



Dublin Mountains

**Presentation to
South Dublin County Council**

By

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June 2017



An aerial photograph of a lush green landscape. In the foreground, there is a large, circular stone ruin, possibly a prehistoric structure. A dirt path leads towards it. In the background, a town or village is visible, surrounded by green fields and trees. The sky is overcast with grey clouds.

PROJECT TEAM

- **Paul Keogh Architects – design team lead**
- **Roughan O'Donovan – consulting engineers**
- **Cunane Stratton Reynolds – landscape / planning**
- **Cathal Crimmins - conservation / heritage**
- **CHL Ltd. – business consultants**

PROJECT OVERVIEW

- **‘Gateway’ to Dublin Mountains**
- **SDCC / Coillte / Dublin Mountains Partnership**
- **Leisure / orientation / education resource**
- **Domestic and international tourist market**
- **Local and domestic recreation infrastructure**

PROJECT BACKGROUND

- 2007 Dublin Mountains Strategic Plan
- 2013 Failte Ireland Report - *Grow Dublin*
- 2015 South Dublin Tourism Strategy
- 2016 – 2022 County Development Plan
- 2016 SDCC Council-approved feasibility study

PUBLIC CONSULTATION PROCESS

- 2016 Council-approved feasibility study**
- Coillte one-to-one landowner consultations**
- Stakeholder meetings – 2 no.**
- Tallaght Stadium public open-days – 2 no.**
- On-line: website & social media presence**

PROPOSED DEVELOPMENT

- ‘Gateway’ visitors centre
- Improved walks and trails
- Access and parking improvements
- Archaeology and heritage conservation
- Landscape and habitat enhancement

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SITE MASTERPLAN

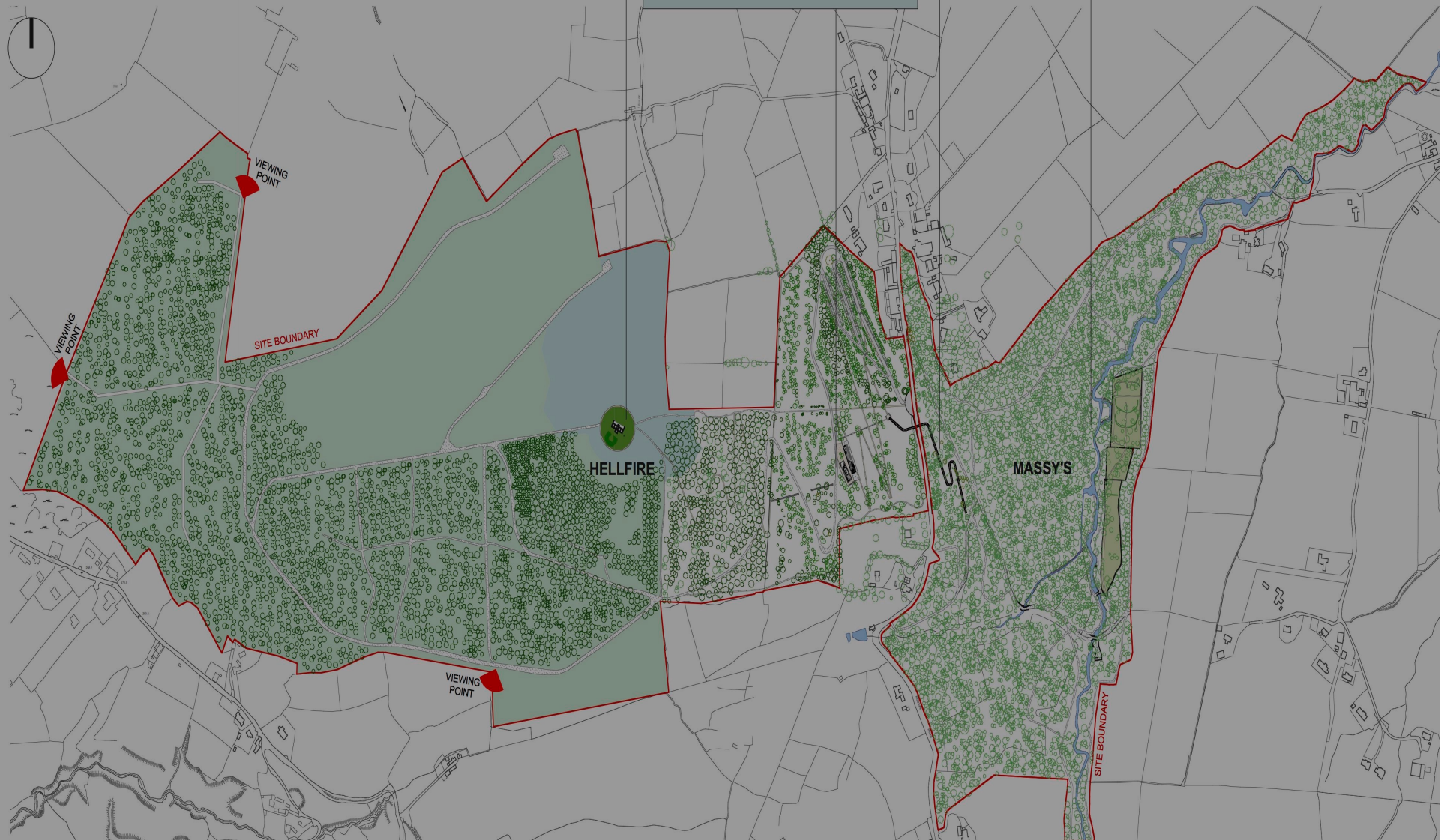
HELLFIRE / MASSY'S
MOUNTAIN + DECIDUOUS LANDSCAPE
ARCHAEOLOGICAL + HISTORIC FEATURES

