

Dear SDCC,

As set out in the application my wish is to re-establish a tearoom/cafe on my lands located at the Pine Forest on Cruagh Road. The tearoom would offer much needed food and drink facilities for hillwalkers, cyclists, runners and other visitors to the Dublin mountains as well as provide a much needed amenity for local residents.

Currently the existing structures on site are the walls of the old tea rooms standing approximately 4-5 feet tall. The new application seeks to retain the same footprint as the old tea rooms and introduce a modern sympathetic single storey design which is environmentally friendly with its own well on site and a septic tank for waste rather than connecting to the main water/sewerage network.

A. Family History & Ties to Cruagh Road

My family and I have lived and still live on Cruagh Road since 1962 and the land on which the proposed tea rooms are located has been in our ownership in excess of 30 years. I farm 14 acres of mixed grazing farmland within 500m of the tea rooms. Historically my grandmother also operated the Lamb Doyles tea rooms, where present day pub stands, on Blackglan Rd, Sandyford and my Grandfather on the Doyle side had a well known temper and so was nicknamed the Lamb, hence the name Lamb Doyles.

B. Tea Rooms History

The tea rooms at Pine Forest, Cruagh Road closed at some point in the late 1960s and the liquor licence the tea rooms held was transferred to Innisfree Lodge in Glencree.

The tea rooms were in existence for some time first appearing on the Historic 6" Black and White map produced between 1829 and 1842 by Ordnance Survey Ireland.

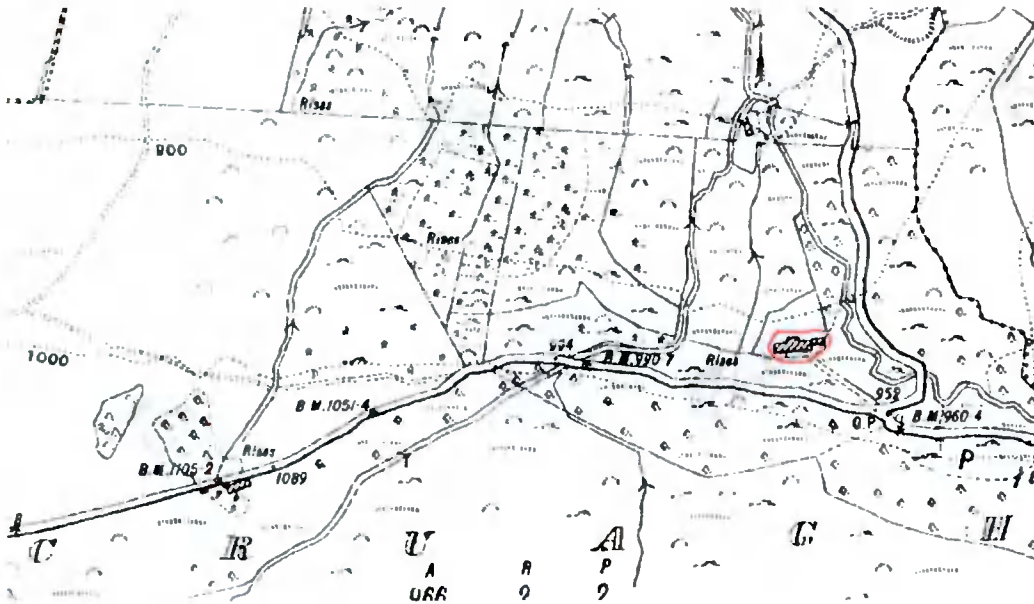


Figure 1: Historical 6" Black and White Map 1829-1842

The tea rooms are also mentioned in the book entitled "Behind the Scenes: The Story of Whitechurch District in South Co Dublin" published in 1983 by Whitechurch Publications and written by Ernie Shepard. Digital version of the book available here:

<http://source.southdublinlibraries.ie/bitstream/10599/4916/2/behind%20the%20scenes.pdf>

The quote on page 77 is "At the junction of Cruagh and Glencullen Roads at the Pine Forest a Mr. Edmond O'Neill opened the Heather Tea Rooms utilising internment huts purchased from the Curragh."

The internment huts referenced were used by the British Army to house Irish Independence fighter in the Curragh and was closed in December 1921 after Irish Independence was gained with the huts sold thereafter. See link below to Museum of Ireland historical photographs:

[https://www.museum.ie/en-IE/Collections-Research/Collection/Internment,-Imprisonment-and-Escape/Artefact/Rath-Internment-Camp,-The-Curragh,-1921-\(3\)/6939d356-20ca-459e-8999-0a543c2fe48f](https://www.museum.ie/en-IE/Collections-Research/Collection/Internment,-Imprisonment-and-Escape/Artefact/Rath-Internment-Camp,-The-Curragh,-1921-(3)/6939d356-20ca-459e-8999-0a543c2fe48f)

Conclusion: The tea room have been in existence since 1829-1842 and confirmed by a local historian to have operated as tea rooms since at least the 1920s.

