

Ref: 18025.2

Planning Department
 South Dublin County Council
 County Hall,
 Tallagh,
 Dublin 24
 D24 A3XC

26th May 2022

Re: Amendments to the previously permitted ABP-305857-19 to include an increase in unit numbers from 252no. permitted residential units to 313no. apartments and all associated site works. St. Edmunds, St. Lomans Road, Palmerstown, Dublin 20.

(www.stedmundsphase3shd.ie)

Permission Reg Ref: ABP-312275-21

COMPLIANCE SUBMISSION – Conditions 5,6,7

Dear Sir/Madam,

On behalf of our clients, we wish to make the following compliance submission in respect of the Grant of Permission for the above.

Condition 5 states:

Prior to commencement of development the applicant shall agree in writing with the planning authority the final layout of the 4,400 square metres area of public open space at the eastern boundary of the site.

Response:

Please see attached RMDA submission.

Condition 6 states:

Prior to commencement of development the applicant shall agree in writing with the planning authority the final details of furniture and equipment including seating areas and play spaces to be provided within the areas of communal and public open space.

Response:

Please see attached RMDA submission.

Condition 7 states:

Prior to commencement of development the applicant shall agree in writing with the planning authority the requirement for a piece of public art within the site. All works shall be at the applicant's expense.

Response:

Please see attached RMDA submission.

We trust this submission is in order and look forward to receipt of acceptable compliance in due course.

Yours faithfully



**Paul O'Rourke
McCrossan O'Rourke Manning Architects**

CC Montane Developments.

Encl.

3 copies each of the following planning compliance documents -

- RMDA Compliance Submission Cover Letter dated 29.04.22 (A4)
- RMDA Public Art Brief St. Edmunds dated 06.05.22 (A4)
- RMDA Landscape Rationale (A3)
- RMDA DWG 01 Landscape Plan REV03 dated 09.05.22 (A1)
- RMDA DWG 02 Landscape Boundary Plan REV03 dated 09.05.22 (A1)

Document Issue Sheet

3 copies each of the following planning compliance documents -

- i. A1 Drawing No . - *RMDA DWG 01 Landscape Plan REV03*
- ii. A1 Drawing No . - *RMDA DWG 02 Landscape Boundary Plan REV03*
- iii. A3 Drawing No . - *RMDA Landscape Rationale*
- iv. A4 Document - *RMDA Compliance Submission Cover Letter*
- v. A4 Document - *RMDA Public Art Brief St. Edmunds*



**Planning Department
South Dublin Co. Council
Tallaght
Co. Dublin**

**Re: Compliance Submission with respect to Landscape
Conditions for the Apartment Development at St.Edmunds,
Lucan, Co.Dublin
For Moykerr Limited
Reg Ref No. ABP 312275 - 21
Our Ref 2018 – 1470
29.04.22**

Dear Sir/Madam,

We wish to present compliance documentation as part of an overall Compliance submission with respect to the Landscape Condition No. 6 & 7. Please find enclosed the following Landscape Drawings in support of same.

- ***Dwg 01 Landscape Plan*** ***A1***
- ***Dwg 02 Boundary Plan*** ***A1***
- ***Landscape Rationale*** ***A3***

The documentation attached form part of a Compliance submission to South Dublin County Council with respect to Landscape condition No. 6, No.7 & No. 8 We wish to respond thus:

Vat No. 6366166 H, Tootenhill, Rathcoole, Co. Dublin.
Tel: (01) 412 4476, Mob: (086) 2625438. Email: info@rmda.ie



Condition 5

Prior to commencement of development the applicant shall agree in writing with the planning authority the final layout of the 4,400 square metres area of public open space at the eastern boundary of the site.

Reason: in the interests of clarity and to ensure an appropriate high standard of development.

Response:

Prior to commencement of development the applicant shall agree in writing with the planning authority the final layout of the 4,400 square metres area of public open space at the eastern boundary of the site. Please find Landscape Plan and rationale – showing public open space. The public space details are as per the drawings submitted to An Bord Pleanála and as directed by SDCC Parks department. All terraces have been removed. There shall be no gabion wall and the path has altered to the requirements of SDCC parks department.

Condition 6

Prior to commencement of development the applicant shall agree in writing with the planning authority the final details of furniture and equipment including seating areas and play spaces to be provided within the areas of communal and public open space.

Reason: In the interests of residential amenity and to ensure an appropriate high standard of development.

Vat No. 6366166 H, Tootenhill, Rathcoole, Co. Dublin.

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Response:

- A) The materials, colors and textures will be shown on the landscape masterplan key plan for ease of reference. The landscape rationale will outline the different areas of materiality throughout the site. Please see Dwg 01 Landscape Masterplan and Landscape Rationale for more detail.
- B) Details of the boundaries within the site will be shown on the Boundary Plan. The key plan and the specific boundary details will be shown in more detail. Please see Dwg 02 Boundary and Lighting Plan for more detail.
- C) The details of the hard landscape areas will be shown on the Landscape Plan and rationale, respectively. Please see Dwg 01 Landscape Plan & Landscape Rationale for more detail.