HELLFIRE CLUB
PASSAGE TOMBS
PANORAMIC VIEW OF THE CITY

DUBLIN MOUNTAINS VISITOR CENTRE
CAFE / CAFE KIOSK
RAMBLERS LOUNGE / RAMBLERS SHOP
EDUCATION / CINEMATIC
INTERPRETATION
TOILETS / SHOWERS

TREE TOP BRIDGE

MASSY'S
FOREST + RIVER WALKS
STREAMS
WALLED GARDENS
WATERFALLS



TRAILS PROPOSALS

- Develop existing networks
- Colour-coded routes – duration & gradient
- Improved quality surfaces & gradients
- Link key attractions / Dublin Mountains Way
- R115 tree canopy walkway

LEGEND

- CLASS 1 - HILL ASCENDER TRAIL
- USUALLY CLASS 3, IN PLACES CLASS 2 - EASY TO MODERATE
- USUALLY CLASS 3, IN PLACES CLASS 4 - MODERATE TO STRENUOUS
- PLANK STAIRWAY TO BE TIMBER OR JOIST & STEEL BEAMS AND WIDE TREADS WITH REINFORCED GRAB RAILS - CLIMBING CLIFFS AND ROCKS CAN BE VERY DIFFICULT.
- TRAIL TO FAMILY WALK



VIEWPOINTS



EXISTING WOODLAND



PLANTED WOODLAND



BOG IN A BOG

LANDSCAPE STRATEGY

- Retention of commercial forest (part)
- Restore / expand historic (broadleaf) woodland
- Expand play / recreation opportunities
- Develop views & prospects
- Enhance nature conservation

TREES SET BACK AT LEAST 20M BELOW SUMMIT TO RESTORE HELLFIRE CLUB AS PROMINENT LANDMARK.

BROAD-LEAVED WOODLAND RESTORATION PROJECT. RECREATING HISTORIC LANDSCAPE PATTERN. RESTORING OLD WALLS, MAINTAINING OPEN VIEWS NORTH AND EAST AND INTEGRATING NEW SITE INFRASTRUCTURE (ROBUST

HELLFIRE WOOD

MASSEY'S WOOD

MOUNTPELIER
Mountpelier

REPAIR STRUCTURE AND CLEAR OVERGROWTH AS REQUIRED TO ENHANCE VISIBILITY OF GARDEN. IN ACCORDANCE WITH ARCHITECTS REPORT.

RETAINED COMMERCIAL FOREST MANAGED TO COMPLEMENT ENHANCED AMENITY ROLE.