C. SDCC Development Plan 2016-2022:

1. Zoning Objective:

The proposed tea room at Pine Forest, Cruagh Road is zoned “Objective HA (LV, DV, DM) To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas”. The zoning objective as follow:

Table 11 12: Zoning Objective ‘HA - DM’: ‘To protect and enhance the outstanding natural character of the Dublin Mountains Area’*

USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Agriculture, Car park ^{d,h} , Open Space.
Open for Consideration	Bed & Breakfast ^a , Cemetery ^d , Childcare Facilities ^a , Community Centre ^a , Cultural Use ^j , Doctor/Dentist ^{a,d} , Education ^b , Garden Centre ^{a,d} , Guest House ^{a,d} , Health Centre ^{a,b} , Home Based Economic Activities ^{a,d} , Hotel/Hostel ^{a,d} , Industry-Extractive ^{a,d} , Place of Worship ^{a,d} , Public House ^{a,d} , Public Services, Recreational Facility ^j , Residential ^{a,d} , Restaurant/Café ^{a,d} , Rural Industry-Food ^{a,d} , Sports Club/Facility ^d , Shop-Local ^{a,d} , Veterinary Surgery ^{a,d} .
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome/ Airfield, Allotments, Betting Office, Boarding Kennels, Camp Site, Caravan Park-Residential, Concrete/Asphalt Plant in or adjacent to a quarry, Conference Centre, Crematorium, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Heavy Vehicle Park, Hospital, Housing for Older People, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m-1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Outdoor Entertainment Park, Petrol Station, Primary Health Care Centre, Recycling Facility, Refuse Landfill/ Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Stadium, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet, Wind Farm.

a In existing premises

b In Villages to serve local needs

c In accordance with Council policy for residential development in rural areas

d Not permitted above 350m contour

h For small scale amenity or recreational purposes only

j Directly linked to the heritage and amenity value of the Dublin Mountains

*Note: The Division between the ‘HA-DM’ and ‘HA-DV’ zones occurs at Fort Bridge, Bohernabreena

Conclusion: The proposed tea rooms are located at approximately elevation 280m above sea level and therefore qualify under the maximum elevation restriction of 350m. The proposed tea rooms also are located on existing premises on the exact footprint of the existing structure which was historically operated as a tea room possible since the 1830s and certainly between early 1920s and late 1960s.

2. Policy 5: Tourism Infrastructure :

The SDCC Development plan states *"In rural areas of the County there is a need to balance the need for social and economic activity with the protection of the environment and character of the rural landscape. Through zoning and development management objectives, it is the intention of the Council to restrict development in rural areas to appropriate forms of development that have a social or economic connection to the local area."*

ECONOMIC AND TOURISM (ET) Policy 5 Tourism Infrastructure

It is the policy of the Council to support the development of a sustainable tourism industry that maximises the recreational and tourism potential of the County, through the implementation of the South Dublin Tourism Strategy 2015.

ET5 Objective 1:

To support the development of tourism infrastructure, attractions, activities and facilities at appropriate locations subject to sensitive design and environmental safeguards.

Conclusion: The proposed tea rooms would have a positive social and economic connection to the area providing food and drink services to visitors and local inhabitants alike. The owner/proprietor has a near 50 year history of living on Cruagh Road and has a strong connection to the local area. The tea room design put forward is single storey, fits into the surrounding landscape sympathetically and is environmentally sustainable.

2. Policy 7: Leisure Activities:

ECONOMIC AND TOURISM (ET) Policy 7 Leisure Activities

It is the policy of the Council to support and facilitate the development of leisure activities in the County.

ET7 Objective 1:

To promote the active use of managed forests for tourism and leisure related activities subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services.

Conclusion: My lands are surrounded by managed forestry where locally some appropriate development has been allowed. The tea rooms are small in scale and appear to meet this criteria.

3. Policy 8: Rural Economy

The SDCC Development plan states: *"It is the policy of the Council to support sustainable rural enterprises whilst protecting the rural character of the countryside and minimising environmental impacts. ET9 Objective 1: To support and facilitate sustainable agriculture, horticulture, forestry and other rural enterprises at suitable locations in the County."*

In rural areas of the County there is a need to balance the need for social and economic activity with the protection of the environment and character of the rural landscape. Through zoning and development management objectives, it is the intention of the Council to restrict development in rural areas to appropriate forms of development that have a social or economic connection to the local area.

ECONOMIC AND TOURISM (ET) Policy 9 Rural Economy

It is the policy of the Council to support sustainable rural enterprises whilst protecting the rural character of the countryside and minimising environmental impacts.

ET9 Objective 1:

To support and facilitate sustainable agriculture, horticulture, forestry and other rural enterprises at suitable locations in the County.

Conclusion: The proposed tea room are other rural enterprise, I myself am a local farm with mixed grazing over 14 acres located within 500m of the proposed tea rooms. This business would help sustain my overall farm business and contribute to the local area while due to its sympathetic and low visibility design would protect the rural character of the countryside and minimise environmental impacts.

D. Overall conclusion

- The proposed team room appears to meet various requirements under the SDCC Development Plan 2016-2022 and is compatible with the objectives contained within.
- The team rooms are located on the site where a similar business existed for decades and do not exceed the exiting footprint or scale.
- I have a long term connection to the local area with my family having lived on Cruagh Road since 1962.
- I am also a local farmer with 14 acres of mixed grazing land and this business will help me to supplement and grow that farming business.
- The proposed tea rooms will be an excellent addition to the Dublin mountains area and will help to contribute to the local economy bringing additional visitors to the area. The tearoom would offer much needed food and drink facilities for hillwalkers, cyclists, runners and other visitors to the Dublin mountains as well as provide a much needed amenity for local residents.

Yours Sincerely

Frank O’Gorman