Condition 7

Prior to commencement of development the applicant shall agree in writing with the planning authority the requirement for a piece of public art within the site. All works shall be at the applicant's expense.

Reason: In the interests of place making and visual amenity.

Response:

Please find Artist brief for the public art within the site.

Vat No. 6366166 H, Tootenhill, Rathcoole, Co. Dublin.
Tel: (01) 412 4476, Mob: (086) 2625438. Email: info@rmda.ie



Condition 8

The boundary planting and areas of communal open space and public open space shall be landscaped in accordance with the landscape scheme submitted to An Bord Pleanála with this application, unless otherwise agreed in writing with the planning authority. The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter. This work shall be completed before any of the dwellings are made available for occupation. Access to green roof areas shall be strictly prohibited unless for maintenance purposes.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

Response:

The boundary planting and areas of communal open space and public open space shall be landscaped in accordance with the landscape scheme submitted to An Bord Pleanála with this application, unless otherwise agreed in writing with the planning authority. The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter, this shall reside with the management company. This work shall be completed on a phased basis before any of the dwellings are made available for occupation. Access to green roof

Vat No. 6366166 H, Tootenhill, Rathcoole, Co. Dublin.

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areas shall be strictly prohibited unless for maintenance purposes.

Is mise,

A handwritten signature in black ink, appearing to be 'Ronan MacDiarmada'. The signature is fluid and cursive, with a large initial 'R'.

Ronan MacDiarmada.

C6 C7



**Public Art Brief
St Edmunds**

Moykerr Limited.
Re: Briefing Document for a Public Art Installation for Proposed Residential Development, at
Windmill, Porterstown,
Dublin 15.
for Moykerr Limited.
Our Ref 2018/1267
06.05.22



25" Plan – Geo hive

A. Title

St Edmunds

Public Art Commission

A Private Installation subject to Agreement by South Dublin County Council

A Two Stage Competition

Briefing Document for Artists

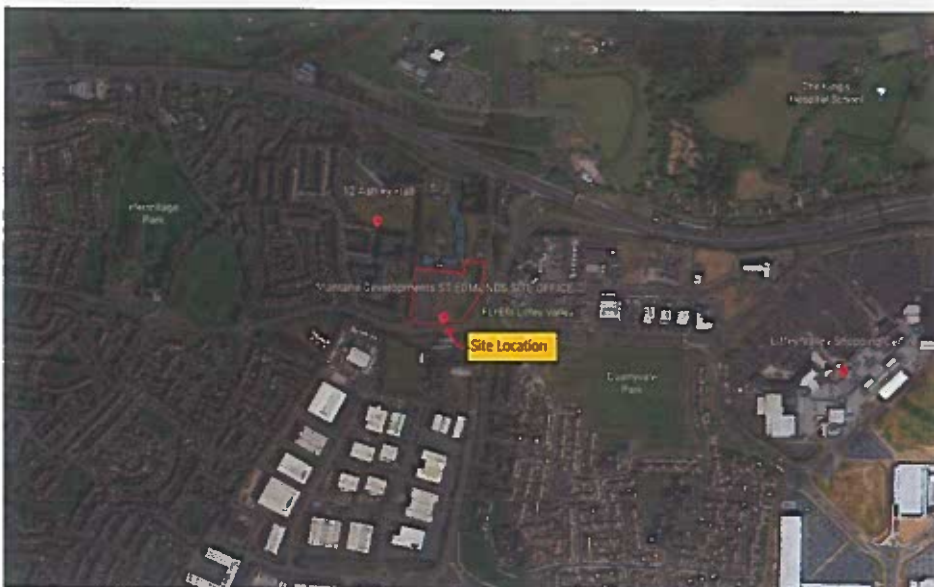


B. Contents

1. Introduction
2. Artform
3. Technical Information
4. Invitation
5. Context of the Commission
6. Finance
7. Briefing
8. Selection Process
9. Selection Criteria
10. Selection Panel
11. Time Scale
12. Submissions
13. Queries
14. General Conditions
15. Terms and Conditions
16. Appendixes

1. Introduction

Moykerr Ltd, invite proposals for public artworks to be located in a new development at St Edmunds, Lucan, Co. Dublin. The work forms part of a required condition for a Grant of Permission for a new development of 313 apartments in a new development adjoining a previously constructed apartment development. The proposed Public Art Piece is an opportunity to renew the streets and create a more inviting and engaging space for the people who live, work and visit the area.



