

FINGAL COUNTY COUNCIL  
PLANNING & STRATEGIC INFRASTRUCTURE DEPARTMENT REPORT

Register Reference: PART XI/002/19

Proposed Development: Refurbishment and Extension

Location: Carnegie Library, Strand Street, Skerries, Co. Dublin

Proposing Department: Architects Department

Application Type: Part XI/ Part 8

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Information received by the Planning & Strategic Infrastructure (P&SI) Department from the Architects Department includes a Draft Outline Description, Internal Memo, Architectural Report (prepared by ARC Consultants on behalf of Fingal County Council), Engineering Services Report (prepared by Fitzsimons Doyle and Associates on behalf of Fingal County Council) together with Dwg No. 18-4450\_C01\_RevA – Proposed Drainage Layout, Dwg No. 18-4550\_C02\_RevA – Proposed Drainage Typical Details 01 and Dwg No. 18-4550\_C03\_RevA – Proposed Drainage Typical Details 02.

The following architectural drawings have been received;

- 16-252-PP-100 - Site Location Map / 1:1000 & Existing Plans 1:100
- 16-252-PP-150 - Existing Elevations & Sections / 1:100
- 16-252-PP-151 - Existing Contiguous Elevs & Site Section / 1:100
- 16-252-PP-200 - Proposed Site Plan & Public Realm Landscaping/ 1:300
- 16-252-PP-201 - Proposed Strand Street Footpath Landscaping / 1:200
- 16-252-PP-219 - Proposed Roof Plan / 1:100
- 16-252-PP-220 - Proposed Ground Floor Plan / 1:100
- 16-252-PP-221 - Proposed First Floor Plan / 1:100
- 16-252-PP-222 - Proposed Second Floor Plan / 1:100
- 16-252-PP-223 - Proposed North Elevation (Existing & New Build) / 1:100
- 16-252-PP-224 - Proposed South Elevation (Existing & New Build) / 1:100
- 16-252-PP-225 - Contiguous Strand St & East Elevation / 1:100
- 16-252-PP-226 - Contiguous Chapel St & West Elevation / 1:100
- 16-252-PP-227 - Proposed Site Section & Section 1 / 1:100

**Nature of development:**

The proposed development comprises;

- A two/three storey rear extension with a link to the existing library at ground and first floor level, green flat roofs with PV panels;
- A new paving scheme and public realm improvements at Strand Street (see Drawing No. 16-252-PP-201 - Proposed Strand Street Footpath Landscaping / 1:200);
- SUDS drainage and infrastructure and all associated works.

#### Site Location & Description:

The subject property 'Carnegie Library' is located on the western side of Strand Street, Skerries, Co. Dublin. The subject site has an overall area of 0.0607 ha. Carnegie Library has a stated floor area of c. 183 sqm and comprises a detached five-bay two-storey limestone faced library, with full-height projecting central single-bay breakfront flanked by single-bay single-storey bays. The roof of the library is double pitched with slate, terracotta crest tiles and has cast-iron rainwater goods, red brick chimneys, limestone coping and a cast-iron weather vane to the breakfront apex. The building bears the date 1910 which is carved on a stone plaque over the entrance.

Floraville Park (an urban park) is located to the north of the subject site. A 2 metre high random rubble wall separates Floraville Park from the subject site.

St. Patrick's Church is located to the south of the subject site (St. Patrick's Church is a Protected Structure RPS Ref. 202 - Detached early 20th century gable-fronted granite Roman Catholic Church & free-standing belfry of 19th century church). A pedestrian link connecting Chapel Lane to Strand Street is located along the southern boundary of the site within the grounds of St. Patrick's Church. A 2 metre high boundary wall separates St. Patrick's Church from the subject site.

The subject site is bound to the west by 2 no. dwellings (i.e. No.'s 7 and 8 Chapel Lane). A 2.5 metre high wall separates these properties from the subject site. No. 7 Chapel Lane is currently vacant whilst No. 8 Chapel Lane appears to be occupied. These properties are located within the red line boundary of the site.