EG: - DIVERSIFICATION OF SPECIES.
- CONTINUOUS COVER FORESTRY
- ENHANCED ECOLOGICAL FUNCTIONS
- EXEMPLAR FOREST PRACTICES

EARLY CLEAR-FELLING OF FOREST AND REPLACEMENT WITH NATIVE WOODLAND SUITABLE TO UPLAND CONDITIONS

ONGOING AND ENHANCED MANAGEMENT OF MASSEY'S WOOD FOR AMENITY AND NATURE CONSERVATION PURPOSES.


PHASED REMOVAL OF CONIFEROUS FOREST AND CONVERSION TO PREDOMINANTLY BROAD-LEAVED WOODLAND.

ARCHITECTURAL & CULTURAL HERITAGE

- Megalithic landscape – international significance
- Eighteenth century hunting lodge – Hellfire Club
- Nineteenth century walled garden Massy's Wood
- Eighteenth century military road to Glencree
- Conserve and interpret heritage assets

HELLFIRE CLUB

- Heritage value – protected national monument
- Visitor ‘destination’ potential
- Improve setting – landscape curtilage
- Minimal intervention – conservation & repair
- Manage safety & anti-social behaviour issues

A photograph of a forest scene. In the foreground, there is a low, moss-covered stone wall. To the right of the wall, a small stream flows over rocks. The background is filled with tall, thin trees, some of which are covered in ivy. The overall atmosphere is quiet and natural.

MASSY'S WOOD

- Heritage value – 18th century walled garden
- Minimal intervention – conservation & repair
- Remove invasive ivy & scrub
- Protection of trees & wildlife
- Low-maintenance 'wild' walled garden



ACCESS AND PARKING

- Traffic surveys – November '16 & June '17
- No R115 traffic congestion issues
- Footpath / road improvements – treetop bridge
- Increased car parking: target 250-300 spaces
- Peak periods shuttle bus (Tallaght Stadium)

INFRASTRUCTURE & SERVICES

- Sustainable drainage (SUDS) systems
- Swales & ponds en-lieu of pipes & tanks
- New foul sewer on Kilakee Road
- Permeable surfaces to parking areas
- Sustainable architectural design

TREE-TOP WALKWAY

- Amenity & visitor attraction
- Connect Montpellier Hill with Massy's Wood
- Safety – reduce R115 pedestrian footfall
- 1:20 gradient – accessible walkway
- Enhance nature and wildlife experience

VISITORS CENTRE

- **Amenity – restaurant / café and services**
- **Interpretation – exhibition & audio-visual facility**
- **Education – classroom & teaching facility**
- **Walkers lounge and DMP headquarters**
- **Books and outdoor equipment store**



VISITORS CENTRE

- Considered response to sensitive context
- Natural materials – stone and wood
- Integrated into landscape setting
- Environmentally sensitive – green roof
- Disabled parking and family facilities

An aerial photograph of a park or residential area with many green trees and a few buildings. The text 'BUSINESS PLAN' is overlaid in the top right corner. A list of five bullet points is overlaid on the left side of the image. The PKA logo is in the bottom right corner.

BUSINESS PLAN

- Analysis of receiving market**
- Financial analysis – capital & running costs**
- Procurement & management plan**
- Construction cost estimate-E15M.**
- Financial projections**

ENVIRONMENTAL IMPACT ASSESSMENT

- 2000 Act – Part X planning process
- An Bord Pleanála screening request
- Environmental Impact Assessment required
- Formal public consultation process
- An Bord Pleanála assessment & decision

An aerial photograph of a lush green hillside. The hill is covered in dense trees and vegetation. A winding path or road is visible on the slope. The sky is overcast and grey.

