



Dublin Mountains Project

22nd March 2017

Landowners Information Meeting



Firstly

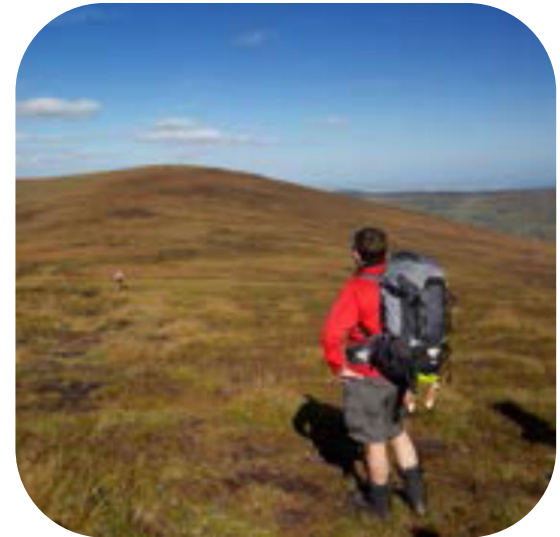
Thank you...

...for being here this evening

...for your interest in the project

...for giving us your thoughts last time

...for taking the time to engage with us

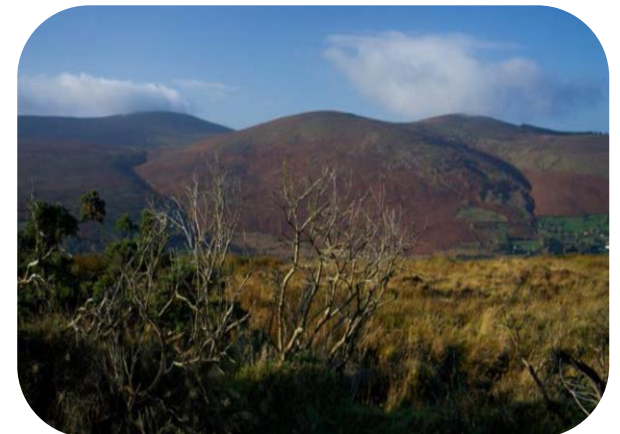
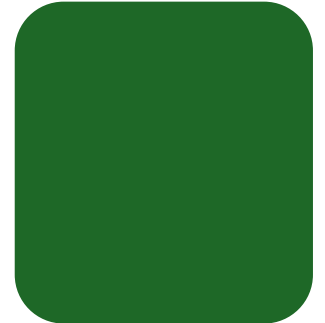


THIS EVENING

- Short Introduction & presentation including update since last
- Q&A session with the panel
- We will listen again and take notes
 - your feedback will be recorded tonight
- Composite feedback report to you as soon as possible

Potential Themes for discussion:

- Heritage and Environment Protection
- Access and Traffic
- Local Concerns
- Suggestions/Clarifications



What's Happening

- We listened
- Changes from EIA and consultation,
 - Feasibility study – accommodation was 2,017 sqm (over 21,000 ft²)
 - After changes – accommodation currently 816 sqm (under 9,000 ft²)
 - Actions following meeting (Slide 5)
- We are now informing you of the changes we made
- We are listening again
- We are also listening to further groups and general public on the first week of April.
- Project Brochure and Website updated

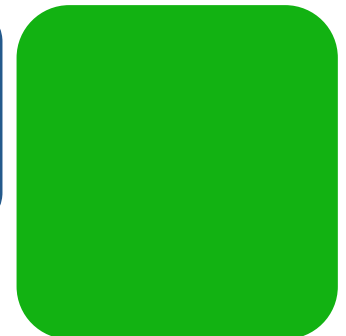


Schedule of Accommodation Dublin Mountains Visitor Centre		
	Current Plan	Feasibility Study (approx.)
	(Lower Level)	
Plant	26 sqm	56 sqm
Toilets /showers (external)	26 sqm	140 sqm
Lockers / storage	26 sqm	
Staff area	12 sqm	48 sqm
Coffee Kiosk	22 sqm	90 sqm
Retail area	37 sqm	132 sqm
Ramblers lounge	53 sqm	218 sqm
Stairs to upper level	14 sqm	
Sub-total	216 sqm	
	(Upper Level)	
Café entrance	18 sqm	20 sqm
Café	150 sqm (seats 80)	288 sqm (seats 156+)
Servery	45 sqm	
Kitchen	64 sqm	63 sqm
Toilets (internal to café)	32 sqm	51 sqm
Circulation	46 sqm	
Exhibition Entrance	28 sqm	
Exhibition / AV Room	130 sqm	137 sqm
Education / Events Room	57 sqm	449 sqm
WC	8 sqm	80 sqm
External WC	9 sqm	
Bin Store	13 sqm	
Delivery		69 sqm
Kitchen services		96 sqm
Sub-total	600 sqm	1937 + 80 (circulation) sqm
Total	816 sqm	2017 sqm

