

Public Consultation Procedure under Part 8 of the Local Government (Planning and Development) Regulations 2001 – 2013

1. Old Bawn Park, Dodder Valley
2. Corkagh Park (Outer Ring Road)
3. Griffeen Valley Park (Lucan Leisure Centre)

[illegible]

Notice of the proposed development and including relevant drawings and other information was put on public display at County Hall, Tallaght; Clondalkin Civic Offices and at Lucan Library from the 22nd October 2015 to 3rd December 2015. Submission or observations on the proposal could be made in writing or via email up to 4.30pm on the 18th December 2015. Site notices were also erected in an accessible position(s) at each of the locations.

The proposal arises from the presentation of a Pavilion Construction Programme 2015 – 2017 at the June 2015 Council meeting. The report was noted and agreed by the Elected Members.

This first phase concerns the pavilion proposals at Dodder Valley, Griffeen Valley and Corkagh Park.

Submissions:

Eight submissions were received in relation to the proposal for Old Bawn Park, Dodder Valley. There were no submissions in relation to Griffeen Valley Park or Corkagh Park.

The following is the detail of the submissions received in relation to Old Bawn Park together with the response of the Council.

SUBMISSION RECEIVED
<p>1. Joint submission from Old Bawn Residents Association C/o Jim Lawlor, 19 Seskin View Drive, Old Bawn Parkwood Residents Association C/o Denise Delappe, 11 Parkwood Road, Old Bawn</p> <p>2. Separate but same submission from Parkwood Residents Association C/o Denise Delappe, 11 Parkwood Road, Old Bawn</p> <p>3. Joint submission from Old Bawn Residents Association & Parkwood Residents Association</p> <p>4. Joint submission from Old Bawn Residents Association & Parkwood Residents Association This is a third submission by the two Residents associations and includes a signed petition by local residents and who are opposed to the proposal.</p> <p>5. Submission from Thomas Davis GAA Club Dominic Finnegan, Chairman, Thomas Davis GAA Club, Kiltipper Road</p> <p>6. Submission from Tara de Buitlear debuitleart@yahoo.ie</p> <p>7. Submission from Marie Connolly via Customer Care</p> <p>8. Submission from Edward McNulty, 11 Seskin View Park</p>

SUBMISSIONS OF SUPPORT FOR PROPOSAL	RESPONSE
<p>Both submission 5 & Submission 6 welcomed the provision of this facility within the park.</p> <p>Submission 5 from the Thomas Davis GAA Club cites a commitment to work with the Council to “maximise the use of the facility to everyone’s benefit”.</p> <p>Submssion 6 from Tara de Buitlear, welcomes the proposal the investment in the park “to create a destination for recreation and a maturing parkland” and cites the success of the cycle and pedestrian path and the initial resistance to this.</p> <p>Submission 7 from Marie Connolly, welcomes the proposal as it would help the park to achieve its potential and help other sports clubs to consider using the park.</p> <p>Other issues highlighted in these submissions, and observations on the nature of the building, are included in the summary of issues raised, below.</p>	<p>The Dept. of Environment, Water and Climate Change value the support of both groups, and have taken into consideration observations made within their submissions, which are responded to below in the schedule of issues raised.</p>
SUBMISSIONS OBJECTING TO PROPOSAL	
<p>Submissions 1-4 from Old Bawn Residents Association & Parkwood Residents Association and Submission 8 from Edward McNulty are opposed to the development.</p>	<p>Specific objections and observations are included in the issue and responses in the schedule of issues raised, below.</p>

SUMMARY OF ISSUES RAISED	RESPONSE
<p><u>Specific Location within Park</u></p> <ul style="list-style-type: none"> • Submissions 1 & 2, The building will spoil the view to the Dublin Mountains looking across the Dodder Valley. • Submissions 1 & 2, The proposed pavilion design will not enhance the park. • Submissions 1 & 2, They also cite the previous Part 8 proposal in 2007 and that was agreed with the residents. • Submissions 6, The location should be reconsidered to allow the building to be moved further south towards the river. 	<p>The site was selected as being the best available location for the building. Unfortunately it was not possible to site it adjacent to the proposed car park area as per the 2007 Part 8, due to the presence of a large number of high voltage cables running from the adjoining ESB sub-station.</p> <p>The building is located South of the rear gardens of properties which offer no immediate view of it due to high boundary walls to rear gardens. Also, the Pavilion will be sited at a lower level to the houses and streets of Seskin, due to the fact that the park slopes towards the river, and at a distance which means it will not block any view of the mountains from front gardens or streets within Seskin.</p> <p>The building will be designed to add to and indeed enhance the attraction of the park and not to detract from it.</p> <p>The Council is also proposing to move the building location further away from the houses in Seskin View to reduce the impact on the residential amenity.</p> <ul style="list-style-type: none"> • Best Available location • 2007 locations not possible due to underground services • Pavilion lines up with rear gardens so no view interrupted • Design will enhance park

