

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



South Dublin County Council Meeting

11th November 2019

Part 8 Report on Proposed Griffeen Valley Changing Rooms Pavilion at Lucan Leisure Centre, Griffeen Valley Park, Lucan, Co. Dublin.

Pursuant to the requirements of the Planning and Development Act (as amended) and Planning and Development Regulations- Part 8 South Dublin County Council gave notice of the proposal to construct a changing room pavilion at Lucan Leisure Centre, Griffeen Valley Park, Lucan, Co. Dublin.

The proposed site is located in Griffeen Valley Park in the Village of Lucan, lying South of the N4 and West of the R136 Outer ring Road. Griffeen Valley Park, comprising approximately 200 acres, stretches southwards through Lucan Village. It is the location of Lucan Sports and Leisure Centre and contains a children's play area, playing pitches, tennis courts and an exercise area. The proposed development is for a single storey changing rooms pavilion, on a site adjacent to the existing leisure Centre, tennis courts and skate park. The site is located in the North of the Park beside the junction of Esker Manor Road and Ash Park Avenue.

The outline details of the proposal were as follows:

- One single storey (311 sq. m) changing Pavilion consisting of six team changing rooms each with one shower/toilet area, two club storage areas, one official's changing area with toilet and wash facilities, and one plant room, all with individual access
- Ancillary works to the landscape around the pavilion area
- Additional necessary ancillary works in adjacent areas including foul and surface drainage connections to existing sewers at Leisure Centre.

The proposal undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and a full examination for Environmental Impact Assessment of the proposal and the Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental impact Assessment is not required. Any person could, within 4 weeks from the date of publication of the notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the proposed scheme were available for inspection on public display at County hall, Tallaght, Dublin 24 and Clondalkin Civic Offices, Dublin 22, during normal working hours and on <http://www.sdcc.ie>, during the period from **26th September 2019 to 24th October 2019**

The plans and particulars could be viewed on the Council's Public Consultation Portal website <http://consult.sdblincoco.ie> 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 the 8th November 2019** and could be submitted either via:

Online Submissions: <http://consult.sdblincoco.ie>

or

Post to:

Senior Executive Officer,

Environment Water and Climate Change Department,
South Dublin County Council,
County Hall,
Tallaght, Dublin 24 YNN5.

It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council.

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 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

Details of the Part 8 were presented to the Lucan/Palmerstown/Fonthill Area Committee Meeting on the 24th September 2019

1.3.2 Statutory Consultation

The proposed development and accompanying Appropriate Assessment report were placed on public display for the statutory period from the 26th September 2019 to 24th October 2019.

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 at the following locations:

- South Dublin County Council Offices, County Hall, Tallaght, Dublin 24 between the hours of 9:00am – 5.00pm Monday to Thursday and 9.00am - 4.30pm on Friday. Closed at weekends and bank holidays. (**Inspection and purchase**)
- The plans and particulars could be viewed on the Council's Public Consultation Portal website <http://consult.sdublincoco.ie>

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 the 8th November 2019 and could be submitted either: **via Online Submissions:** <http://consult.sdublincoco.ie> **or By post to :**

Senior Executive Officer, Environment Water and Climate Change Department, South Dublin County Council, County Hall, Tallaght, Dublin 24. D24 YNN5.

A total of 4 submissions were received by 4.30pm on the 8th November 2019.

2. Proposed Development

2.1 Description of the Proposed Development

The outline details of the proposal were as follows:

- One single storey (311 sq. m) changing Pavilion consisting of six team changing rooms each with one shower/toilet area, two club storage areas, one official's changing area with toilet and wash facilities, and one plant room, all with individual access
- Ancillary works to the landscape around the pavilion area
- Additional necessary ancillary works in adjacent areas including foul and surface drainage connections to existing sewers at Leisure Centre.

2.2 Plans and Details

Plans and details are available at the following link:

<https://consult.sdublincoco.ie/en/consultation/proposed-griffeen-valley-changing-rooms-pavilion-lucan-leisure-centre-griffeen-valley-park-lucan-co>

3. List of Submissions

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

- Inland Fisheries Ireland - (Via Consultation Portal Ref: SD-C117-G2019-1)
- Ballyowen Celtic FC – (Via Post and Consultation Portal Ref: SD-C117-G2019-2)
- Katherine Barry Murphy- (Via Consultation Portal Ref: SD-C117-G2019-3)
- Rosaleen 'Dwyer, South Dublin County Council Heritage Officer - (Via email)

4. Issues Raised and Chief Executive's Responses

4.1 Introduction

This section presents each submission and includes 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.

Submission 1

Author- Inland Fisheries Ireland - (Via Consultation Portal Ref: SD-C117-G2019-1)

All construction works should be in line with a project specific Construction Environmental Management Plan (CEMP). The CEMP should identify potential impacts and mitigating measures, it should provide a mechanism for ensuring compliance with environmental legislation and statutory consents. The CEMP should detail and ensure Best Construction Practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt.