#### Planning History:

F96A/0118 – Permission REFUSED for the demolition of the existing single storey house and out buildings and the erection of a new two storey house therein at 7 Chapel Lane, Skerries, Co. Dublin. Applicant – John McKenna. Reasons for refusal concerned overdevelopment of the site, overlooking and visual intrusion.

#### Reports from Internal Sections of the Planning & Strategic Infrastructure Department:

Irish Water - no objection subject to requirements.

Water Services Engineering Section – no objection subject to requirements.

Conservation Officer – no objection subject to requirements

Transportation Planning Section - no objection subject to requirements.

Parks and Green Infrastructure Division – no report received.

#### Relevant Policy:

*Fingal Development Plan 2017-2023*

#### Map Sheet 5:

Land-use zoning:

The subject site is zoned '*TC 'protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities'* in the *Fingal Development Plan 2017- 2023*.

The subject property is a Protected Structure (RPS Ref. 201 - Detached early 20th century limestone Carnegie library building with projecting tower).

The subject site is located within the Skerries Architectural Conservation Area (ACA).

The site is indicated on Sheet No. 14 'Green Infrastructure 1' of the *Fingal Development Plan 2017-2023* as being located within a 'Highly Sensitive Landscape'.

The subject site is located within an Urban Framework Plan Area and is within the Skerries Development Boundary.

Written Statement:

In respect of Appropriate Assessment:

*Objective DMS01*

*Ensure that all plans and projects in the County which could, either individually or in combination with other plans and projects, have a significant effect on a European site or sites are subject to Screening for Appropriate Assessment.*

*Objective DMS02*

*Ensure Local Authority development proposals are subject to environmental assessment, as appropriate, including Screening for Appropriate Assessment and Environmental Impact Assessment.*

In respect of Community Infrastructure, Facilities and Services:

*Objective PM66*

*Ensure provision of accessible, adequate and diverse community facilities and services in new and established areas to provide for the well-being of residents*

*Objective PM67*

*Ensure community facilities are flexible in their design and promote optimum usage.*

*Objective PM69*

*Ensure that proposals do not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent residents.*

In respect of Community Buildings:

*Objective PM71*

*Support the provision of new community centres and facilitate the refurbishment and extension of facilities where there is a need for such works. Such facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing limited car parking facilities to meet anticipated demand of non-local visitors to the centre.*

*Objective PM89*

*Continue to support the development of the existing library service and provide for an expanded service and network subject to need and the availability of resources.*

In respect of Protected Structures:

*Objective CH20*

*Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, is compatible with the special*

*character, and is appropriate in terms of the proposed scale, mass, height, density, layout, materials, impact on architectural or historic features, and junction with the existing Protected Structure.*

Specific objectives in respect of Skerries:

*Objective Skerries 1*

*Promote the development of Skerries as a vibrant local service, social and cultural centre and promote local tourism.*

*Objective Skerries 12*

*Continue to support the delivery of enhanced recreational, community, social, youth and educational facilities in the area.*

**Details of Proposed Development:**

The proposal entails a two/three storey rear extension with a link to the existing library at ground and first floor level. The proposed extension will result in an additional 696 sqm of floor area, increasing the floor area of the subject property from 183 sqm to 879 sqm. The 2 no. dwellings to the west (i.e. No.'s 7 and 8 Chapel Lane) and the wall separating the sites are to be demolished in order to facilitate the proposal. The proposal also involves the demolition of the stone boundary walls to the north and south of the site (which will be replaced with the side walls of the proposed extension).

The proposed extension will project the entire length of the site to the boundary with Chapel Lane. The proposed extension is contemporary in design, comprising flat sedum roofs. Metal screens are employed to screen roof plant. PV panels are indicated on the roof of the proposed extension. Large windows spanning the first and second floor are located on the side (north and south) elevations. Brise soleil is indicated on the large window on the southern elevation. Access into Floraville Park is indicated at ground level of the extension. The primary material finishes for the proposed extension are stated as comprising polished white render and stone cladding for the external walls.

The documentation submitted (i.e. the Architectural Report prepared by ARC Consultants on behalf of Fingal County Council) outlines a number of defects in the building which the proposed works will address. Internal works are also proposed, including the refurbishment of joinery, windows, doors and floors, etc. The proposal will also entail the removal of an external fire escape to the rear of the property.