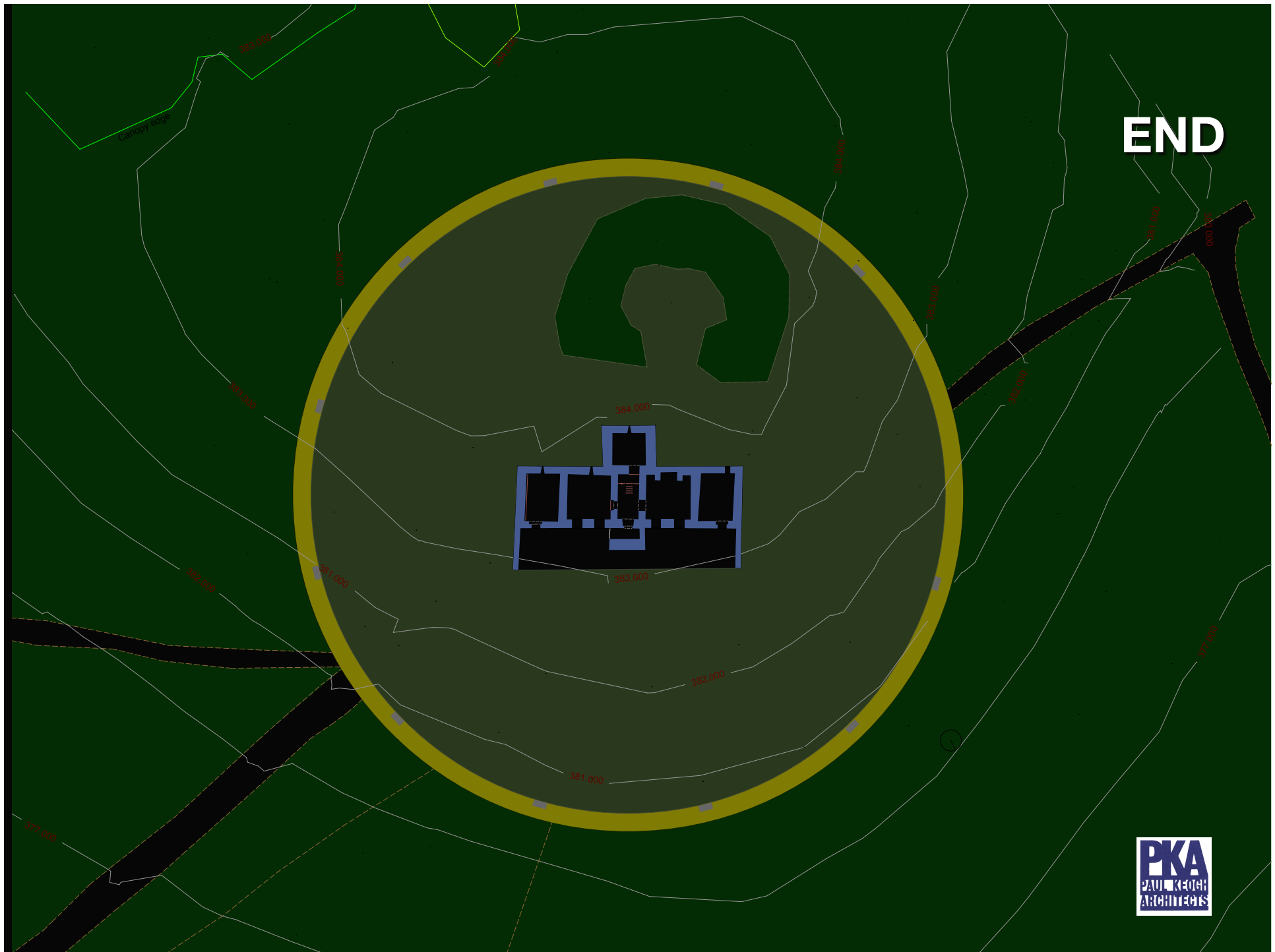
SUMMARY

- Plan-led development proposal
- Council-approved feasibility study
- Public consultation process
- Positive economic and business projections
- Positive culture, tourism and leisure projections
- Local / regional / national resource

DEVELOPMENT PROGRAMME

- July 2017 – EIA submission
- December 2017 – An Bord Pleanála decision
- January 2018 – Construction tender invitation
- March 2018 – Construction contract award
- June 2019 – Handover and opening

END







PROJECT: PUBLIC MOUNTAIN MUSEUM CENTER

ARCHITECT: [FIRM NAME] DRAWING NO.: [DRAWING NUMBER]

VIEW: ELEVATION (SKETCH)

SCALE: NOT TO SCALE DATE: 20-00-0000







