

**COUNTY ARCHITECT'S  
REPORT**

**Proposed Griffeen Valley  
Changing Rooms Pavilion  
at Lucan Leisure Centre,  
Griffeen Valley Park, Lucan,  
Co. Dublin**

**Part 8 Process, carried out  
under Part 8 of the Planning  
and Development  
Regulations 2001, Part 8.**

**Recommendation to Council  
to Approve Development  
following display and  
consultation and  
incorporating responses to  
observations and  
consultation.**

**Issued Nov 2019**

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**PART 8**



<b>COUNTY ARCHITECT'S REPORT – Part 8 – Display / Consultation</b>	
<b>Project Title:</b>	<b>Proposed Griffeen Valley Changing Rooms Pavilion At Lucan Leisure Centre, Griffeen Valley Park, Lucan, Co. Dublin</b>
<b>County Architect:</b>	<b>Eddie Conroy FRIAI</b>
<b>Senior Architect:</b>	<b>Anne Lynch FRIAI</b>
<b>Dept:</b>	<b>Architectural Services Department, South Dublin County Council</b>
<b>A brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001</b>	<p><b>Part 8 (Public Consultation Developments)</b></p> <p>Developments by a local authority are subject to a public consultation process as set out in the Planning &amp; Development Regulations, 2001 - 2012. This procedure requires that notice of the proposed development is given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the objector's names along with a summary of the points made by them and the Local Authority' response.</p> <p>Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.</p> <p><b><u>Development by a Local Authority: 'Part 8'</u></b></p> <p>From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets, sports pavilion etc.</p> <p>Development carried out by a Local Authority is often referred to as a 'Part 8': - this is a reference to Part 8 of the Planning and Development Regulations 2001 which sets out the procedure for carrying out such developments.</p> <p>Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.</p> <p>Comments and observations on Proposed Developments by a Local</p>

Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.

Part 8 of the Planning and Development Act 2000 – 2007 refers to requirements in respect of specified development by, on behalf of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 sets out a list of the types of development prescribed for the purposes of the act.

The process is as follows:

Public Notices of the proposed development must be placed in an approved newspaper. A site notice (or notices) must be erected on the land on which the proposed development is situated – Article 81(1)(a)(b) of the Planning and Development Regulations 2001 provides guidance on the requirements.

The application, which must be submitted on the same date as the newspaper notice, must include a cover letter/report, a copy of the newspaper notice and site notice and public display of the proposal in a designated public area accessible to the public during normal office hours – normally County Hall. Drawings can be made available to the public on request. There is no fee payable on a Part 8 application.

The application is referred to as internal works Departments in the Council – (Roads, Water, and Drainage).

In the case of protected structures, the application is referred to the Conservation Section, An Taisce, DEHLG and the Heritage Council.

The timeframe for third party Observations/Submissions on the Part 8 application is six weeks from the date of lodgement. This date is specified in the public notices. There is no fee charged for observations/submissions on Part 8.

The proposing Department completes a report for the attention of the Executive Manager of the Planning Department. The Executive Manager will make a recommendation to the proposing department on foot of this report.

A report will then be compiled for a meeting of the Council. Following consideration of this report by the Council, the proposed development may be recommended, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the report, or decides not to proceed with the development' – as per Section 179(4)(b) of the Planning and Development Act 2000 (as amended). For a part 8 application, the period for observations/submissions is 6 weeks.

The making of a decision on a Part 8 application is a reserved function of

	<p>Council, while for a normal planning application this is an executive function.</p> <p>The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts set out the requirements in full.</p>
<p><b>Public Notice:</b></p>	<p>Proposed New Works</p> <p>Development of Proposed Griffeen Valley Changing Rooms Pavilion at Lucan Leisure Centre, Griffeen Valley Park, Lucan, Co. Dublin</p> <p>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 court and skate park. The site is located in the north of the Park beside the junction of Esker Manor Road and Ash Park Avenue.</p> <p>Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and Development Regulations 2001 (as Amended).</p> <p>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following development by South Dublin County Council:</p> <p>Proposed Griffeen Valley Changing Rooms Pavilion at Lucan Leisure Centre, Griffeen Valley Park, Lucan, Co. Dublin. In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes:</p> <ul style="list-style-type: none"> <li>• One single storey [311 Sq.M] changing pavilion consisting of six team changing rooms each with one toilet/shower area, two club storage areas, one official's changing area with toilet and wash facilities, and one plant room, all with individual access;</li> <li>• Ancillary works to the landscape pavilion area</li> <li>• Additional necessary ancillary works in adjacent areas including foul and surface drainage connections to existing sewers at Leisure Centre.</li> </ul> <p>Drawings of the proposed developments will be on public display at County Hall, Tallaght, Dublin 24 and Clondalkin Civic Offices, Dublin 22, during normal working hours and on <a href="http://www.sdcc.ie/">http://www.sdcc.ie/</a>, during the period <b>from 26th September 2019 to 24th October 2019.</b></p> <p>The proposed Development has 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</p>