Comprehensive surface water management measures must be implemented at the construction and operational stage to prevent any pollution of the Griffeen catchment. Policies and recommendations made under the Greater Dublin Strategic Drainage Study (GDSDS) should be applied in development of a drainage strategy for this site. Storm water attenuation to pre-development rates is preferable. Precautions must be taken to ensure there is no entry of solids, during the connection of pipe-work, or at any stage to the existing surface water system.

Chief Executives Response and Recommendation:

All construction works will be in compliance with environmental legislation and statutory consents. It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County –(Section 7.1.0

Water Supply & Wastewater - Policy IE1 Water & Wastewater). It is also the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive and Sustainable Drainage Systems (SuDS) and Integrated Constructed Wetlands (ICW) The Greater Dublin Strategic Drainage Study (GSDSDS). (Section 7.2.0 Surface Water & Groundwater- Policy IE2 Surface Water & Groundwater)

Submission 2

Author- Ballyowen Celtic FC – (Via Post and Consultation Portal Ref: SD-C117-G2019-2)

Letter sent via post and through the consultation portal welcomes plans for a new Pavilion in Griffeen Valley Park. Letter suggested some minor alterations to the proposed building, including the addition of double doors at the entrances to the storage rooms and the creation of an external fenced area to facilitate the storage of goal posts.

Chief Executives Response and Recommendation:

Changes to the storage room entrances and the provision of goal post storage will be reviewed at the detailed design stage.

Submission 3

Author- Katherine Barry Murphy- (Via Consultation Portal Ref: SD-C117-G2019-3)

Title: Construction of changing room pavilion potential impact on established mixed growth hedgerow

It is not fully clear from the planning information given whether any of the growth at the rear of the area where the pavilion will be constructed will be removed to accommodate the building. The line of trees and mixed growth along the rear of the site where Griffeen park borders Ashpark is a mix of trees and native shrubs which contribute to the biodiversity of the area.

This project has been assessed from the point of view of impact on European sites and environmental issues arising from potential impacts on local waterways etc. However, I would like to submit that this hedgerow should be preserved to all extents possible and should not be removed to accommodate the changing pavilion.

Considering that so many mature trees were so recently removed to accommodate a large building for the new swimming pool, it would be a huge shame to see more established growth removed to accommodate yet another structure. If the construction of this pavilion requires the removal of this area of hedgerow, or even a substantial part of it, it should be considered whether it would alternatively be feasible to accommodate changing areas within either the existing leisure centre or the new swimming pool building.

Chief Executives Response and Recommendation:

The hedges and trees in the area will be protected during construction and retained. An Arboricultural Report will be carried out before work commences on site and recommendations implemented.

Submission 4

Author- Rosaleen Dwyer, SDCC Heritage Officer (Via email)

Noted that AA and EIA screening had been carried out and had a query in relation to further assessment and survey of ecology on site. Also sought confirmation that trees and hedges would be retained.

Chief Executives Response and Recommendation:

The hedges and trees in the area will be protected during construction and retained. No further Ecological Surveys were carried out following the Final AA and EIA Screening. An Arboricultural Report will be carried out before work commences on site.

5.0 County Development Plan 2016-2022

The lands are zoned – South Dublin County Council Development Plan *Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities'* The zoning of the site supports a pavilion development and the criteria as applicable from the Development Plan supports the design proposed. The proposed development complies with the relevant Development Plan policies. The site is within the area of the statutory Liffey Valley Local Area Plan.

The development plan policies that affect the site directly - To preserve and provide for open space and recreational amenities Zoning Objective 'OS'- are the following:

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 2:

To promote the development of outdoor leisure activities on lands that are designated with Zoning Objective Open Space 'OS' (to preserve and provide for open space and recreational amenities).

COMMUNITY INFRASTRUCTURE(CI) Policy 12 Open Spaces

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.

CI12 Objective 1:

To support a hierarchy of open space and recreational facilities based on settlement size and catchment.

CI12 Objective 2:

To maximise the leisure and amenity resource offered by each of the County's parks through the promotion of Management Plans that provide for the continued improvement of the park setting, biodiversity and recreational facilities.

CI12 Objective 3:

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

CI12 Objective 4:

To support and facilitate the development of indoor and outdoor recreational facilities and playspaces in larger parks to cater for all age groups and abilities.

This proposed modest development of the site would not affect the character of the adjoining developments and is allowable under the County Development Plan. The design seeks to reinforce the existing development. The proposals as submitted for Part 8 Public Consultation are in compliance with the County Development Plan Objectives.

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 the operational and management 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 a changing rooms pavilion at Griffeen Valley Park, Lucan, Co.Dublin.