

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday 10th July 2017

Part 8 Report

Proposal to construct an All-Weather Pitch at Knockmitten, Clondalkin, Dublin 22, on the site of the old Basketball Court and adjacent to the Community Centre and the recently constructed Play Space.

Report on Part 8 consultation process for the above proposal.

The proposed works primarily comprise the following:

- An all-weather pitch approximately 36 x 50m in size.
- Floodlights to allow for evening use. The floodlighting will be designed to minimise the light spillage onto the surrounding residential area and the M50 motorway.
- A 2.4m high perimeter weldmesh type fence; topped with a 3.6m high ball stop net.
- Relocation of existing footpath to the north of the proposed pitch.
- The proposal may mean the relocation of the existing low voltage overhead powerlines.
- All ancillary works

It is proposed that the facility will be open until 10pm Monday to Friday and until 7pm on Saturday & Sunday.

The proposed has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC)

1. Introduction

1.1 Purpose of the Report

The purpose of this Chief Executive's Report is to present the outcome of the Part 8 consultation, to respond to submissions made during the consultation period and to make recommendations in relation to the proposed development where appropriate.

1.2 Structure of the Report

This report provides the following:

- An introduction including details on the purpose of the report and an outline of the public consultation programme that was carried out.
- Description of Proposed Development

- List of Submissions received
- A summary of the issues raised in the submissions made during the consultation period together with the Chief Executive's Responses and Recommendations.
- Assessment as to whether or not the proposed development would be consistent with the proper planning and sustainable development of the area.
- Recommendation as to whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with, as the case may be.

1.3 Outline of Public Consultation Programme

1.3.1 Non – Statutory Consultation

N/A

1.3.2 Statutory Consultation

A meeting prior to commencement of Part 8 took place on the 15th February 2017 with the Clondalkin Area Committee Members.

The proposed development and accompanying Appropriate Assessment report were placed on public display for the statutory period from Thursday the 16th of February 2017 to Friday the 31st of March 2017.

The closing date for receipt of written submissions was up to 4.30pm on Friday the 21st of April 2017 and were to be addressed in writing to: Senior Executive Officer, Environment Water and Climate Change Department, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5 or via South Dublin's on-line consultation portal: <http://consult.sdublincoco.ie>

Copies of the plans and particulars of the proposed scheme were available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from Thursday the 16th February 2017 to Friday the 31st of March 2017 at the following locations:

- South Dublin County Council Offices, County Hall, Tallaght, Dublin 24 between the hours of 9:00 am – 5.00pm Monday to Thursday and 9.00am - 4.30pm on Friday **(Inspection and purchase)**
- Civic Offices Clondalkin, 22 between the hours of 9:00 am – 5.00pm Monday to Thursday and 9.00am - 4.30pm on Friday (4.30pm on Fridays). **(Inspection only)**
- Clondalkin Library, Clondalkin Library, Monastery Road, Clondalkin, Dublin D22 between the hours of 9:45 am – 8.00pm Monday to Thursday and 9.45am - 4.30pm on Friday & Saturday. **(Inspection only)**
- Youth and Community Centre, Knockmitten, Clondalkin, Dublin 22. During opening hours. **(Inspection only)**
- The plans and particulars can be viewed on the Council's Public Consultation Portal website <http://consult.sdublincoco.ie> or by post to Senior Executive Officer, Environment Water & Climate Change Department, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated could be made in writing up to 4.30pm on Friday the 21st of April 2017.

A total of 3 submissions were received by 4.30pm on Friday 21st of April 2017.

1.4 Legislative Background

Section 179 (3) of the Planning and Development Act 2000 (as amended), requires that the Chief Executive of a local authority shall, after the expiration of the period during which submissions or observations with respect to the proposed development may be made, in accordance with regulations under subsection (2), prepare a written report in relation to the proposed development and submit the report to the members of the authority.

