out that the Council’s Heritage Officer is advising on the Dublin Mountains Project.
Biodiversity	Concerns were expressed about the impact of proposals upon biodiversity	It was clarified that this project will see the permanent transformation over time of 26hectares of previous commercial forestry to parkland incorporating deciduous woodlands and recreation use sympathetic to the habitats. RB. Outlined the full scope of the EIA which will include baseline and resulting mitigation or improvements in terms of biodiversity protection, flora, fauna etc. DdF outlined the approach taken by Coillte regarding Massys Wood which has been minimal intervention and tree management only in the interests of safety. The role of Massys in particular from the outset as a diverse habitat has been acknowledged.
Zoning	Question was raised as to whether any aspects of the County	RB: Confirmed that the proposal aligns with the County Development Plan.

	Development Plan zonings are impacted	
Heading	Comment	Response
Visual amenity/visibility and light pollution	Question raised as to whether the proposals will contravene protected views in the County Development Plan	<p>RB: The designation of protected views or prospects is not intended to prevent change in the landscape but rather to ensure that the effects of development are properly considered so that change is appropriate. Commented that the opportunity which the project presents, to diversify and manage the Hellfire forest for primarily amenity purposes, may result in improvements to protected views.</p> <p>Photo-montages to show the visual impact of the feasibility stage proposal were shown in presentations and the audience informed that the rescaled development and plans for screening and diversifying from commercial forestry will further reduce visual prominence.</p> <p>In relation to light pollution planted screening is proposed in respect of the building and car park and in any event evening dining is not now proposed as part of the standard food offering. It was clarified that no permanent lighting is proposed.</p>
Infrastructural		
Drainage & flooding	<p>Concerns about overflow from Hellfire onto Killakee Road and local properties in terms of flooding. Calls from various audience members to address this issue from alleged Coillte forestry activities with alleged impacts on watercourses – Owendoher, Dodder.</p> <p>Members of the audience expressed a lack of confidence in Coillte on this issue, claiming it's been ignored for 25 years.</p>	<p>FN confirmed that engineering advice is that a mains drainage system is required for various reasons and in response to enquiries further clarified that this will for a period involve works along Killakee Road for installation.</p> <p>DdF requested that specific complaints be emailed to him for further investigation and acknowledged this had been communicated in his very recent face to face meetings with some landowners.</p> <p>RB indicated that the new proposal represents a chance to resolve these issues as are in any event elements of the EIA and resulting measures and mitigations needed for the planning application. Clarified that rock too shallow to enable onsite treatment.</p> <p>Site management solutions for the planning process and the proposal will in fact improve the outcomes from commercial forestry and reminded that 26ha will be taken out of commercial forestry activity.</p>

	Some residents expressed a desire to retain access to their local/private wells and not to be connected to any Council public systems.	FN clarified that existing residents with properly functioning systems will not be required to connect to public systems, if and when provided.
Heading	Comment	Response
Attenuation	Concerns were expressed about effective methods to manage attenuation/overspill/contamination from Hellfire and especially the parking area.	RB: Advised that this is actively being investigated as both a design challenge and environmental necessity - this would be a requirement of the EIA that must be submitted to An Bord Pleanala (if the Board determines that EIA is required). Permeable surfaces in addition to other measures are being explored.
Post Planning Issues		
Building Standards	The matter of high environmental standards in the maximisation of energy efficiency and impact of the building were raised with a call to achieve "Living Building Challenge" certification.	Full compliance with all aspects of Building Control Regulations and Standards.
Intensification/Commercialisation	Claimed that while there is growing usage of the Dublin Mountains that the Project is designed to accelerate this growth upwards to 300,000.	FN advised that in response to the EIA and other ongoing assessments that the development has been rescaled from over 2000sq m at feasibility to a revised scale of 922sq m. Also noted that the indicators in terms of visitors numbers etc indicate that in general the trend towards demand to access the Dublin Mountains is growing sharply and a plan is needed to manage this.
Construction Phase	Concerns were expressed about noise and other issues arising in any construction phase, with some requesting routing of construction traffic away from properties be designed.	Residents were advised that a construction management plan would be conditioned by An Bord Pleanala Pleanala (in the event of a Part 10 process) and place obligations for the management of this activity and that routing will be investigated.
Future Maintenance	Concerns were expressed about the likelihood of a long term	FN advised that the capital investment is not being made on a commercial basis and it is not envisaged that it will be recouped. Instead it is anticipated that any surplus will be required for re-investment and maintenance. It was stated that

	maintenance of the facility once completed.	any failure to maintain standards would negate the purpose of the original investment.
Heading	Comment	Response
Anti-Social Behaviour	<p>Concerns were raised about increasing anti-social behaviour especially on two fronts; Theft and vandalism in the car parks Trespass by walkers through private property. A concern was raised that Google Maps pin for Hellfire is directing people to a private residence and needs to be corrected.</p>	<p>The car parking solutions referenced will address some of these issues but the primary means to address anti-social behaviour is by greater usage of the area by people engaged in legitimate activities. DdF referenced the successful experience of Ballyhoura in this matter. In terms of the issues regarding trespass DdF requested that this specific issue be reported and that the DMP will assess waymarking to direct people from private property and, as notified to people in face to face meetings, Coillte will report to the Project Team where concerns from boundary properties necessitate reconsidering routing of trails etc.</p>