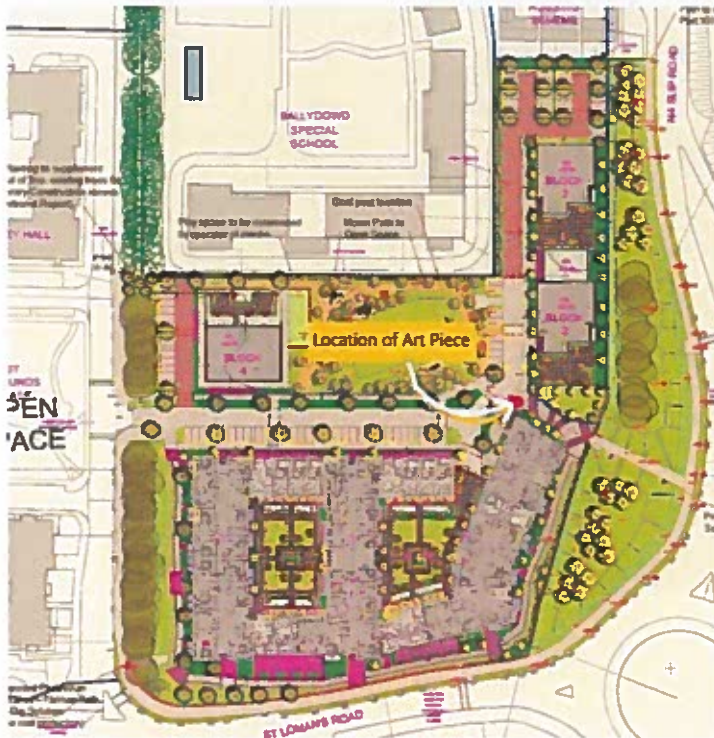
Aerial – Google Earth

2. Artform

The proposed Public Artwork should enhance this development by providing an engaging sculptural piece to be placed in a specified location in an open space. The artworks should enrich and animate the development environment and provide an opportunity to celebrate key traits and character of St Edmunds and the Lucan area whether through highlighting:

- 2.1 connections to its past and history.
- 2.2 landmarks in the area, built heritage, natural occurring landscape feature, e.g. estuary.
- 2.3 the area's distinctive community and culture.
- 2.4 aspects of the defined commercial tradition of the area.
- 2.5 features or characteristics of its contemporary life.

Note: These are only options. The commission is open to other interpretations of the art piece and themes provided that they take inspiration from the area. See appendixes for more information.



Site Plan

3. Technical Information

- 3.1. The proposed artworks should reinforce the sense of place
- 3.2 They should serve to give an audience an insight into the characteristics of the area. This could be a series of works or individual works which are linked by a theme.
- 3.3. The series of artworks should be considered within the context of the existing Landscape, Lucan, Co. Dublin.
- 3.4. We are open to a piece of Land Art, involving use of natural native materials.

4. Invitation

This is a two stage open competition for artists interested in submitting proposals for the above described permanent artworks. Once all submissions have been received and reviewed, up to three artists will be shortlisted and invited to make a detailed proposal. The short-listed artists will be selected by a panel of Architects, Client and Landscape Architects with staff of South Dublin county Council

5. Context of the Commission

A Rich Past and Present – Porterstown – Settlement and Development

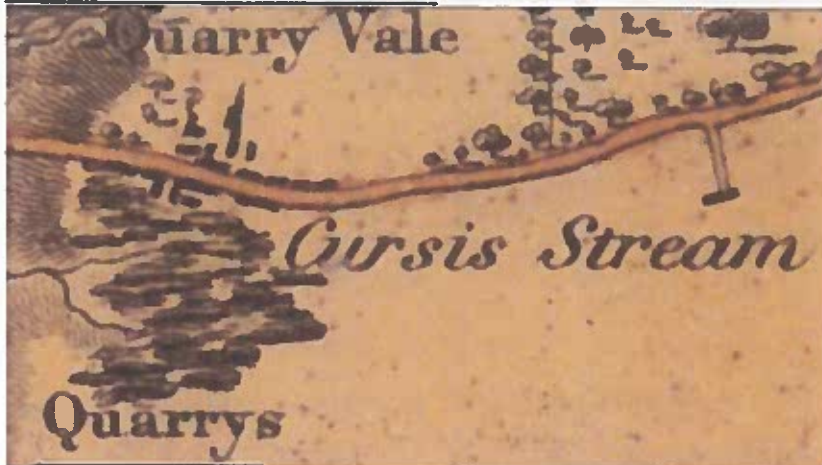
5.1 Cursis Stream

Vat No. 6366166 H

Tel: (01) 4124476 Mob: (086) 2625438 Email: ronan@rmda.ie

Web address: www.rmda.ie Co Reg No 346166

Cursis Stream – the vanished hamlet.



The name Cursis Stream is not one that would be recognisable to the inhabitants of South Dublin County today. It may be more so if we add that it was a small hamlet that existed around the Deadman's Inn, and through which it would have been necessary to pass if travelling from Dublin City towards Lucan and beyond.

Technically part of Palmerstown, its main claims to fame were a cricket team, a football team and one of the largest quarries in Dublin. The quarry was famous for the quality of its calp – the dark limestone prevalent throughout Dublin and especially in the Palmerstown/Lucan area. The name of nearby Quarryvale is testament to the former industry, and a physical remnant of this quarry and its calp is visible at the corkscrew when joining the M50 heading east.

Duncan's 1821 map shows ten dwellings close by each other along the Lucan road. By 1837, the start of the demise of the village is evident from the map of that year where only five houses are recorded.