A new paving scheme at Strand Street is proposed. The extent of the public realm improvements are stated as c. 925 sqm. The details of this are indicated on Drawing No. 16-252-PP-201 - Proposed Strand Street Footpath Landscaping / 1:200. New lighting, bollards, a ramped access, and paving comprised of granite and limestone with banding is indicated along a section of Strand Street. The proposal also includes SuDS (Sustainable Urban Drainage Systems) drainage and all associated works.

**Assessment:**

The primary issues for assessment include;

- Compliance with Zoning Objective/Development Plan objectives;
- Impact on amenity of property and amenity of adjoining area;
- Conservation issues;
- Transportation issues;

- Water & drainage issues;
- Impact on Natura 2000 Sites/EIA Screening.

*Compliance with Zoning Objective/Development Plan objectives:*

The proposal comprises extensions and alterations to an existing building (which is occupied as a library). 'Community facility' use class is considered 'permitted in principle' under the 'TC' zoning objective of the *Fingal Development Plan 2017-2023* and the proposal is considered to accord with the applicable zoning objective. The proposal is also considered to comply with the objectives contained in the *Fingal Development Plan 2017 – 2023*.

*Impact on amenity of property and amenity of adjoining area:*

The Planning Officer does not anticipate any undue impacts on the amenity of adjoining property having regard to the scale and design of the proposal. A large window ope is proposed on the rear/west elevation serving the 'IT Makers/Studio'. Given that this window is orientated towards the rear of residential property (i.e. 24, 24A and 25 Church Street) it is recommended that this window ope is replaced with a high level window ope or alternatively relocated to the side/south elevation.

*Conservation Issues:*

The scale and design of the proposal is considered sympathetic to the character of the protected structure and to the Skerries ACA. The proposal will enhance the character of the area at this location and will allow for the continued use of a vernacular building/protected structure.

The proposal is acceptable to the Conservation Officer. The report of the Conservation Officer makes a number of points highlighting preferences in relation to the minor elements of the proposal however on balance the development as proposed is considered acceptable. The proposing department is recommended to review the report of the Conservation Officer prior to initiating the Part XI procedurals to clarify the issues raised in the report of the Conservation Officer.

*Transportation issues:*

The Transportation Planning Section has no objection to the proposed development (subject to a number of requirements). The report of the Transportation Planning Section notes that the proposed development has an additional parking demand (allowing for a 50% reduction given the town centre location of the site) of 17 no. car spaces. The report of the Transportation Planning Section however notes that the existing library does not have any parking and that there is ample on-street pay and display parking in the vicinity of the library, accordingly the proposal is acceptable from a parking perspective. In respect of bicycle parking the Transportation Planning Section has recommended that a minimum of 4 no. bicycle spaces should be provided close to the entrance of the library (this is in addition to the proposal to replace the 4 no. existing existing spaces on Strand Street under the public realm element of the proposal). The Transportation Planning Section also recommends that details concerning the final location of the bollards to the front of the library, tactile paving and traffic management measures are agreed prior to commencement of development.

*Water & Drainage issues:*

The Water Services Section has no objection to the proposed development (subject to a number of requirements). The Statutory Consultee in relation to foul sewer and water supply is Irish Water.

An Engineering Services Report (prepared by Fitzsimons Doyle and Associates on behalf of Fingal County Council) provides details in relation to the drainage element of the proposal. The surface water system currently discharges directly to the public drainage system without restriction or attenuation. The proposed development will increase the amount of impermeable surface area on

the site by building on top of the green area to the rear of the existing library building. In accordance with GSDS the proposal will separate all surface water drainage and foul drainage. SuDS (Sustainable Urban Drainage Systems) measures are proposed in the form of a green/sedum roof (200 sqm in area) on the flat roof sections of the proposed extension. These areas will then be drained to a water attenuation system with a restricted flow rate via a hydrobrake flow control device. The outflows from the attenuation tank will flow towards Strand Street and along the front of the existing building to an existing 225 mm diameter surface water sewer line. In addition to the green/sedum roof it is proposed to use permeable paving and Stockholm tree pits in paving areas to the front of the site to further reduce surface water outflow from the proposed development. In terms of flood risk the site is located within Flood Zone C and therefore the risk of flooding is low and the proposed development is considered acceptable in this context.