of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required. Any person may, within 4-weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

The plans and particulars can be viewed on South Dublin County Council's website – [www.sdcc.ie](http://www.sdcc.ie) and the Public Consultation Portal <http://consult.sdublincoco.ie>

<p>Submissions: Submissions or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made as follows: Or</p>	<p>Online at <a href="https://consult.sdublincoco.ie">https://consult.sdublincoco.ie</a> up to midnight on Friday 8th November 2019.</p>
<p>Written submissions not later than 4:30 pm Friday, 8th November 2019. Please address your submission to:</p>	<p>Senior Executive Officer Environment, Water and Climate Change Department South Dublin County Council County Hall, Tallaght, Dublin 24, D24 YNN5</p>
<p>NOTE: Please make your submission by one medium only. Only submissions received by Friday, 8th November 2019 and addressed as set out above, will be considered.</p>	<p>It should be noted that the Freedom of Information Act applies to all records held by South Dublin County Council.</p>
<p>Submissions cannot be accepted in any other format or to any other postal address. Submissions and observations should state the name, address, and, where relevant, details of any organisation, community group or company etc. which you represent.</p>	

Date site notice erected: 26th September 2019

**Context:**

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 court and skate park. The site is located in the north of the Park beside the junction of Esker Manor Road and Ash Park Avenue.





**Location (outlined with a red line)**



**An aerial view of the Site (outlined with a red line)**





**View 1 from Esker Manor, the point of access to the site**



**View 2 from Esker Manor to the North of the site**



**View 3 from the north-east from the Ash Park housing estate**



The site does not have severe contours and is generally level.  
All services are available.



**Site Location Map and local road network (site indicated with red colour)**

The site is situated in the main leisure / residential area, approximately 2-km due north of N4. the site is used as park land.

The proposal for Pavilion is supported by access to extensive parkland, pool, sports facilities, schools and shopping and leisure facilities.

Changing Room Need in the area:

There is an established Changing Room/club storage facility need in the area. Sites for development are not readily available, and the council owns very little significant land holdings in the area. This landholding must, therefore, be utilised effectively.