Alternative Site

- Submission 1 & 2, They suggest an alternative site off Seskin View Road.

This site was tested prior to Part 8 display.

- The Seskin View Road gate is ~ 1/4km from the nearest existing playing pitch, and ~3/4km from the pitch at Old Bawn Rd.
- Due to river's natural flooding pattern, and an existing underground electrical duct which runs the length of the park, the available space here is very narrow resulting in the pavilion being positioned immediately adjacent to houses and there would be insufficient space for car-parking.

It was felt that the distance from the pitches would not encourage use of either pavilion and/or available car-park and would mean a continuation of cars parking on streets, which would be more problematic for residents and positioning the pavilion immediately adjacent to housing was not a desired location.

- Insufficient usable land due to flooding and U/G ESB
- To far from pitches to encourage use of parking/pavilion

<p><u>Concerns re graffiti and anti-social activity</u></p> <ul style="list-style-type: none"> • Submission 1 & 2, Amenity buildings in parks, when not in use, become an attraction for anti-social activity including graffiti. • Submission 4, The experience of the residents is that the existing container facilities have been the cause of anti-social behaviour, graffiti and drinking hides • Submission 8,...it will become a “graffiti ridden location for antisocial behaviour” and will intrude on the homes of the local population. 	<p>This can sometimes be the case but very often it is linked to the particular buildings that have been provided. For example, there has been a practice to provide modified shipping containers as dressing rooms for sporting activity and it is acknowledged that these are unattractive, prone to graffiti and deteriorate very quickly. In the case of this Pavilion Programme the intention is to deal with these issues by providing attractive structures that will be an enhancement for the areas that they are located in. A recent example of this can be viewed in Tymon Park at Limekiln Road – this is the TASC pavilion and serves a number of clubs in this area and it is an attractive building.</p> <p>An important part of the requirements from tenderers for the provision of these pavilions, will be a finish which can be managed should graffiti become a problem.</p> <p>The use of materials which can be overpainted or cleaned of the graffiti, and rapidly, has been found to discourage a repetition of the behaviour.</p> <ul style="list-style-type: none"> • Quality of design and desirable amenity to discourage vandalism • Facility visible from streets and from cycle path to discourage anti-social behaviour • Materials will be suitable for removal of graffiti
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Querying demand for pavilion in Dodder Valley Park

- The submission (4) concerns itself with the unfairness of imposing this facility which it says provides a facility for clubs that will use the park for a short time only.
- Submission 4, The residents are settled and many aging.

The purpose of building the facility is to increase the attractiveness of the park for participation in sport, by providing toilet and changing rooms that are well designed and constructed and fit for purpose in a Regional Park in the 21st Century and that will add to the attraction of participating in sport where you can change in a clean and dry environment. Providing the facility will stimulate increased usage of the active recreation areas.

In addition, and as mentioned above it is hoped that this facility could become a catalyst for other community use facilities in this park in the longer term.

All estates in any city undergo a pattern of change in the age demographics. This is the case with the Seskin View estate. This will be followed in time by another age demographic change and this will stimulate the demand for new facilities in the park. Sports pavilions are one such facility. In addition it should be noted that this park, part of the Dodder Valley Regional Park provides facilities for the wider community in the Old Bawn and surrounding area and the Council has a duty to also provide facilities for these residents.