Of these, the only building surviving today is the Deadman's inn (now known as Murray's).



The Deadman's Inn

Circa 1992.

Photo: Paddy Healy from South Dublin Libraries Source

Small as it was, the village was newsworthy and is well-represented in random newspaper reports over the years:

10th March 1835: Theft in Dublin is not a recent phenomenon; a report from the Freeman's Journal of the 10th of March 1835 reports a gang attack at Cursis Stream in which some of Lord Palmerston's horses were taken...



ASSAULT.—Two men, who were employed as keepers on the lands of Cursis Stream, part of Lord Palmerston's estate, within a mile and a half of Lucan, were attacked on Saturday night by a large party of men, none of whom were known to them, violently beaten, and six horses rescued from them.

24th October 1899: An Evening Herald advertisement for Cursis Stream stone:

FOR SALE

BEST Sharp Bank Sand, Gravel, Broken Stones, Concrete material supplied. Apply Manager Cursis Stream Quarries, Palmerstown, Chapelizod. 22585

On the 6th of August 1908, the Freeman's Journal reports a tragic death of a Lucan man, Felix Brothers, caused by the Lucan Tram. Brothers was spotted playing cards with some friends at the quarry on a Sunday afternoon, and was last seen drinking at Murray's pub (the Deadman's Inn). Later that evening, the Lucan tram was passing through at Cursis Stream when the driver felt a "soft bump".

On investigation it was found that Felix Brothers had suffered catastrophic head injuries as a result of an impact by the tram. At an inquest, the tram driver was found to have been blameless, as the tram was lit up and was found to have been travelling at the required speed for the area. The coroner voiced his dismay at the availability of drink at various pubs along the Lucan tram route saying the line was "paved with public houses" and "the RIC should see that the law was carried out" with regard to Sunday drinking. Brothers, being a local, shouldn't have been able to purchase drink that afternoon as the Deadman's was at that time a "Bona Fide" house and open to serve travellers only.



1912: Weston St. John Joyce is unimpressed with the area as he passed through recording the surroundings for his book "The Neighbourhood of Dublin: Its Topography, Antiquities and Historical Associations". Although praising the recent building of a number of new residences in the area, he adds "There is nothing in this locality worthy of notice"

A mile and a half beyond Palmerston, along the main road, is the little hamlet of Cursis Stream, recently improved by the erection of some handsome villa residences. There is nothing in this locality worthy of notice; and after passing the power station of the Dublin and Lucan Electric Railway, we reach Ballydowd Hill, a considerable elevation over the surrounding country, but commanding only a very restricted view.

By 1929, the first road widening was taking place with tenders appearing in the National

Press. 9th of May, Irish Independent:

C OUNTY DUBLIN COUNTY COUNCIL (ROADS DEPARTMENT)
NATIONAL ROAD SCHEME. WIDENING OF DUBLIN-LUCAN-LEIXLIP ROAD AT Dodsboro' Corner & Cursis Stream
<p>Tenders are invited from experienced Contractors for the work of Widening the Dublin-Lucan-Leixlip Road at Dodsboro' Corner and Cursis Stream.</p> <p>The work includes the demolishing of existing boundary walls and fences and erection of new concrete walls, etc., and making up roadway.</p> <p>Plans and Specifications can be obtained from County Surveyor, 11 Parnell Square, Dublin, on payment of a deposit of £1 (One pound), which will be refunded on receipt of a bona-fide Tender (not afterwards withdrawn), and the return of all documents within a period of fourteen days from acceptance of Tender.</p> <p>Lowest or any Tender not necessarily accepted. Sealed and endorsed Tenders, marked "Road Widening," will be received by the undersigned on or before 12 o'clock on Thursday, the 16th May, 1929.</p> <p>(Signed),</p> <p style="text-align: center;">PATRICK J. MURPHY, Acting Secretary.</p> <p>Dublin Co. Council, 11 Parnell Square, Dublin.</p>

12th of January 1938: the Irish Press reports the tragic case of 8 year old Ellen Humphries who fell to her death from the Lucan Tram at Cursis Stream:



CHILD'S FATAL FALL FROM TRAM

Reaching up to touch the "stop" bell, Ellen Humphries (8½ years) fell off a moving tram near her home at Cursis Stream, Palmerstown, Dublin, and received fatal injuries.

At the inquest yesterday—adjourned from November 23—evidence was given that the accident occurred at a non-recognised stopping-place, and the tram conductor was exonerated.

A verdict was returned that death was due to shock and haemorrhage following the accident.

The Coroner, Dr. D. A. MacErlean, the Jury, Mr. Sean Ryan, Solicitor for the D.U.T.Co., and Sergeant E. J. Scanlan, .Chapelizod, for the Gardai, expressed sympathy with the girl's family.