**Planning / Zoning for the site**

**Planning / Zoning**

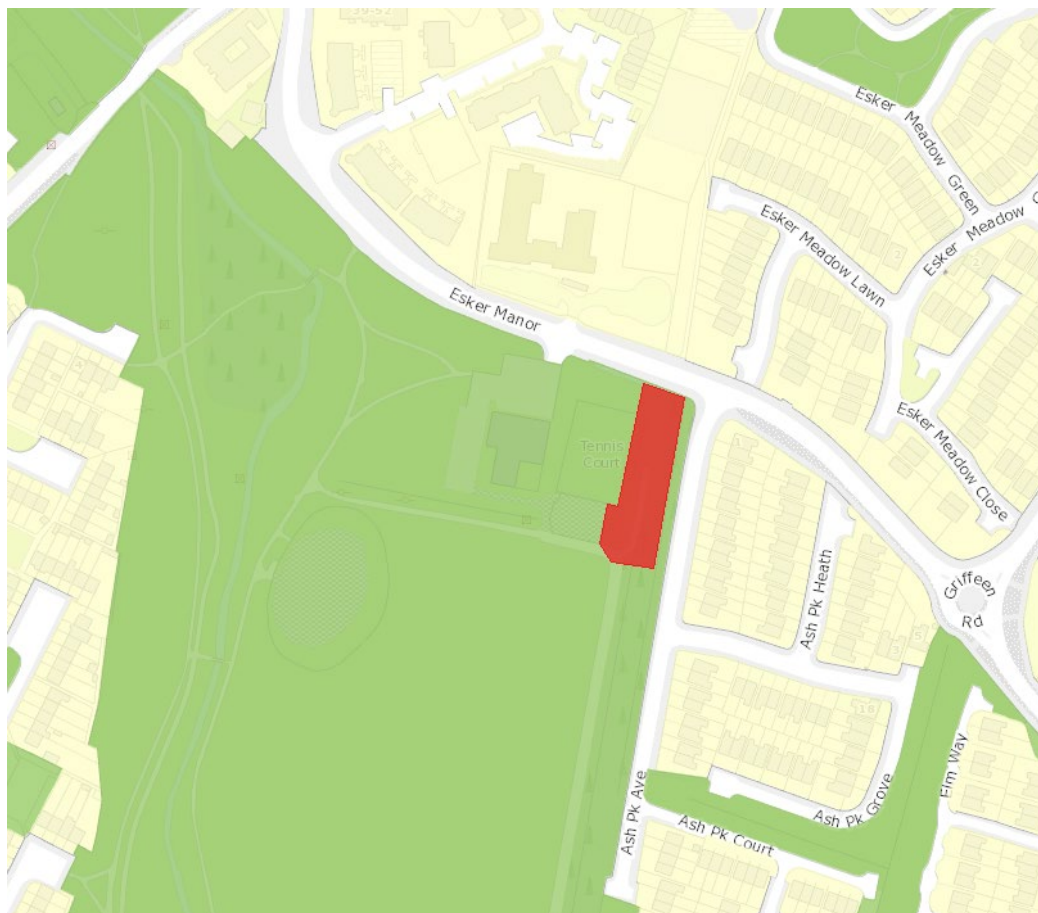
The lands are zoned – South Dublin County Council Development Plan Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities'



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

The zoning of the site coloured green on the map below 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.



**Zoning map for Area (extract from the County Development Plan 2016 – 2022)**

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

**Objective 1:**

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

**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).

**Objective 3:**

To support the development of angling and canoeing/kayaking infrastructure and facilities for tourism in proximity to appropriate watercourses or water bodies, subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services.

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.

**AA & EIA Assessment**

The project is 3.98km from the nearest European site. The AA screening process has considered potential effects which may arise during the construction and operational phases as a result of the implementation of the project. There are no direct hydrological pathways to any European sites. Therefore, given the scale of the development and its distance from European sites, the effects arising from these works will be negligible. Through an assessment of the pathways for effects and an evaluation of the project characteristics, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that significant adverse effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site are unlikely. The ecological integrity of the European sites is not foreseen to be significantly affected by the project.

**AA:**

Given the nature of the development, it's scale and the localised and the nature of the construction effects the proposed development will not lead to a significant in-combination effect with any other plans or projects.

It is concluded that the project is not foreseen to give rise to any significant adverse effects on any designated European sites, alone or in

	<p>combination with other plans or projects<sup>1</sup>. This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated. Consequently, a Stage Two AA (NIS) is not required for the project.</p> <p><b>EIA</b></p> <p>It is apparent that EIA is not required because the proposed development is not of a class listed in Schedule-5 and is of nature and scale that there is no real likelihood of significant effects on the environment arising.</p> <p>It is concluded that there is no requirement for an Environmental Impact Assessment to be carried out for the proposed development. Therefore, there is no requirement for an Environmental Impact Assessment Report to be prepared.</p> <p>Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.</p> <p>NOTE: AA &amp; EIA report attached.</p>
<p><b>Project Description &amp; Design</b></p>	<p>The proposed development consists of a single storey changing room pavilion.</p> <p>The key elements include:</p> <ul style="list-style-type: none"> <li>• One single storey changing pavilion consisting of six team changing rooms each with one toilet/shower area, two club storage areas, one official's changing area with toilet and wash facilities, and one plant room, all with individual access;</li> <li>• Ancillary works to hard landscape to the pavilion area</li> <li>• Additional necessary ancillary works in adjacent areas including foul and surface drainage connections to existing sewers at Leisure Centre and utility connections.</li> </ul> <p>The project is designed to provide Changing Room/club storage facilities in the area. The design of the proposed access points, pathway and landscape would consider the existing scale and pattern of development of the pavilion in the Griffeen Valley Park. A single-storey structure (311 Sq.) would be constructed</p> <p>The following areas apply to the site and building, as proposed:</p> <ul style="list-style-type: none"> <li>- Site Area: 2111 Sq.M / 0.52 Acres / 0.21 Hectares</li> <li>- Proposed Floor Area: 311 Sq.M</li> </ul> <p>Each Changings room/club storage would have its own door / own entrance. Modified path, bin storage area and front landscaped to match those of the adjacent area. The proposed pavilion would be serviced by the existing local drainage, local water supply and utilities (electrical and telecoms).</p>