- Modern facility for 21st century
- To encourage use of park amenities
- Designing for present and the short-term future
- Changing demographic in area

Concerns re aesthetic of building and materials used

- Submission 4, - to “build in public parkland a facility to suit the community at large, for both passive and active recreation, it must be attractively designed, **compatible with its surrounding and intrusive on no one**. The proposed facilities do not fit those criteria.”
- Submission 6, The design of the building will impact on the adjoining Dodder Bridge and waterfall. The exterior of the building should be of natural materials to reflect the heritage of the park and to reduce any negative visual impacts particularly from the Old Bawn Road. It would also reduce the likelihood of graffiti.
- Submission 6, The roof should be an “apex” type to maximise security and reduce the risks of children climbing onto it.
- Submission 7, ...a problem with the proposed roof design and would prefer an apex roof and has mentioned the pavilion in Woodstown Park constructed by Ballyboden St Enda’s GAA as an exemplar.

The siting of the new pavilion as well as its design will be sensitive to the surrounding park and both soft and hard landscaping will be utilised to enhance the area around the pavilion.

The specific design of the building including the roof design will arise from the competitive tender process.

The design intention is to create an attractive durable facility which can be easily maintained and efficiently managed. Materials, design, functionality and energy usage will be key factors in the design of the pavilions and tender submissions will be assessed on these aspects as well as cost.

Unfortunately, some desirable natural materials are unlikely to fit with the intention for a surface which can be overpainted or cleaned of graffiti in a timely manner. The tender process will encourage proposals which will be considered and assessed from both a practical and aesthetic standpoint.

The appropriate roof design will be dependent on the contractor’s proposal for renewable technologies and energy conservation.

- Attractive design
- Durable materials, easily maintained
- Energy efficiency
- An overall appropriate response to the requirements

<p><u>Observations re specific uses within building</u></p> <ul style="list-style-type: none"> • Submission 4, - to “build in public parkland a facility to suit the community at large, for both passive and active recreation, it must be attractively designed, compatible with its surrounding and intrusive on no one. The proposed facilities do not fit those criteria.” • Submission 6, The pavilion should be developed in the same way as the recently constructed TASC pavilion in Tymon Park and that has allowed for community use, for example, dog walkers. This would allow for greater return on investment and more positive local ownership. 	<p>As stated previously, it is hoped that this facility could become a catalyst for other community use facilities in this park in the longer term.</p> <p>The current programme is to construct a specific facility for the teams utilising the pitches with accommodation to future-proof the demand which the provision of changing rooms will generate.</p> <p>The pavilions are designed to allow easy expansion to provide accommodation for future demand.</p> <ul style="list-style-type: none"> • Design appropriate for future expansion
<p><u>Other Observations re park amenities</u></p> <ul style="list-style-type: none"> • Submission 6, The existing ESB sub-station and the dis-amenity it causes to the park and the adjoining Dodder River and Weir. • Submission 5, the drainage of the GAA pitch • Submission 4, The Council has ignored the park and there is no signage or other Information Boards provided. • Submission 6, Information Boards on biodiversity and history should be included as part of the proposal. • Submission 6, Heritage road signs (the brown type) should be part of the proposal also 	<p>The Council has been in contact with the ESB in relation to improving the surrounding landscape of the sub-station and it is intended to undertake this as part of this project. Initially this will mean the removal of the surrounding shrubbery and its replacement with a trimmed hedgerow.</p> <p>The council will examine issues with drainage of this pitch.</p> <p>The Council has not ignored this park. It has provided pedestrian paths, a new section of the Dodder Greenway including an attractive pedestrian bridge linking both sides of the Dodder, undertakes maintenance on a regular basis and when the opportunity presents it provides facilities for the benefit of the</p>

<ul style="list-style-type: none"> • Submission 6, The car park must have gates and be of the same design as that at Seskin View and the Kilininny entrance on the Firhouse Road • Submission 6, Bins must be included in the proposal 	<p>local and wider population. The proposed pavilion is one such facility.</p> <p>The submission on signage and information boards is noted. The Council is currently reviewing the provision of a new co-ordinated signage scheme for the county. Some of this has already been provided in the vicinity of the Square and County Hall. It is intended to provide similar signage throughout the county on a phased basis over a number of years. The reference to signage in Old Bawn Park will be considered as part of that signage programme.</p> <p>The car park will have gates and they will be attractively designed.</p> <p>The provision of bins will be considered as part of the proposal</p> <ul style="list-style-type: none"> • Issues raised by residents to be considered, by council, but are separate from pavilion delivery
<p><u>Other Observations</u></p> <ul style="list-style-type: none"> • Submission 1 & 2, The Associations cite a history of difficulties between the communities and the Council over many years. 	<p>It is not the Council's intention to exacerbate the difficulties mentioned – rather this is a real and meaningful contribution to the upgrading of Old Bawn Park, Dodder Valley by the provision of much needed facilities. In addition, it is hoped that this facility could become a catalyst for other community use facilities in this park.</p>