This writer was recently cycling through the area and noticed a trench alongside the Deadman's Inn that had been recently filled in. Mixed in with the newly disturbed soil were small pieces of china. It is fascinating to think that these small remnants of once-treasured items were likely to have been in use by the local inhabitants when these stories were news. Also present in the disturbed soil was a limpet shell. Unusual to see so far from the sea, it could be a seaside souvenir, or evidence of extreme hunger as these molluscs are notoriously tough to eat, and in the past were the last resort of the starving in coastal areas.



The fame of the area has diminished to the extent that the Cursis Stream address is now used mainly to identify the location of the South Dublin County Council Road Maintenance Depot.

5.2 Eiscir Riada

Geography

Landscape typical of the Esker Riada, County Westmeath

The Esker Riada is a collection of eskers that passes through the counties of Dublin, Meath, Kildare, Westmeath, Offaly, Leitrim, Longford, Roscommon and Galway. A large remnant of the Esker exists in the Teernacreeve region of Westmeath, and stretches from Kilbeggan to Tyrrellspass.

The eskers take the form of relatively low-lying ridges composed of sand, gravel and boulders; deposited by water flowing beneath a glacier; that became exposed when the glacier melted at the end of the last ice age, around 10,000 years ago.

Historical significance

The Irish name 'Eiscir Riada' provides an indication of the significance of the eskers, 'Eiscir' meaning 'divide' and 'Riada' meaning 'road'.

Following a battle at Maynooth, in the year 123 AD, the island of Ireland was divided into two political entities along the line of the eskers – 'Leath Cuinn'

Vat No. 6366166 H

Tel: (01) 4124476 Mob: (086) 2625438 Email: ronan@rmda.ie

Web address: www.rmda.ie Co Reg No 346166



(‘Conn’s Half’) to the north, and ‘Leath Mogha’ (‘Mogha’s Half’) to the south.

Because of its slightly higher ground, the Esker Riada provided a route through the bogs of the Irish midlands. It has, since ancient times, formed a highway joining the east and west of Ireland. Indeed, its ancient Gaelic name is ‘An tSlí Mhór’, meaning ‘The Great Way’.[2][3]

The Slighe Mhór (‘Great Highway’) provided a link between Clonard Abbey, Durrow Abbey and the monastic settlement of Clonmacnoise, constructed at the point where the River Shannon passes through the Esker Riada.

In contrast with the surrounding boglands, the glacial sands typical of the eskers provided well drained and relatively good quality land, proving useful for agriculture.[5]

Present day

To this day, the Esker Riada continues to serve as a highway, the main N6 Dublin to Galway road still closely following it; and much agricultural activity still takes place along its length. The Dublin part begins at High Street, beside Wood Quay, where the Viking settlement and the original ford made of hurdles, or basketwork, that gives Dublin its name (Átha Cliath) and follows southwest through Kilmainham to Greenhills Road.

The eskers have become a valued source of building material, with sand and gravel extraction being commonplace. However, the negative environmental impact of such operations is now being realized and this, along with a developing awareness of the ridge and its significance in Ireland’s history, has led to increasing restrictions.[citation needed] Indeed, Offaly County Council has moved to give the ridge protection in its County Development Plan, and has gone so far as to press to have the Esker Riada recognized as a World Heritage Site.

5.3 Hermitage Golf Course

Location

The Hermitage Golf Course is situated in the Barony of Newcastle and the District of Esker (Eiscear Riada) or the Sandy Ridge, approximately one mile from the village of Lucan in West County Dublin. The Esker forms portion of a natural post ice-age ridge that with little interruption stretches East-West from Dublin to Galway, and is frequently mentioned in early Irish literature. About the year 150 AD, as a result of a treaty, it marked an early

Vat No. 6366166 H

Tel: (01) 4124476 Mob: (086) 2625438 Email: ronan@rmda.ie

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division of Ireland into Conn's half and Mogh's Half. The Ridge of Esker is traceable about one mile south and south-west of the area of the club.

The ruined Castle of Ballyowen, which is due south of the clubhouse was in 1650 the residence of a Jacobite family named Nottingham who suffered forfeiture of their property about 1690, after the Revolution. That castle and the neighbouring Castle of Ballydowd appear to have been the principal residences in the district.

Hermitage House

The next residence of importance, was erected about the year 1700 and was occupied by Major General Robert Napier, an early branch of the Napier family of Lough Crewe, County Meath. About 1740 the place was passed to the Hon. Robert Butler, M.P. for Belturbet. Sir Lucius O'Brien (Lord Inchiquin) became the owner about 1780 to be followed by the Hon. James Fitzgerald in 1798.

In 1818 Robert Brennan was in occupation, and Lord Sherborne, the owner, "sold the townland, tenements, hereditaments and premises" to him for the sum of £8,400, consisting of 139 acres, 3 roods and 6 perches, Irish Plantation measurements (including four and a half Irish acres of the river Liffey), the centre of the river forming part of the townland boundary. In 1835 the ownership was bought out by the Kingsmill family of Merrion Square, Dublin, for £10,350. Sir John Kingsmill converted a turnpike outside the walls to an entrance gate and built the avenue from the gate to the House. Bruce Kingsmill, a grandson, was born in 1866, and in 1873 the property came under the jurisdiction of the Lord Chancellor.