<sup>1</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:

a) no alternative solution available,

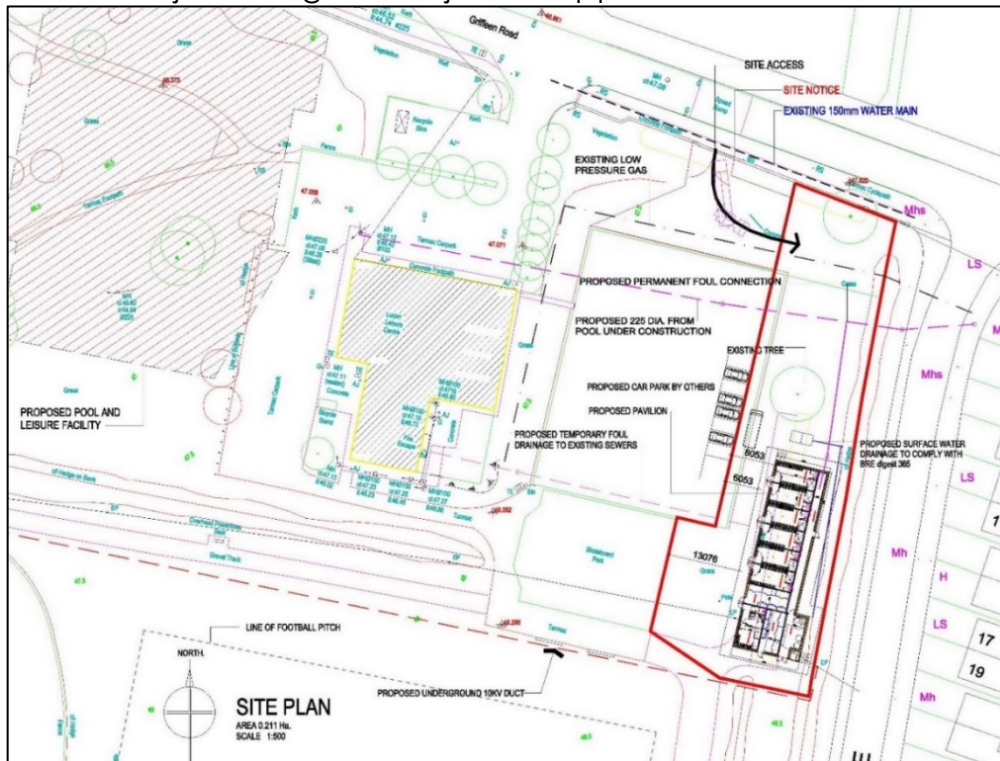
b) imperative reasons of overriding public interest for the plan to proceed; and

c) Adequate compensatory measures in place.