*Impact on Natura 2000 Sites/EIA Screening:*

The closest Natura 2000 sites (i.e. Skerries Islands SPA c. 1 km to the east of the subject site, Rogerstown Estuary SAC and SPA c. 6.7 km to the south of the subject site, River Nanny and Shore SPA, c. 11 km to the north-west of the subject site and Malahide Estuary SAC and SPA c. 12 km to the south of the subject site). Having regard to the location of the proposed development and the nature of the proposal no negative impacts on Natura 2000 sites are anticipated.

The proposed development is not listed in Schedule 5 (Part 1 or Part 2) of the *Planning and Development Regulations 2001* as amended nor does the proposed development meet the requirements for sub-threshold EIA as outlined in *Section 103* of the *Planning and Development Regulations 2001* as amended. No Environmental Impact Assessment (EIA) is therefore required.

**Conclusion:**

The proposed development has been reviewed and assessed by the P&SI Department (with supporting reports from internal sections). Subject to the recommendations indicated below, the proposed development is considered to be in accordance with the proper planning and sustainable development of the area.

**Recommendations:**

The Planning & Strategic Infrastructure Department has no objection to the principle of proposed development at this location subject to the implementation of the recommendations below.

1. The following requirements in relation to surface water shall be carried out in full;
  - (i) No surface water/rainwater shall discharge into the foul sewer system under any circumstances.
  - (ii) The surface water drainage shall be in compliance with the *"Greater Dublin Regional Code of Practice for Drainage Works Version 6.0" FCC April 2006*.
2. The following requirements in relation to access shall be carried out in full;
  - (i) Additional bicycle parking for a minimum of 4 no. bicycles shall be provided close to the library entrance. The location and design of this bicycle parking shall be agreed with the Planning & Strategic Infrastructure Department prior to commencement of development.

- (ii) The footpath and kerb dishing details and the location of bollards and tactile paving in the public realm area shall be agreed with the Planning & Strategic Infrastructure Department prior to commencement of development.
  - (iii) Details of the amendments to the existing footpath and the surfacing proposed for the public realm area shall be to the satisfaction of the Area Engineer, Operations Department and the Conservation Officer.
  - (iv) Traffic management measures required during the construction stage shall be agreed with the Area Engineer, Operations Department.
3. The window ope on the rear/west elevation at first floor level serving the 'IT Makers/Studio' shall be replaced with a high level window ope/or relocated to the side/south elevation. Details of fenestration serving the 'IT Makers/Studio' shall be agreed with the Planning & Strategic Infrastructure Department prior to commencement of development.
  4. The external finishes of the extension shall comprise polished white render and stone cladding for the external walls. Prior to commencement of development all proposed material finishes shall be agreed with the Planning & Strategic Infrastructure Department.
  5. The development shall be designed and undertaken in a manner that does not have any adverse impacts on the adjoining Protected Structure (i.e. St. Patrick's Church) and should be dealt with in a satisfactory manner as advised by the Conservation Officer.
  6. All necessary measures shall be taken to prevent the spillage or deposit of any materials including clay rubble or other debris on adjoining roads during the course of development. In the event of any such spillage or deposit, immediate steps shall be taken to remove the material from the road surface.
  7. The following requirements shall be met in full;
    - (i) The hours of operation on all construction sites shall be restricted to 0800 to 1900, Monday to Friday, and 0800 to 1400 on Saturdays.
    - (ii) No activities shall take place on site on Sundays or Bank Holidays.
    - (iii) No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 1900 and 0800.

Fionnuala May.

Fionnuala May  
County Architect

30.7.2019.

P. W. Byrne

Peter Byrne  
Senior Planner

Margaret Geraghty

Margaret Geraghty  
Director of Services  
Housing & Community Department

## Appendix 1

Copies of Reports from Internal Sections of the Planning & Strategic Infrastructure Department