Recommendation:**Site 1 – Dodder Valley Park @ Old Bawn Road:**

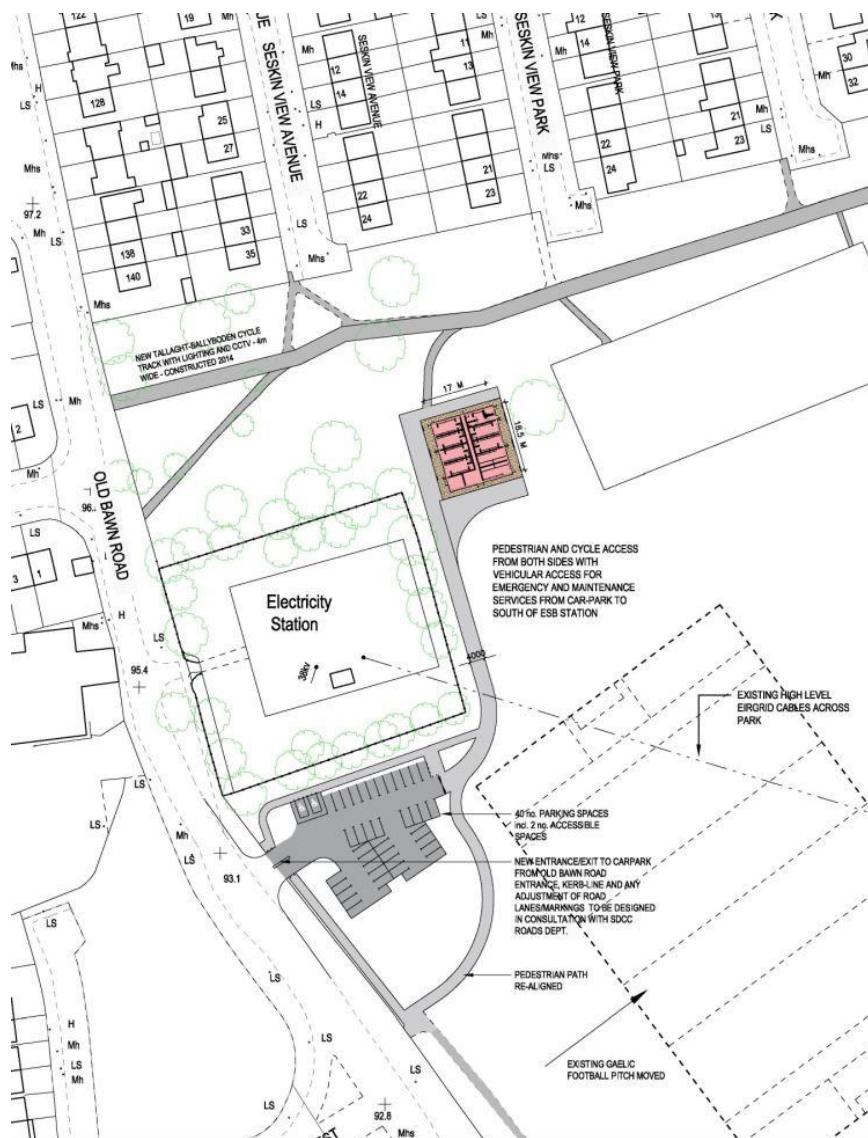
The main objections to the proposal concerns two issues:

- Location of the pavilion
- Design of the pavilion

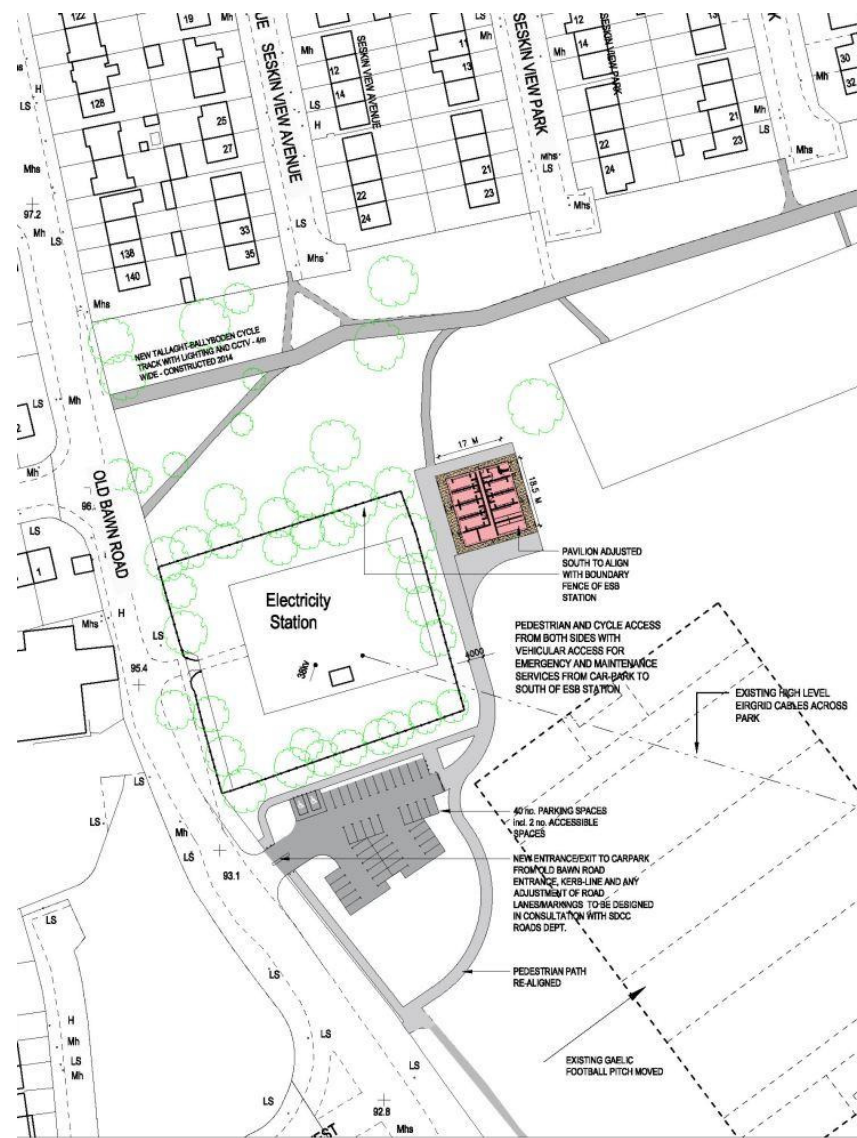
In relation to the location it has been decided to move the pavilion further away from the Seskin View Housing Estate and in line with the north boundary of the ESB sub-station. This will reduce the impact on the houses in Seskin View and it will now be approximately 65m from the proposed site – the original proposal was approximately 40m from the houses. This relocation is considered to be a suitable distance to reduce the impact on the residential amenity.

This location has been identified as the best location available within this site for the following reasons:

- It is adjacent to the playing pitches which it will serve
- It is adjacent to the Old Bawn Road, which in conjunction with the proposed parking, does not impact on residential streets in the area and keep cars and traffic accessing the parks facilities independently of the residential streets and cul-de-sacs
- It is sufficiently distant from the river bank to avoid any risk of flooding and to minimise any environmental impact on the river from the pavilion



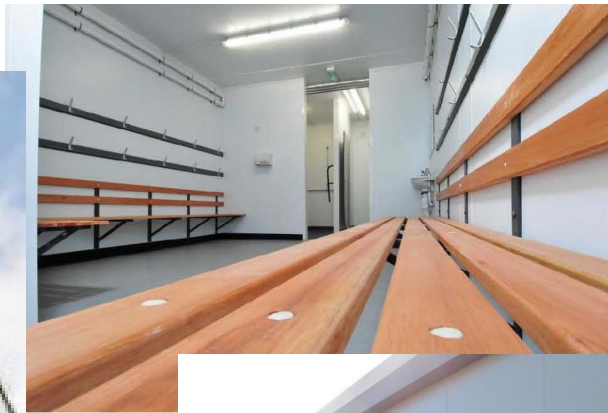
Extract from Part 8 Display – Proposed Site Layout



Adjusted Proposed Site Layout – Pavilion moved Southwards on the site

In relation to the design the Council is tendering on the basis of design criteria that include:

- the provision of a modern attractive and easily maintainable building
- consideration of designing out potential attractions for anti-social behaviour
- the provision of an energy-efficient sustainable community facility.
- A system of building which can be easily expanded to accommodate other usage in the future



The proposal is also predicated on a design that will enhance the park that it is proposed to be located in and that will also enhance the local residential amenity.