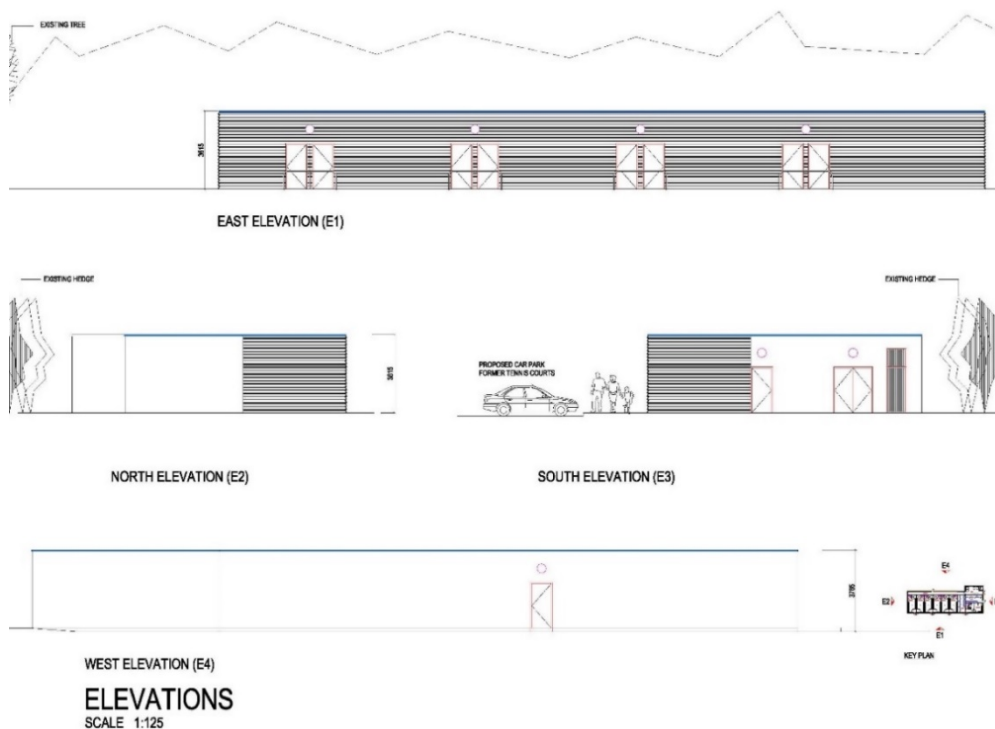


Interface with proposed new Lucan Pool and car-parking area: The changing rooms will front onto the proposed new carpark area which forms part of the adjoining new swimming pool development scheduled for completion in late 2020. The proposed site layout for the changing rooms will include provision for safety, security, maintenance and care of the new development.

Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be reviewed in the light of observations submitted during the public consultation period. The Overall Project Budget is subject to approval.



**Concept sketch/ design approach/ constraint**



<b>Landscaping</b>	Restoration of the existing landscape with supplementary planting to boundaries where existing park abuts with the proposed development site. Removal of undergrowth and weed plants on site. Landscaping of all open space areas and local upgrading of boundaries.
<b>Ancillary Works to Project:</b>	Connection to existing local services (drainage, water, gas, electrical, telecoms) Re-routing of existing services Alteration / Upgrading of existing landscaping and open space.
<b>Project Partners</b>	Environment, Water and Climate Change
<b>Site / Services Constraints:</b>	All major existing services runs have been identified for the design. Local alterations to layout are likely when on-site investigations establish precise underground service locations.
<b>Internal Comments</b>	To be advised
<b>Flood</b>	No flood risks reported Ensure floor levels are above 100-year projected floor events.
<b>Surface Water</b>	Surface water - requires to be fully scoped to ensure the capacity of existing network. Attenuation provision and method to be agreed.
<b>Foul drainage</b>	Foul drainage – requires to be fully scoped to ensure the capacity of existing network. Irish Water application required.
<b>Roads Access</b>	Roads access and capacity are within acceptable and safe limits. For Comment
<b>Irish Water</b>	Application for Foul and Water services to be completed. No known diversions.
<b>Circulation to prescribed bodies</b>	Environmental Protection Agency, NPWS (Department of Arts, Heritage and the Gaeltacht), National Monuments (Department of Arts, Heritage and the Gaeltacht), Inland Fisheries Ireland, Health Services Executive, Office of Public Works, National Monuments Service, National Park & Wildlife Service
<b>Recommendation to Council</b>	The project is recommended for approval by the County Architect, subject to the conditions and modifications below.
<b>Part 8 Approval</b>	<b>Project Description – for APPROVAL BY COUNCIL</b>
<b>Project Description &amp; Design</b>	The proposed development consists of a single storey changing room pavilion.  The key elements include: <ul style="list-style-type: none"> <li>• One single storey changing pavilion consisting of six team changing rooms each with one toilet/shower area, two club storage areas, one official's changing area with toilet and wash facilities, and one plant room, all with individual access;</li> <li>• Ancillary works to hard landscape to the pavilion area</li> </ul>

