

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



South Dublin County Council Meeting

13th July 2020

Part 8 Report on Proposed Kiltipper Park, Tallaght Dublin 24.

Pursuant to the requirements of the relevant Planning Acts and Regulations, South Dublin County Council gave notice to construct the following development in the townland of Kiltipper.

- Development of a public park at Kiltipper Park including:
- Construction of 30 additional parking spaces with adjacent access footway & lengthened access roadway
- New shared surface entrance and access pathway
- Provision of 1 no. GAA pitch with vertical ball-stop netting and associated features
- Provision of 2 no. soccer pitches and associated features
- Provision of children's playground area and linear natural play areas
- Integrated landscape features including woodland areas
- All associated swales, drainage, wetland areas and ancillary works
- All incidental park furniture such as benches, signage, bins.
- All ancillary works

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2014/52/EU. Any person could, within 4 weeks from the date of publication of this 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. Persons wishing to inspect drawings of the proposed development could contact the Planning Department by emailing planningdept@sdblincoco.ie or by phoning (01) 4149000.

Due to Covid-19 restrictions, plans and particulars of the proposed development were available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy only by appointment at County Hall, Tallaght, Dublin 24 during normal working hours during the period from 26th of May 2020 to the 24th June 2020. The plans are available online on the Council's Public Consultation Portal website, <http://consult.sdblincoco.ie>

Submissions and 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 5pm on the 8th of July 2020 and 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.

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
- A summary of the issues raised in the submissions made during the consultation period and 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 Statutory Consultation

The proposed development and accompanying Appropriate Assessment report were placed on public display for the statutory period from the 26th May 2020 to 26th June 2020

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>

Persons wishing to inspect drawings of the proposed development could contact the Planning Department by emailing planningdept@sdublincoco.ie or by phoning (01) 4149000.

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or

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

A total of 36 submissions were received by 5.00pm on the 8th July 2020.

2. Proposed Development

2.1 Description of the Proposed Development

The outline details of the proposal were as follows:

- Development of a public park at Kiltipper Park including:
- Construction of 30 additional parking spaces with adjacent access footway & lengthened access roadway
- New shared surface entrance and access pathway
- Provision of 1 no. GAA pitch with vertical ball-stop netting and associated features
- Provision of 2 no. soccer pitches and associated features
- Provision of children's playground area and linear natural play areas
- Integrated landscape features including woodland areas
- All associated swales, drainage, wetland areas and ancillary works
- All incidental park furniture such as benches, signage, bins.
- All ancillary works

2.2 Plans and Details

Plans and details are available at the following link:

<https://consult.sdublincoco.ie/en/consultation/kiltipper-park>

3. List of Submissions

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

Anthony Walsh: Title: Kiltipper Park Part 8 SD-C135-1

Tara Wilson Black: Title: Kiltipper Park Part 8 SD-C135-2

Ray Cunningham: Title: Kiltipper Park Part 8 SD-C135-3

Lisa O'Connor: Title: Kiltipper Park Part 8 SD-C135-4

Miriam McGuinness: Title: Kiltipper Park Part 8 SD-C135-5

Marian Travis: Title Kiltipper Park Part 8 SD-C135-6

Liam McCarthy: Title: Kiltipper Park Part 8 SD-C135-7

Larry Gordon: Title: Kiltipper Park Part 8 SD-C135-8

Anthony Murray: Title: Kiltipper Park Part 8 SD-C135-9

Ronan Mooney: Title: Kiltipper Park Part 8 SD-C135-10

Katie Costello: Title: Kiltipper Park Part 8 SD-C135-11

Paul McQuillan: Title: Kiltipper Park Part 8 SD-C135-12

Jack Campbell: Title: Kiltipper Park Part 8 SD-C135-13

South Dublin Conservation Society; Title Kiltipper Park Part 8 SD-C135-14

Daniel Kirwan; Kiltipper Park, Part 8 SD-C135-15

Conor McGrath; Kiltipper Park Part 8 Title: Football/GAA pitches; SD-C135-16

Rebecca McCarthy; Kiltipper, Park; Part 8 SD-C135-17

Richard Williams; Kiltipper Park, Part 8 SD-C135-18

Jennifer Longworth; Kiltipper Park Part 8 SD-C135-19

Dylan Luke Quinn Williams; Kiltipper Park Part 8 SD-C135-20

Sanita Strode Kiltipper Park Part 8 SD-C135-21

Frances Ferreira Kiltipper Park, Part 8 SD-C135-22

Andis Strods, Kiltipper Park; part 8 SD-C135-23

Garreth Brennan, Kiltipper Park; Part 8 SD-C135-24

Darren Hayes; Kiltipper Park Part 8 SD-C135-25
Emmet Kavanagh; Kiltipper Park Part 8 SD-C135-26
Ana-Maria Ursan; Kiltipper Park, Part 8 SD-C135-27
Barbara Cox; Kiltipper Park, Part 8 SD-C135-28
Carmel Skerritt; Kiltipper Park, part 8 SD-C135-29
Paul Kerslake; Kiltipper Park Part 8 SD-C135-30
Patrick Keegan; Kiltipper Park Part 8 SD-C135-31
National Transport Authority; Kiltipper Park, Part 8 SD-C135-32
Paula Guilfoyle Kiltipper Park Part 8 SD-C135-33
Joseph Scully; Kiltipper Park Part 8 SD-C-135-34 (via post)
Tallaght Community Council Part 8 SD-C135-35
Lisa Brennan; Part 8 (via post)

4. Summary and Categorisation of Issues Raised and Chief Executives Response

Many submissions welcomed South Dublin County Council's commitment to upgrade Kiltipper Park as an important natural amenity to the local community. Some made suggestions or raised objections to the proposals based on concerns regarding issues. A list of matters raised has been collated from all 36 submissions and categorised into the headings below. A summary of the various issues raised within each heading is given below, followed by the response and recommendations of the Chief Executive.

Addition of sports pitches in the park and the location chosen

Concern was raised about the proposal of a GAA pitch and 2 soccer pitches in the park and questioned the reason and need for this. Some residents in Ellensborough voiced concerns regarding the chosen location of the pitches, the ball stop netting and the proximity to their houses. Some submissions welcomed the provision of sports pitches and requested that rugby be also considered. Flood lighting was requested for the pitches and car park.

Chief Executives Response and Recommendation:

The SDCC Sports Pitch Strategy presented to the Council in January 2020 highlighted the need for sports pitches across the county and particularly the need for GAA and Soccer pitches over the next 15 years. South Dublin County Council has one of the youngest populations in the country. Given the future planned development within this area; including lands zoned in nearby areas, there is foreseen demand for both active and passive recreation over the next 15 years.

Due to its topography heading into the Dublin Mountains; this part of the county is quite challenging to deliver large scale recreational facilities such as pitches. However on examining levels at Kiltipper; contrary to expectation, there is enough level space available without compromising the layout of the park. As space tends to be a premium within all our parks and open spaces for pitches it is prudent to make a reasonable provision here. The proposed provision of sports pitches was carefully considered in line with the Sports Pitch Strategy, the adjacent residents and the location and environmental sensitivities of the area. Sports Pitches tend to be used predominately at the weekends for matches and occasional weekday use. This use is appropriate to a public park. Flood lighting is not proposed as part of these proposals so late-night use is not envisaged.

1 GAA pitch and 2 soccer pitches is not deemed to be excessive but, by providing a reasonable amount of provision, this allows for local provision for sports. These pitches will be designed to accommodate other sports (e.g. rugby etc.) and the Council will ensure flexibility in allocation to allow to switch between codes if required, based on local need and in line with the Councils Sports Strategy.

Kiltipper Park measures 46 hectares and the overall proposed percentage of land proposed for sports pitches is relatively low at 5%. (In comparison 16% of Tymon Park's area is dedicated to playing pitches). The pitches are positioned at the entrance to the park and adjacent to the carparks. The location is on relatively flat land, compared to the rest of the park and proposed on land which was disturbed in the recent past. The installation of pitches here would have a lower impact on the natural features and topography of the park and will not disturb the more established meadows within the main part of the park. The location close to the car park is convenient for clubs and concentrating activity at this location also increases the safety of this section of the park.

