

Dublin Mountains Visitor Centre

27th February 2017

**Whitechurch Library –
Landowners Information Meeting**

PROPOSAL FOR THIS EVENING

- Between 6-8pm
- 20min Introduction & presentation
- 10 mins brief Q&A
- 4 potential themes 15-20mins each
- Your feedback recorded tonight
- Composite feedback report to Project Team & you

Potential Themes:

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

PROJECT BACKGROUND & CONTEXT

- 2008 – DMP Strategy, Failte Ireland 2013-2015
- 2015 SDCC tourism strategy, statutory obligations & Coillte twin role
- Future and existing demands & opportunities
- Visitation to Coillte forests - Hellfire/Massys, Ticknock
- Dublin Mountains – a valuable resource - managed sustainable solution required vs do nothing!
- Visitor Gateway– access to experiences, trails, stories of the mountains
- Unique situation: Dublin Mountains / Dublin Bay
- Potential to increase jobs / direct economic contribution

SCOPE

- **Sustainable Tourism Development in SDCC**
- **Site options examined: Cruagh, Featherbed, Hellfire, Massy's Estate,, 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
- **Total results: 1. Hellfire & Massy's Combined**

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.....

From Feasibility to Emerging Design

Building 1	Feasibility Study	Current Plan
Entrance Lobby	20 sqm	
Café	288 sqm (seats 156+)	155 sqm (seats 72)
Kitchen	63 sqm	75 sqm
Servery		43 sqm
Toilets (Internal)	51 sqm	32 sqm
Toilets (External)	140 sqm	30 sqm
External Store	80 sqm	30 sqm
Coffee Kiosk	90 sqm	12 sqm
Storage / Admin areas	48 sqm	115 sqm
Plant	56 sqm	52 sqm
Sub-total	836 sqm	544 sqm
Building 2		
Kitchen services	96 sqm	
Delivery	69 sqm	
Events space	449 sqm	
Exhibition area entrance		54 sqm
AV Room /Exhibition space*	137 sqm	132 sqm
Store		43 sqm
Ramblers Lounge**	218 sqm	87 sqm
Classroom		32 sqm
Toilets / changing	80 sqm	30 sqm
Retail***	132 sqm	
Sub-total	1181 sqm	378 sqm
Total Area	2017 sqm	922 sqm

ON-GOING WORK

- Environmental Impact Assessment
- SDCC is committed to carrying out Environmental Impact Assessment (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 and 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 sites

Opportunities to Engage

- Coillte face to face
- Project Webpages and email address econdev@sdblincoco.ie
- Tonight!
- Future Public Workshops
- Formal consultation phase – depending on planning process
- Model of the proposal when design finalised

Dublin Mountains Project

Like

Tweet



Background

Whats Happened

The Concept

Whats Happening

Feasibility Study

Q&A