Heading	Actions requested	Actioned.
Meetings Format	Requested hard copy reports at meeting and detailed agenda before further meetings.	Copies emailed next day. Report on consultation sent recently. Both copies presentation, consultation report and brochure available online and tonight.
DMP/consultation	DMP review way they communicate and consult landowners...	Agenda item for next DMP Board Meeting
Project consultation	Further landowners meeting pre stat consultation. Request made for Autocad drawings of proposals.	Agreed – will be organised following decision from Bord Pleanála on process
Consideration of Orlagh House and request for publication of report on same.	Release Orlagh report	Available on latest update on Project website
Planning Process	SDCC to consider release of ABP referral letter on process.	Available on latest update on Project website
Illegal Parking (Massys/Cruagh)	Further meeting.	Meeting 22 nd organised. More local meeting can be facilitated too with DMP, SDCC, Coillte.
Parking Management - Illegal Parking (Killakee)	Undertaking to consult Gardai	Reported ongoing as discussed at meeting.
Other – Traffic – wider area – Ballyboden etc	Planning to respond.	Discussion ongoing with Planning
Drainage & flooding	Coillte to respond to complaints re flooding upon receipt	Being investigated, with Coillte
Anti-Social Behaviour	Coillte to seek to resolve Google maps issue. DMP to review and address consultation with landowners and signage requirements on trails proximate to private boundaries.	Reported to DMP Manager Reported to DMP Manager and meeting to follow.

Recap – Why do we need a development?

- Future and existing demands & opportunities
- Cannot do nothing....
- Dublin Mountains
 - a valuable resource
 - managed sustainable solution required
- Visitor Gateway– access to experiences, trails, stories of the mountains
- Unique situation: Dublin Mountains / Dublin Bay
- Potential to increase jobs / direct economic contribution
- Sustainable Tourism Development in South Dublin County Council



Site Options – The Choices

Site options examined:

1. Hellfire
2. Massy's Estate
3. Stewards House
4. Featherbed
5. Cruagh wood
6. Combined Option (1 + 2) Hellfire & Massy's Estate

Matrix of Selection criteria developed:

- Archaeology / heritage, views, existing trails;
- Transport; public, cycling, walking, car access
- Services; water, drainage, electricity, gas supply
- Air, soil and water
- Tourism; “must see” attraction, views, economic benefit
- Planning / environmental constraint / visual impact



	1. Hell Fire	2. Massy's Estate	3. Steward's House	4. Featherbed	5. Cruagh Wood	6. Combined Options 1-2
Site Appraisal	1.5	2.5	5.2	3.7	3.2	1.2
Transport	1.2	1.0	1.2	5.7	5.0	1.1
Services	1.2	1.7	1.0	5.2	3.0	1.6
Air/Soil/Water	1.0	1.0	1.0	3.0	2.5	1.0
Planning/ Environmental	1.0	3.0	4.0	5.0	6.0	2.0
Tourism	1.5	3.8	4.3	1.8	1.3	1.2
Total Ranking:	1.3	1.9	2.4	3.7	3.0	1.2

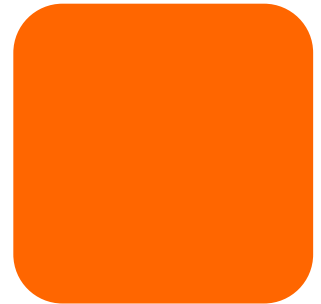
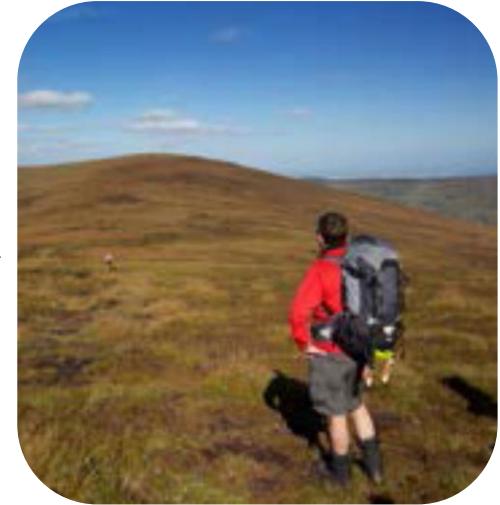
All sites assessed against each other using matrix above

Result – the best option is

- Combination of Hell Fire Woods and Massy's Estate**

EMERGING GATEWAY PROPOSAL

- Gateway/welcome centre incorporating AV facility / education centre, café, toilets and changing facilities, walkers lounge / and retail.
- 26ha removal from commercial forestry - recreation and mountain park
- Treetop canopy walk - safe connection to Massy's Woods
- Free Car park / coach park / public transport
- No charge for access to trails, bridge - only for guided walks etc.
- Welcome reception, A.V. – story of Mountains, retail, maps, visitor info
- Improved trail network with signage, seating, views
- Hellfire Club; conservation works, Massy's Estate; conservation, trail upgrades, interpretation
- Re-appraising the development footprint and functions.