Phase 2 of Kiltipper Park is likely to be delivered over a medium-term arc and delivery will be matched to need as it arises. All 3 are turf pitches so have a decreased impact on the environment.

Provision for additional sporting activities

Many submissions welcomed the addition of new activities in the park and there were requests for an increased number and type of sporting and leisure activities or requests for alternative provision instead of the proposed soccer and GAA pitches. The addition of basketball courts was requested by several individuals, and requests to provide a skatepark, playground, cycle pump track, tennis courts, an outdoor gym, an accessible astro pitch and a rugby pitch also arose. There was also a request to accommodate a Park Run in the park. One request sought sports changing facilities and toilets and further details of the playspace including a request to omit timber from same due to potential for arson.

Chief Executives Response and Recommendation:

Playspaces have already been included in this current proposal. The council's playspace programme has used predominately natural materials for a number of years now and has not noticed a significant increase in incidents of arson.

The request for the addition of further facilities in the park are noted.

The proposed pitches will be designed with the ability to switch to other codes in mind (e.g. rugby etc.) and the Council will ensure flexibility in allocation to allow to switch between codes if required, based on local need and in line with the Councils Sports Strategy.

An astro pitch is not proposed for this location.

The Council is currently at Phase 2 of a teenspace programme for the county; basketball, outdoor gyms and small cycle pump tracks being provided as part of that programme. Subject to locations being agreed and funding availability and a suitable location that will not impact on the ecological nature of the park; these type of additional facilities will be considered as part of future provision under that programme.

Park Run is usually considered for a particular location following a direct request by the Park Run organisation but can be considered on request, it does not require Part 8 approval.

The Council currently has a pavillion programme underway and Kiltipper Park is not included. Should a pavillion be required at this location it will be subject to a separate Part 8 process.

Protection of the natural and historic environment, prevention of flooding, provision of wetlands, proposed planting and other landscape features.

The existing landscape of Kiltipper Park is highly valued, and many submissions cite the importance of keeping and protecting the natural features of the park. There was a concern that habitats would be lost, and grassland and hedgerows would be overly maintained. There was also a concern that any existing archaeological features would be lost. Request that the council to communicate directly with the Department to ensure the Department verify that there are no features for inclusion in the next revision of guidance in or near the park and to ask the department if any recent aerial photographs confirm no presence of crop marks, lime kilns, hunting structures, or mythological / other features.

There was a request to dedicate a woodland in remembrance of a specific person.

One submission was concerned about the extent of tree planting proposed and suggested that this would negatively affect the open grassland nature of the park. Other submissions welcomed the tree planting, requesting the use of large sized standards properly planted and requested a tree nursery be provided for the county.

An amphitheatre was requested in the landscape.

Concerns regarding flooding were also raised and the possibility of wet ground conditions. The proposed wetlands were welcomed. Request for public art.

Chief Executives Response and Recommendation:

South Dublin County Council is acutely aware of Kiltipper Park's importance in this regard and the intention is to continue work from phase 1 of the project to build upon the park's potential as an ecological park. The proposal does not remove hedgerows but allows for the reintroduction of native species of hedging throughout the park. All existing internal and external hedges are to be retained and reinforced with additional planting to secure the park and increase their biodiversity potential. Native Irish trees will be planted to continue the work already carried out in Phase 1. It is not the intention to change the predominant grassland habitat of the park to woodland or to drastically reduce views out of the park.

The proposal to dedicate a section of woodland in remembrance of a specific person is outside the scope of this Part 8 process. Small sections of woodland are proposed but this is to provide a variety of habitat and encourage the pine marten in the area which support native red squirrels. These will be planted at an appropriate size and to proper standards. It is not proposed to provide a tree nursery. In relation to maintenance regimes; it is proposed to retain the majority of the park as meadow area in line with the current regime in the area; active areas, pitches and adjacent to footpaths being exceptions to that. Hedge cutting is proposed as a maintenance tool

only and will be done in line with ecological protections and to ensure their regeneration.