Three years later, one Miss Kenny became a tenant of the "dwelling-house, pleasure grounds, orchard and fields, known as the garden field, containing 11 acres 2 roods." The remains of the stables can still be seen in the distance on the left from the 14th tee and on the left of the 18th green, an area which houses the course machinery nowadays.

The Crozier family acquired the fee simple interest of Bruce Kingsmill in 1885, and they were to become very much involved in the leasing of their land to the golf club in 1905.

Geography & Geology

The lands of Hermitage Golf club and the surrounding district are of great geological and geographical interest. Petrifying springs in the area were listed in Ruttly's "Mineral Waters of Ireland" a volume published in 1757. The Spa waters of nearby Lucan are well known. This Spa was held to be one of the most valuable of its class in Europe. The waters contained sulphuretted hydrogen and carbonic acid. But it is not generally known that about the year

Vat No. 6366166 H

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1750 a spring of tepid water and several springs with petrifying tendencies were discovered at Hermitage in low ground by the side of the river Liffey. The petrifying springs, we are told, “distil from rocks of limestone abounding in that neighbourhood and form a stoney encrustation.” Not so long ago, such a happening occurred on the 8th fairway where three separate springs coursed down from the tee and this led to a lot of winter flooding half way down the 8th fairway. Paddy Gunning, the club professional at the time, discovered, and with the help of the ground staff traced these springs and drained them through a single pipe which conducted the water into the woods very close to the right of the 9th tee and from there down to the River Liffey. Another such spring still meanders down from the woods to the back of the 13th tee where it is carried away to an underground pipe which drains it into the Liffey. Indeed it is probable that the entire district from Hermitage to Lucan contains springs, either undiscovered or long since forgotten. Even today the Spas and “boiling springs” have a medicinal value equal to those of many well known English and Continental resorts.

A hundred metres or so to the right of the summer 10th green is another curious geological phenomenon. For a distance of two or three hundred metres the quarter mile range of tall woodland trees that runs parallel to the 9th fairway descends towards the river and ends abruptly in a precipitous cliff-like formation of limestone overhanging the Liffey. Here is to be seen the Hermit’s Cell, fashioned by nature. Whether the occupant was an Anchorite of the post-Patrician centuries or merely an eccentric recluse of a much later period cannot now be ascertained, but the legend remains and the dimly remembered Hermit loaned his state and description to Hermitage House.

5.4 Quarryvale

Quarryvale House, Old Lucan Road, Palmerstown, Dublin 20

It was a freak shot fired by a sniper from an estimated 1,000 yards away that accounted for Brigadier General Sir John Gough, a senior British military hero and a holder of the Victoria Cross. A year previous, Gough had played a pivotal role in an event that helped alter the course of Irish history.

The shot that got him was a ricochet German bullet fired at Fauquissart in France in 1915 as he inspected trenches. The Brigadier General, who had briefly made his home at Quarryvale House in Palmerstown around Dublin’s famous Strawberry Beds, had fought for the empire from Sudan to South Africa and from Crete to France.

Vat No. 6366166 H

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Sir John Gough

After surviving the Second Boer War between 1899 and 1902 'Johnnie', as he was known, went on to campaign in British Somaliland where he won his VC for actions taken on 22 April 1903 as British forces attempted to 'put manners on the natives'.

Gough was in command of a column on the march which was attacked at Dartoleh by a vastly larger Darawish army. After conducting a withdrawal, Gough ran back to help two captains get a wounded officer onto a camel. Although the officer died, Gough was cited for bravery.

Uniquely his father and his uncle had also earned VCs in previous imperial campaigns.

Although born in India Gough made his home in Ireland in 1907 when he married Dorothea Agnes Keyes. After a honeymoon in Wales they moved into Quarryvale House, a grand six bedroom, modern house on extensive gardens; an ideal spot for the campaigning soldier to ease himself into a stratum of civil society appropriate to a man of his standing.



An aerial view of Quarryvale House and grounds

The scenic Liffey banks were then a popular tourist spot and the location of palatial homes owned by many society types, including the Guinnesses. However, his sojourn in Palmerstown was short lived,

In August Johnnie received a letter summoning him to London to take up the position of Aide-de-Camp to King Edward VII and the couple moved from Quarryvale House in October of that year.

But Gough maintained a strong interest in Ireland and played a not insignificant role in one of the more controversial incidents associated with the Home Rule period. At the time elements within the British regime had intelligence indicating that the Ulster Volunteers were planning to march on Dublin to try and take the city. The military was warned in 1914 that it might have to take action against them.

But officers at the Curragh revolted. Johnnie brought his full clout to bear in defending his brother, Hubert Gough, a cavalry officer and a key protagonist in the Curragh Mutiny. Hubert and other officers threatened to resign rather than coerce Unionists to accept Home Rule in Ireland.

The living room



Johnnie was Chief of Staff to Lieutenant-General Sir Douglas Haig at Aldershot Command but the position did not deter him from supporting the insubordination of his brother. He accompanied the suspended Hubert to a meeting with the Adjutant General in London and enlisted the support of his fellow officers at Aldershot who also threatened to resign if their comrade's brother was punished.