Section 179(b) outlines that a report prepared in accordance with paragraph (a) shall—

- (i) describe the nature and extent of the proposed development and the principal features thereof, and shall include an appropriate plan of the development and appropriate map of the relevant area,
- (ii) Evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan and giving the reasons and the considerations for the evaluation.
- (iii) list the persons or bodies who made submissions or observations with respect to the proposed development in accordance with the regulations under subsection (2),
- (iv) summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development would be situated, raised in any such submissions or observations, and give the response of the Chief Executive thereto, and
- (v) Recommend whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with, as the case may be.

Under Section 179(4) of the Planning and Development Act, members of a local authority shall, as soon as may be, consider the proposed development and the report of the Chief Executive. Following the consideration of the Chief Executive's report, the proposed development may be carried out as recommended in the Chief Executive's report, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the Chief Executive's report, or decides not to proceed with the development. A resolution must be passed not later than 6 weeks after receipt of the Chief Executive's report.

2. Proposed Development

2.1 Description of the Proposed Development

The proposal consists of the construction of an All-Weather Pitch at Knockmitten, Clondalkin, Dublin 22, on the site of the old Basketball Court and adjacent to the Community Centre and the recently constructed Play Space.

The proposed works primarily comprise the following:

- An all-weather pitch approximately 36 x 50m in size.
- Floodlights to allow for evening use. The floodlighting will be designed to minimise the light spillage onto the surrounding residential area and the M50 motorway.
- A 2.4m high perimeter weldmesh type fence; topped with a 3.6m high ball stop net.
- Relocation of existing footpath to the north of the proposed pitch.
- The proposal may mean the relocation of the existing low voltage overhead powerlines.
- All ancillary works It is proposed that the facility will be open until 10pm Monday to Friday and until 7pm on Saturday & Sunday.

The proposed has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC)

2.2 Plans and Details

Plans and details are available at the following link:

<https://consult.sdublincoco.ie/en/consultation/part-8-all-weather-pitch-knockmitten-clondalkin-dublin-22-1>

3. List of Submissions

3 submissions were received during the specified period of the public consultation in respect of the proposed development from the following:

ENV0001 Patrick O'Malley (registered letter)

ENV0002 Giorgio De Luca – (Via Consultation Portal Ref: CVQ-253)

ENV0003 Ken Bramley – (Via Consultation Portal Ref: CVQ-256)

4. Summary and Categorisation of Issues Raised and Chief Executive's Responses

4.1 Introduction

This section presents an analysis of the submissions and includes a summary of each of the issues raised and the responses and recommendations of the Chief Executive.

The responses of the Chief Executive have been framed taking account of the statutory obligations of the local authority, relevant Government and Ministerial guidelines and the proper planning and sustainable development of the area.

4.2 Summary of Issues Raised, Responses and Recommendations

Submission No.1 –Patrick O'Malley

This submission relate to the following issues:

1. Concerns regarding use of public open space by a particular club
2. Concerns regarding the display of the notice/plans.
3. Concerns regarding the vehicular access to the playground by emergency services and others.
4. Concerns regarding parking
5. Concerns regarding alleged anti-social problems at this location
6. Concerns regarding the lighting proposals
7. Concerns regarding the location of the 110kw lines
8. Concerns regarding noise
9. Concerns regarding the on-going agreement between the Council/Club
10. Concerns regarding graffiti
11. Concerns regarding land ownership

Chief Executives Response and Recommendation:

1. The council provides and manages public open space and recreational facilities for the general public. The Council also supports the usage of recreational facilities by a variety of clubs within the county. Access to recreational facilities is an important part of maintaining health and well-being. Usage of recreational facilities and public open space by a wide variety of the general public including clubs is a vital component of our open space provision. The active usage of public open space promotes positive use and provides for passive surveillance within the open space area. The proposed All Weather Pitch facility will remain within the ownership of the council. Use of the facility will be managed via an annual licence agreement.