A small circular area is proposed for the viewing point however an extensive feature is not proposed to ensure minimal impact on the landscape and on views and aspects. It may be possible to incorporate some element of public art into the development of the viewing table. This will be considered at detailed design stage and discussed with the Council's Arts Officer.

The proposed development is not intensive and consists predominately of low impact ecological interventions. The areas of higher activity proposed are grouped close to the entrance to the park on the northern side; away from the more sensitive landscapes. The intervention proposed are reasonable in scale and are unlikely to have impact on archaeological features in the area. Recorded Monuments are listed in the Record of Monument and Places, Schedule 1 of the County Development Plan written statement (2016-2022). There are no recorded monuments within the red line area so an archaeological impact assessment is not warranted. However, the Council will remain cautious in this regard and consult with the relevant Dept.; should features be identified on maps or on site, then an AIA will be carried out as standard before works commence.

In relation to flooding the proposals include measures to attenuate existing surface water within the site by the incorporation of swales and other SuDS features. These proposals will clean water and provide additional habitats that will add to the ecological potential of the parks as well as improve the existing surface water attenuation and storage within the site. The development also proposes trees and other planting which intercept surface water and reduce run off especially from upland sites. Please note the provision of natural based SuDS features do create wetlands within parks and open spaces, this is considered appropriate and desirable as the attenuation of water at or close to the surface both cleans and filters the water and provides a variety of habitats for wildlife. The proposed swales and wetlands will be designed in accordance with the appropriate standards.

The majority of proposals do not relate to the provision of hard standing. The car park that was installed at Phase 1 was created with permeable paving and it is proposed to do likewise and provide further swales within the additional car park in these proposals. The final layout and design details of surface water proposals shall be agreed with South Dublin County Council's Water Services section before commencement of development.

Provision of a Dog Run

A number of submissions asked for the installation of a dedicated dog run area in the park.

Chief Executives Response and Recommendation:

The provision of a dog run in the park is accepted in principle and can be considered at the detailed design stage of the projects. The delivery of the park proposals will likely be on a phased basis and will be programmed accordingly.

Anti-social behaviour and littering

Some submissions highlighted a concern that the development of the park will increase the likelihood of anti-social behaviour and littering.

Chief Executives Response and Recommendation:

Litter and illegal dumping within all public spaces require on-going management to both prevent and respond to incidents. The number and position of proposed bins will be decided at the detailed design stage and in consultation with the operational section of the council. To address illegal dumping activities, Litter Wardens and Public Realm Crews maintain patrols and remove illegally dumped items at the earliest opportunities. Waste Enforcement Officers carry out ongoing surveillance on areas that require same. Through South Dublin County Council Social Media, the council has sought to deter incidents of dumping and has requested the public to play their part. Campaigns in respect of anti-littering, use of bottle banks and prevention of dog fouling are also being run through this forum.

In relation to anti-social behaviour; experience has shown that the busier a park is, the less likely it is to suffer this type of behaviour. The proposed developments in the park will attract more legitimate users of the park and this, in turn, should help reduce incidents of vandalism or anti-social behaviour. Care has also been taken to ensure the appropriate design and location of facilities. Robust materials and surfacing will be detailed at design stage. The Council liaise with the local Gardai to monitor and control anti-social behaviour.

Security and Privacy

Some residents are concerned that there will be decreased privacy at the back of their houses and gardens as there will be more people using the park, and the park is elevated at this point along the boundary of Ellensborough. There were also fears that properties would be more vulnerable to break-ins.

Chief Executives Response and Recommendation:

The proposed development will attract more legitimate users of the park, increasing the likelihood of passive surveillance in the park and therefore increasing the general levels of passive security in this area.