The weight applied by Johnnie Gough and the unexpected stand by senior British officers made London reassess its options. Undertakings were given to soldiers that they would not be forced to take action against Unionists.

This further emboldened Northern Unionists while persuading milder Nationalists in the South that the British establishment was in fact set against them. It pushed them into the arms of Sinn Féin.

The entrance hall

Quarryvale is located on the Old Lucan Road at Palmerstown. In 1914 the area was a popular day trip and honeymoon destination for Dubliners who spent summer Sunday afternoons enjoying booze and creamed strawberries served on cabbage leaves.

Pubs were not licensed to open on Sundays but a loophole allowed a genuine 'bona-fide' traveller who was five miles from his place of residence to drink alcohol in pubs outside normal hours.

A Sabbath steam tram ran from the city to Lucan every 45 minutes from 8am to 10.15pm.

The current owners of Quarryvale, Michael Conway and his family, moved to the house in 1971, having bought it for £18,000. "My mother bred fox terriers and there was six of us in the family so we needed the space." Michael explains

5.6 St Finian

5.7 Liffey Valley

Liffey Valley Shopping Centre is a shopping center located in Dublin 22, Ireland which Comprises 80 stores and 20 Restaurants. The centre opened on 14 October 1998 and is located near the junction of the M50 motorway and N4 road closely surrounded by Lucan to the west, Palmerstown Village to the east and Clondalkin to the south. The centre was a scaled-down replacement for a much

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larger complex once mooted for the site, known as Quarryvale, the development of which was highly controversial. After over a decade without major development, the centre was extended in 2016.

Tenants

Anchor tenants at the centre are Ireland's largest Marks & Spencer, Dunnes Stores, Next, and Ireland's largest Boots. In 2010 large H&M and New Look fashions stores opened in the centre of the mall. The centre is home to Vue Dublin cinemas (formerly Ster Century Dublin). One of the anchor tenants at the time of opening was Ireland's only branch of C&A, which closed when the parent firm exited the UK market. This unit was taken by Dunnes Stores.^[citation needed]

An associated retail park, The Retail Park, Liffey Valley, is nearby, with several warehouse-style stores.^[citation needed]

Renovations



The front promenade of Liffey Valley post-renovation.

In February 2015, Liffey Valley announced that it was to begin a €26 million expansion of the shopping centre.^[2] The expansion had brought six new restaurants to the shopping centre including Prezzo and TGI Fridays.^[3] As well as expanding the Vue cinema and building a new Penneys which opened on 6 December 2016. Tesco opened in the summer of 2018.^[4] and was expected to create 450 new jobs.^[4]

The construction of the Penneys Store marked the first new store opening in a decade, leading the branch at Liffey Valley to be more modernized, incorporating an Insomnia cafe within the confines of the shop. The general extensions at Liffey Valley attracted significant media interest,^[5] and have rejuvenated the local



economy. Further extensions were refused planning permission by An Bord Pleanala as they would be detrimental to traffic congestion.^[6]

In April 2020 property group Hines submitted a €135 million plan for a major extension to the Liffey Valley Centre in Dublin. The mixed leisure, entertainment and retail extension will include a large public plaza, and creating a new east-west street at the centre. There will also be two large retail units on either side of the plaza.^[7]

A new TK Maxx has been built beside the new entrance beside Penneys and opened in 2021.

Transport

Liffey Valley is served by Dublin Bus and Go-Ahead Ireland routes C1, C2, C3, C4, C5, C6, P29, L51, L53, X25, X26, X27, X28, X30, X31, X32, 26, 40, 51d, 76, 76a

Note that the C-routes, P29 and X-routes do not come to the actual shopping centre, rather to a stop on the N4 which is linked to the centre via footbridge.

6. Finance

The value of the commission is to be agreed and shall be excluding VAT. This amount is fully inclusive

of all costs including fees to the artist, any necessary research, production/realisation, insurance, documentation and VAT.

All short-listed artists will be paid an honorarium of €500 excl. vat for completing the stage 2 submission / application process.

7. Briefing

A briefing meeting will be arranged for all artists interested in the commission. This meeting will offer an opportunity to meet with staff from the Design Team and South Dublin County Council, including Planning Department and representatives from the Heritage department as well as provide for an opportunity for a question and answer session. This will take place on a specified date

8. Selection Process

This is an open submission two stage competitive process.

a. Stage 1

This stage is open to any artists. Submissions should include the following

Vat No. 6366166 H

Tel: (01) 4124476 Mob: (086) 2625438 Email: ronan@rmda.ie

Web address: www.rmda.ie Co Reg No 346166



information:

Initial Proposal (Maximum 2 A4 pages)

- Summary of the concept and theme for the commission.
- Approach to the commission, including artistic and technical outline.