2. Public notification and display was provided for in line with the requirements of the Part 8 public consultation procedures.
3. Vehicular access to the playground is maintained in the design.
4. The council will liaise with the community centre and the club regarding the operation of the existing car parking within the area, to ensure its use is optimised. The council will also liaise with the existing club regarding the need to be mindful of neighbours while parking particularly on match days.
5. The council will address these allegations as part of their management of public facilities.
6. The detail design of the lighting will seek to minimise the impact on adjacent housing and the M50 as much as possible, the proposed usage hours are designed to minimise impact on neighbours as much as possible: open until 10pm Monday to Friday and until 7pm on Saturday & Sunday.
7. The council will liaise with ESB in the design of the facility with regard to the 110kv lines.
8. The proposed usage hours are designed to minimise impact on neighbours as much as possible: open until 10pm Monday to Friday and until 7pm on Saturday & Sunday.
9. The proposed All Weather Pitch facility will remain within the ownership of the council. Use of the facility will be managed via an annual licence agreement.
10. The removal of graffiti will remain a function of the maintenance section of public realm. Concerns regarding existing graffiti will be forwarded to the maintenance section for removal.
11. The proposed All Weather Pitch facility will remain within the ownership of the council. Use of the facility will be managed via an annual licence agreement.

Submission No.2 – Giorgio De Luca

This submission relates to the following issues:

1. Concerns regarding the existing basketball court - Could the plans for the proposed all-weather pitch at Knockmitten make sure the existing basketball court is retained (as possibly upgraded) at least 1/2 a basketball court should be provided to allow for shooting practice and games (up to 3 v's 3) with a single basket

Chief Executives Response and Recommendation:

1. The provision for an upgraded basketball facility will be considered at the detailed design stage.

Submission no. 3 – Ken Bramley [Submissions\Submission from Ken Bramley.mht](#)

This submission relates to the following issues:

1. Concern regarding parking – community centre has parking but gates are generally locked when football matches are on
2. Concern regarding the rental of the astro to other football clubs
3. Concerns regarding the existing basketball court – still used by locals in the area on a daily basis, local amenities should not be withdrawn from the area to suit another – can this be incorporated in the proposed astro pitch?

Chief Executives Response and Recommendation:

1. The council will liaise with the community centre and the club regarding the operation of the existing car parking within the area, to ensure its use is optimised. The council will also liaise with the existing club regarding the need to be mindful of neighbours while parking particularly on match days.
2. The proposed All Weather Pitch facility will remain within the ownership of the council. Use of the facility will be managed via an annual licence agreement.
3. The provision for an upgraded basketball facility will be considered at the detailed design stage.

5.0 County Development Plan 2016-2022

The County Development Plan 2016-2022 recognises the importance of sports facilities and is committed to ensuring that all communities have access to a range of such facilities. The Council will ensure that an appropriate range of sports facilities are provided in all communities, taking account of the population profile and growth targets.

It is the Policy of the Council to ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable
(Community Infrastructure (C) Policy 7-Sports Facilities and Centres)

C 7 Objective 1:

To support the provision of new or improved sports and leisure facilities in the County

C 7 Objective 3:

To support and provide a framework for the improvement, maintenance, upgrade and refurbishment of existing community based facilities within the county to meet current and future needs

C 7 Objective 4:

To encourage the co-location of community and sporting facilities.

C 7 Objective 7:

To support District Level Community Hubs in the Metropolitan Consolidation Towns of Tallaght, Lucan and Clondalkin to serve a growing population of these settlements and of the county as a whole, such hubs should incorporate a sports centre with swimming pool, all-weather playing pitches and children's play facilities.

Community infrastructure (C) Policy 12 Open Space states that:

It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the county, providing for both passive and active recreation, and that the resource offered by public open spaces, parks, and playing fields is maximised through effective management

C 12 Objective 3:

To develop parks and open/ green spaces that cater for the diverse needs of the County population, in particular different age groups and abilities, through the facilitation of both active and passive recreational activities and universal access.

Having regard to the nature and extent of the proposed project, it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and the County Development Plan 2016-2022.

6.0 Recommendation

Following consideration of the submissions the Chief Executive is of the view that the issues raised by way of the submissions can be satisfactorily addressed by the above proposals during the detailed design stage and as outlined in the foregoing report.

It is recommended that, as the proposal is in conformity with proper planning and sustainable development, that the Council proceed with the Part 8 proposal to construct an All-Weather Pitch at Knockmitten, Clondalkin, Dublin 22 on the site of the old basketball court and adjacent to the Community Centre and the recently constructed Play Space.