Having considered the submissions, both for and against, the proposed change to be made in relation to the location and the design considerations to protect the residential amenity it is recommended that this proposal should now proceed.

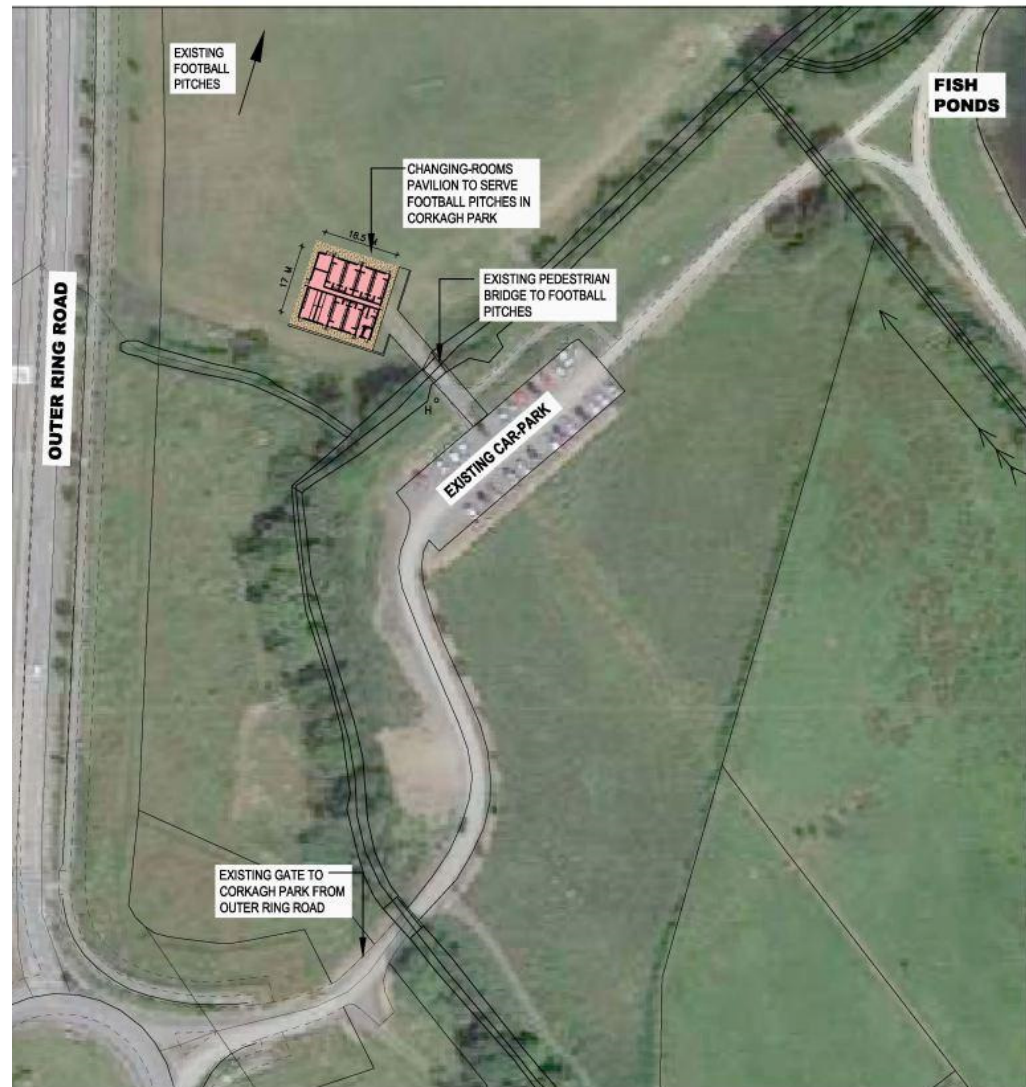
Sites 2 & 3

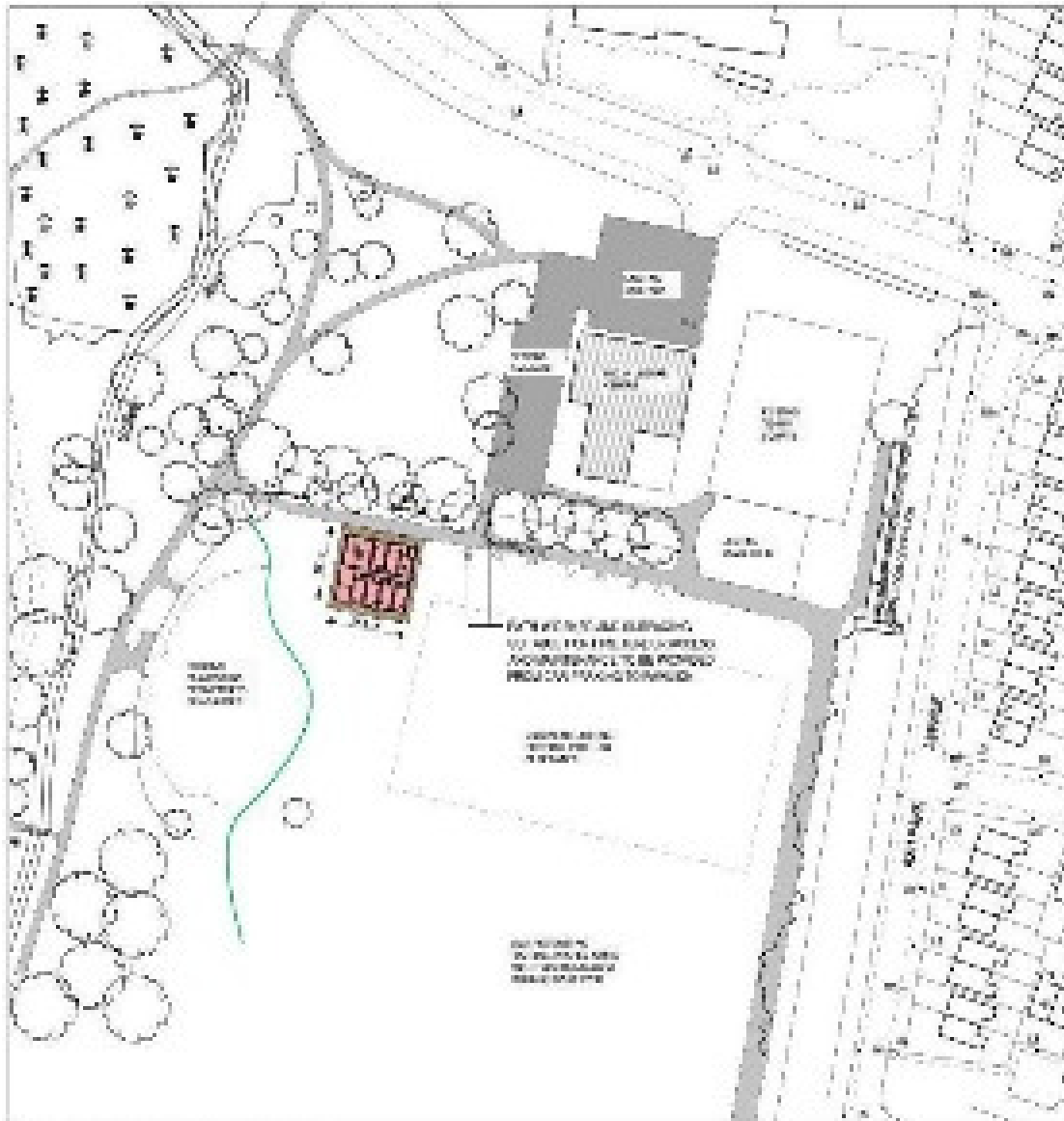
Site 2 - Corkagh Park

Sited immediately South of Existing Pitches arranged along East side of the Outer Ring Road, and accessible from the existing gate at the Baldonnell Round-about and existing car-parking facilities within Corkagh park

Recommendation

As there were no objections to this proposal it recommended that the proposal should now proceed as planned.





Site 3 - Griffeen Valley Park

Sited within Griffeen Valley Park immediately South of the Existing Leisure Centre, with ancillary tennis courts, skatepark, exercise machines and Children's Playground, this pavilion will serve a series of well used playing pitches arranged running South of this pavilion. The Pavilion can be accessed from the existing car-park of the Leisure Centre.

Recommendation

As there were no objections to this proposal it recommended that the proposal should now proceed as planned.