A new path network completed in phase one of the parks development was located to lead the vast majority of visitors away from the Ellensborough estate. Some park users continue to use an existing grass pathway, close to the boundary of this residential area. Once the car park built during Phase 1 is opened this use help alleviate parking issues. Trees are proposed within this area to provide some visual screening to the houses and also to deter people from using this route. Other physical interventions can be investigated and implemented during the detailed design stage.

Signage

Some submissions requested the installation of signage to highlight the natural and historic features of the park.

Chief Executives Response and Recommendation:

It is intended to install information boards at each entrance to the park as well as wayfinding signs within the park. Specific areas of interest will have information panels notifying the public of the existing natural and historical features and there will also be a specifically designed orientation table or panel at the viewing point, at the highest point of the park. Signage will be developed in line with the current signage strategy for the county and delivered on a phased basis in line with the development of the park.

Noise

Concerns were raised about the possible increase in noise from the park, particularly from the new sport pitches during games and playspaces.

Chief Executives Response and Recommendation:

The proposed provision of sports pitches was carefully considered in line with the Sports Pitch Strategy, the adjacent residents and the location and environmental sensitivities of the area. Sports Pitches tend to be used predominately at the weekends for matches and occasional weekday use. This use is appropriate to a public park. Flood lighting is not proposed as part of these proposals so late-night use is not envisaged. The proposed playspace is located across the width of a GAA pitch, at least 140 meters away from the nearest property at Ellensborough. It is likely that the increase of users and activities in the park will increase the amount of noise however noise levels will be comparable to other similar parks adjacent to residential areas and would not be considered excessive.

Views from properties in Ellensborough and views from the viewing point

Some residents in Ellensborough are concerned that their current views across the park to the mountains will be adversely affected by proposed trees; that the trees would obstruct light and the view from the highest part of the park will be obstructed as well.

Chief Executives Response and Recommendation:

The Council sought to balance visual screening and the provision of some privacy to adjacent residents with the maintenance of views and light to the same residents. It is planned to plant more trees in the park however majority of those proposed close to Ellensborough will be carefully planted in a grid pattern and the species chosen will have a light and open canopy; rather than the forest envisaged. In this regard there will be no significant adverse effect on the views towards the wider landscape and shade cast will be minimised. There are no plans to plant trees at the viewing point. The proposed small woodland area is chosen for a location in a valley and away from the main aspects.

Position of playspaces

One submission voiced concern about the proximity of the play space to the houses at Ellensborough

Chief Executives Response and Recommendation:

The proposed play space is located across the width of a GAA pitch, at least 140 meters away from the nearest property at Ellensborough. The playground should create no adverse effects or excessive noise to residents at this distance.

Scrambler bikes

A submission asked that the entrances to the park be altered to deter access by scrambler bikes.

Chief Executives Response and Recommendation:

The use of scrambler bikes in Kiltipper Park is an unfortunate, pre-existing problem that SDCC have been tackling with the assistance of the Gardai since before the implementation of Phase 1 improvements in the park. Before the current improvements to the park "Anti-motorbike barriers" were in place. As seen at countless locations over the years including at Kiltipper; these barriers were ineffectual at reducing or indeed preventing access by scramblers or motorbikes, however they did act to reduce access by legitimate bicycle users and others. Communications were received from local wheelchairs users that they were excluded from the park by these barriers.

The current entrance points are designed to be universally accessible, specifically to facilitate wheelchairs, of which there are several users in the area. Kiltipper Park is part of the Dodder Greenway which allows for shared use by bicycles and pedestrians. It is not feasible to restrict or reduce the size of access points under these circumstances. Recent communications with residents in the area inform us that the use of the park by scramblers has reduced to four individuals and their presence in the park has much reduced since the increase of more legitimate uses of the park by visitors due to the improvements to access, footpaths and so on. SDCC has contacted Tallaght Garda Station and the Community Gardai to request patrols to be carried out in the park. It is envisioned that current and future improvements will continue to encourage an increase in the number of legitimate park users, consequently resulting in a reduction of this and other types of anti-social behaviour in Kiltipper Park.