	<ul style="list-style-type: none"> <li>• Additional necessary ancillary works in adjacent areas including foul and surface drainage connections to existing sewers at Leisure Centre and utility connections.</li> </ul> <p>The project is designed to provide Changing Room/club storage facilities in the area. The design of the proposed access points, pathway and landscape would consider the existing scale and pattern of development of the pavilion in the Griffeen Valley Park. A single-storey structure (311 Sq.) would be constructed</p> <p>The following areas apply to the site and building, as proposed:</p> <ul style="list-style-type: none"> <li>- Site Area: 2111 Sq.M / 0.52 Acres / 0.21 Hectares</li> <li>- Proposed Floor Area: 311 Sq.M</li> </ul> <p>Each Changings room/club storage would have its own door / own entrance. Modified path, bin storage area and front landscaped to match those of the adjacent area. The proposed pavilion would be serviced by the existing local drainage, local water supply and utilities (electrical and telecoms).</p> <p>Interface with proposed new Lucan Pool and car-parking area: The changing rooms will front onto the proposed new carpark area which forms part of the adjoining new swimming pool development scheduled for completion in late 2020. The proposed site layout for the changing rooms will include provision for safety, security, maintenance and care of the new development.</p> <p>Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be reviewed in the light of observations submitted during the public consultation period. The Overall Project Budget is subject to approval.</p>
<p><b>Part 8 – Approval -Conditions and modifications to be incorporated in the approved project.</b></p>	<ol style="list-style-type: none"> <li>1. The proposals, as described in the Part-8 consultation documentation, with no amendments as per the above recommendations and no alterations arising from the observations submitted and consultations carried out under the process.</li> <li>2. The general layout to be revised as required to meet requirements for compliance and funding.</li> <li>3. Provision to be made in the tender for Health and Safety requirements to ensure safety measures are put in place for construction traffic and site management.</li> <li>4. The retention of any existing plants following assessment by a qualified specialist and the incorporation of the same into the landscape proposals as indicated on the plans and documentation.</li> <li>5. The incorporation of the recommendations as set out in the Screening / Habitats Directive Assessment.</li> <li>6. The incorporation of the recommendations as set out in the Planning Department recommendation.</li> <li>7. Upgrading or alteration the block to meet any legislative enactment or requirement is deemed approved.</li> </ol>



	<p>8. Localised alterations as required to meet regulations or to address specific issues raised are deemed approved.</p> <p>9. The proposals to include for all works required for Taking in Charge of the completed project, and compliance with the standards and conditions of Taking in Charge as issued and updated by SDCC.</p>
<b>Part 8 Submissions &amp; Commentary</b>	All submissions were recorded by the Public Realm Management Department and commentary provided below on the main issues raised during the consultation period.
<b>SUBMISSIONS</b>	<b>RESPONSE:</b>
<p><b>1. Compliance with environmental legislation and statutory consents</b></p> <p><b>Surface water management measures</b></p>	<p>Section 7.1.0 Water Supply &amp; Wastewater Policy IE1 Water &amp; Wastewater 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</p> <p>Section 7.2.0 Surface Water &amp; Groundwater Policy IE2 Surface Water &amp; Groundwater It is 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 (GDSDS).</p>
<p><b>2. Storage room opening</b></p> <p><b>Equipment storage space</b></p>	<p>Storage room opening will be reviewed in detail design stage.</p> <p>Storage space for infrastructure items related to pitch is provided.</p> <p>Storage of items in the change room will be managed at operational stage.</p>
<p><b>3. Trees to be removed/pruned / ecological survey</b></p>	<p>Tree analysis/survey will be carried out before work commences. Large trees and hedges will be protected and retained.</p> <p>Final AA and EIA screening were carried out. No further survey was recommended.</p>
<p><b>4. Impact on established mixed growth hedgerow</b></p>	<p>Tree analysis/survey will be carried out before work commences. Large trees and hedges will be protected and retained.</p>

<b>Part 8 Approval</b>	Proposed Development of a Changing Rooms Pavilion at Lucan Leisure Centre, Griffeen Valley Park, Lucan, Co. Dublin
<b>Recommendation by County Architect for Formal Approval by South Dublin County Council at July Council Meeting</b>	The proposal, as described and amended during the Part 8 Planning Process, subject to the conditions attached, is recommended for approval by the Council.