Support Material (Maximum 4 A4 Pages)

- A CV
- Examples of previous work - at least three relevant projects to be submitted.

b. Stage 2

Stage 2 will comprise of a limited competition with up to three shortlisted artists invited to make submissions. These artists will be selected by a panel of the Design Team and South Dublin County Council staff. A detailed brief will be issued for this stage. Shortlisted artists will be requested to provide more detailed analysis of the concept, ideas, methodology, technical information, time frame, and finances of their proposal in delivering the piece.

Stage 2.

This will include a list of the total number of proposed artworks, including descriptions and location, and detailed visualisations of no less than five works. A selection panel, which will include a majority representation of expertise in contemporary art practice, will preside over the final selection of proposals. Artists may be invited to attend for interview before final selection is made.

9. Selection Criteria

The proposals will be assessed by the selection panel using the following criteria:

- Concept and relevance to the commissioning context.
- Quality and originality of artistic ideas.
- Track Record of the artist.

9.1. The Selection Panel

The final selection will be undertaken by a panel including:

- Representatives of the Design Team
- Representatives of South Dublin County Council
- Public Art Manager/Heritage Officer – South Dublin County Council
- Two external art experts (curator and/or artist)

11. Time Scale

The intended timescale of the commission is as follows:

Stage 1: June 13th 2023 - Monday 5pm

Stage 2: September 19th 2023 – Monday 5pm

Installation: Spring 2024

10. Submissions

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The closing date for Stage 1 is Thursday June 13th 2023 at 5.00 p.m. Late submissions will not be accepted.

Submissions should be marked St Edmunds Public Art Submission and delivered to:

A: Ronan MacDiarmada

Ronan MacDiarmada & Associates Ltd.

Landscape Architects

Tootenhill

Rathcoole

Dublin 15

014124476

Please note:

☑ Emailed submissions will be accepted. info@rmda.ie or South Dublin County Council Heritage officer (to follow)

☑ A loose leaf copy (of the main elements of the proposal) should be supplied to facilitate photo-copying.

10.1. Queries

Artists are welcome to submit queries to the Design Team (who are managing the commissioning process on behalf of Moykerr Limited. Contact info@rmda.ie The closing date for queries is May 30th 2023 at 12pm.

10.2 General Conditions

☑ Submissions can be collected (by arrangement) from the offices of Ronan MacDiarmada & Associates Ltd.

☑ Applicants are responsible for the cost of delivering applications.

☑ Emailed submissions shall be accepted.

☑ Late submissions will not be accepted.

☑ All materials submitted should be clearly labelled with the applicant's name and contact details.

☑ All reasonable care will be taken with each submission. Moykerr and its affiliates, promoters or managers do not accept responsibility for any loss or damage which may occur.

☑ The selection panel, whose decision is final, has the right to clarify any issue which may arise in the course of selection.

☑ Artists may be asked to supply the names and contact details of referees as part of the selection process.

☑ Moykerr Ltd. reserves the right not to award commissions and in this instance reserves the right to pursue other selection processes.

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11. Terms and Conditions

- ☑ The successful artist will be issued with a contract.
- ☑ The appointed artist will be required to have the following insurances:
 - a. Public Liability Insurance cover of €6.5 million with an indemnity to principal extension.
 - b. Employers Liability Cover of €13 million with an indemnity to principal extension (where employees are engaged to work on the Commission).
- ☑ The Commissioners will not insure equipment belonging to the artist or their associates.
- ☑ The artwork must comply with Health and Safety standards.
The successful submission will be subject to Health and Safety checks.
- ☑ Child and Vulnerable Adults Protection: Selected artists will be required to follow national policy with regard to commissions involving interaction with children, young people and, vulnerable adults and where applicable undergo training in this area, as per national requirements.
- ☑ The appointed artist will have to supply an up to date tax clearance certificate prior to signing of contract and for the duration of the commission.
- ☑ Applicants should note that all commissions awarded are VAT inclusive, (whether VAT liability lies with the artist or the Commissioner).
Non-resident artists from EU and non-EU countries must be aware of any tax or VAT implications arising from the commission and ensure that any costs arising from this are included in their budget.
- ☑ South Dublin County Council is subject to the provisions of the Freedom of Information Act(FOI) 1997, 2003. If you consider that any of the information supplied by you is either commercially sensitive or confidential in nature, this should be highlighted and the reasons for the sensitivity specified. In such cases, the relevant material will, in response to the FOI request, be examined in the light of the exemptions provided for in the Acts.

12 Appendixes

Appendix 1: Plans

Plan of the Development – Attached A3 - Dwg No 01 Landscape Plan
Location of Art Piece – shown on Landscape Plan – above.

Appendix 2

Some possible themes for the commission that might be considered include:

- i. Liffey Valley Settlement of the area
- ii. Lucan & Environs – Influence of
- iii. Ecology – rich in natural environment.

Please note these are only a guide of options. It is not compulsory to pursue the above

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list.

Appendix 3: Bibliography – (South Dublin Co Co. Supply)

We trust everything is in order and look forward to a providing a Public Art piece that may be enjoyed by all residents and visitors to St Edmunds, Lucan, Co. Dublin.

Is mise,

Ronan MacDiarmada