Provision of Shops or Cafe

A request was submitted for a supermarket or a café in the park so that residents would not need to travel further afield for these facilities.

Chief Executives Response and Recommendation:

There is no scope for providing large scale shops or supermarkets in this project however the Council is presently planning for the provision of coffee shops at various locations in parks across the county. Once completed and up-and-running the provision of a facility at Kiltipper Park can be considered subject to feasibility, site investigation and budget availability.

Car Parking

One submission raised concerns about the possible increase in parking problems in Ellensborough due to the development of the park. One submission requested further details of the car parking and entrance gate.

Chief Executives Response and Recommendation:

The first phase of works at Kiltipper included the provision of a carpark to accommodate 30 car spaces. This phase is currently being completed and includes the additional of an automated gate at the vehicular entrance at the Kiltipper Road side of the park. Once the gate is installed this car park will then be opened and will help to alleviate existing parking within the adjacent residential estate. This current Part 8 includes provision for a further 30 carparking spaces in the next phase of works. 60 car parking spaces are proposed in

total at the northern location. The Dodder Greenway Part 8 also included a small car park at the south eastern entrance (subject to NTA funding) and an existing car park is provided at Bohernabreena.

Provision of cycle parking and wider pathways for cyclists

A submission asked for the provision of cycling parking areas and to increase the proposed path width to 3 metres to accommodate shared use between cyclists and pedestrians.

Chief Executives Response and Recommendation:

The existing paths allow for shared use between cyclists and pedestrians. This is in a pedestrian priority environment so cyclists should be aware of more vulnerable park users and give way accordingly. It is not proposed to widen the footpaths or provide segregated routes. Cycle parking will be provided as requested.

Pedestrian and Cycle Routes, pedestrian/cycle access to Ellensborough Estate

Query regarding the Dublin Mountains Way location. Submission asked for the opening of a further pedestrian/cycling link from the Ellensborough estate into the park to increase permeability and accessibility. Facilities for walkers requested

Chief Executives Response and Recommendation:

The route of the Dublin Mountains Way traverses Kiltipper Park and mirrors the route of the Dodder Greenway through Kiltipper Park. This route is existing and is not changed by the current proposal. An access to Ellensborough would be subject to further consultation with residents in Ellensborough and phased accordingly. The proposal includes for signage and benches. Other furniture to facilitate walkers will be incorporated as required.

Use of Beacon Counters

Submission requested installation of Beacon Counters to allow parents monitor their child location.

Chief Executives Response and Recommendation:

This is not proposed within the proposals.

Request not to hold further Part 8 consultations

One submission felt that the Summer Season and the occurrence of the Covid-19 pandemic made this time unsuitable for public consultation and requested that the Council not hold further Part 8 processes until a more suitable time arose

Chief Executives Response and Recommendation:

This is not accepted. The Council has followed all guidance issued in relation to public consultation during the Covid 19 pandemic. The occurrence of the Summer period does not prevent normal work from continuing; to cease Part 8 consultations during the Summer period would exclude one quarter of the year from consideration and considerably hamper the Council's ability to deliver new development. The public consultation was carried out in accordance with the relevant legislation and sufficient time was allowed for people to examine the documents provided. The Public Consultation Portal of the Council provides on-line access. The receipt of 36 valid submissions is relatively high for a consultation of this nature.

Depot /Park Rangers

Submission requested a depot sub office or ranger office at the park.

Chief Executives Response and Recommendation:

South Dublin County Council has sufficient resources in place to maintain Kiltipper Park. Depots are centrally located, and maintenance operations and ranging operations cover the county's requirements from those locations. There are no park ranger offices in sdcc parks, the park ranger service is mobile and does not require a base at this location.

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 park 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 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.

C112 Objective 1:

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

C112 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.

C112 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 development of the site would not affect the character of the adjoining lands and is consistent with the County Development Plan. The design seeks to reinforce existing land use. The proposals as submitted for Part 8 Public Consultation are in compliance with the County Development Plan Policy and Objectives as outlined above.

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 the Council proceed with the Part 8 proposal.