What's Next? On-Going Work

- Environmental Impact Assessment (EIA)
- SDCC is committed to carrying out EIA as part of the design and planning process. An EIA team is appointed.
- The environmental topics to be covered in the EIA (in accordance with the EIA Directive and Irish Law and guidelines) are:

No	Chapter	No	Chapter
1	Introduction & Scoping	9	Air Quality & Climate
2	Description of the Existing Site	10	Noise & Vibration
3	Description of the Proposed Development	11	Landscape & Visual Impact
4	Alternatives	12	Archaeology & Cultural Heritage
5	Population & Human Health	13	Architectural Heritage
6	Biodiversity	14	Material Assets
7	Soils, Geology & Hydrogeology	15	Roads, Traffic & Transportation
8	Water & Hydrology	16	Interactions



Environmental Impact Assessment

- Coillte and SDCC recognise amenity of landscape – Feasibility Environmental Report
- Baseline survey of the environmental conditions has taken place and the results will inform (a) detail design, and (b) consultation – Landscape, Visual Impact Assessment.
- Next step: Request for determination from an Bord Pleanála. Is EIA technically required (“EIA Screening”)? This is a requirement of the Planning & Development Act.
- This will determine the planning process:
 - EIA required = application for consent by SDCC to an Bord Pleanála (“Part 10” planning process).
 - EIA not required = application for consent to SDCC (“Part 8” planning process).
- SDCC has carried out EIA Screening and is recommending to an Bord Pleanála that EIA must be carried out.
- **The EIA will continue in parallel with design.** Key issues such as archaeology, fauna and flora, visual impact, traffic, will be considered throughout the design process.



Feasibility Stage Photomontages



Feasibility Stage Photomontages



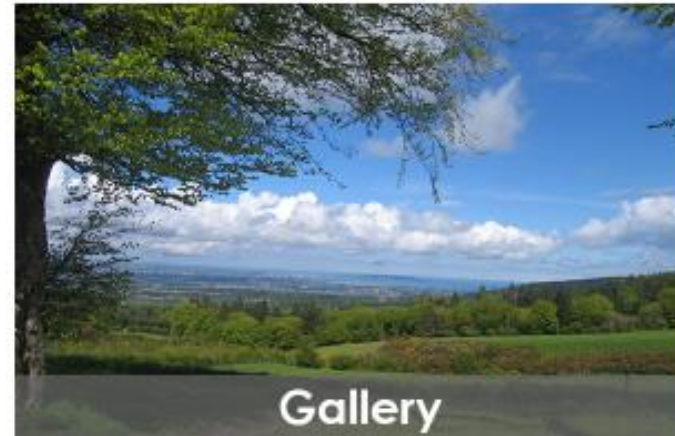
TRAFFIC & PARKING

- Traffic count survey undertaken – low flows and no capacity issues at junctions on approach routes.
- Current overspill parking problems resolved by this project with an expanded car park.
- Additional car parking proposed per feasibility study. 300 spaces for peak demand.
- Treetop bridge to provide safe pedestrian access between the two sites
- Proposal to provide new footpath along Kilakee Road to Stocking Avenue to provide safe pedestrian access from the city direction.
- Bus service to be reviewed in consultation with Dublin Bus at a later stage.
- Potential Greenway links to the site may be developed in conjunction with SDCC at a later stage – for example NTA – other national bodies.
- Potential satellite car parking, shuttling and VMS – precedent sit



Opportunities to Engage

- Project Webpages and email address econdev@sdublincoco.ie
- Tonight!
- Future Public Open Days (April 6th & 7th)
- Formal consultation phase
 - depending on planning process
- Model of the proposal
 - when proposed design developed



Related Documents	
Assessment of Potential of Orleigh House for Flagship Project Document type: Publications - pdf	Dublin Mountains Project Whats Happened Document type: Publications - pdf
An Bord Pleanála EIA Screening Request Letter Document type: Publications - pdf	Whitechurch Consultation Report Landowners Information Meeting 27/02/17 Document type: Publications - pdf
Presentation Whitechurch Library 27/02/17 Document type: Publications - pdf	

Thank you again!

Open to Questions