

**COMHAIRLE CONTAE ÁTHA CLIATH THEAS**  
**SOUTH DUBLIN COUNTY COUNCIL**



**South Dublin County Council Meeting**

**14<sup>th</sup> June 2021**

**Part 8 Chief Executive's Report for proposed Intergenerational Centre at Tymon Park**

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 Templeogue, Dublin 6W.

**Proposed intergenerational centre at Tymon Park, Wellington Lane.**

The single storey Intergenerational Centre development, of internal floor area of 157m<sup>2</sup>, is situated in Tymon Park facing onto the Wellington Lane car park. It will consist of:

- A Multi-functional Community Space
- Café
- Associated Kitchen, WCs, Storage and Services
- Terrace for outdoor seating overlooking the park and storage and services area to rear and associated railings and fencing
- Replacement of 4 no. car parking spaces with entrance forecourt and cycle parking to facilitate pedestrians and cyclists. The existing number of 4 no. designated parking spaces will be maintained.
- All associated works and site services
- Installation of CCTV for security
- Alteration works to existing stone wall between car park and park to provide enlarged pedestrian entrance and relocated maintenance entrance to south
- Removal of temporary toilet block, replaced by facilities within the proposed development, to accommodate relocated maintenance entrance.
- All associated furniture and fittings
- All associated landscape, planting and surface renewal works
- All ancillary works.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required.

Any person could, within 4-weeks from the date of publication of the public 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.

Due to Covid-19 restrictions, 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 for a period of four weeks from Monday 19th April 2021 only by appointment at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, and available online on the Consultation Portal <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 5pm on the 1st June 2021 and were to be submitted either via:

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

Or Post to:

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

Submissions were by one medium only. All submissions should include name and a contact address. 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
- 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 19th April 2021.

- Due to Covid-19 restrictions, 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 for a period of four weeks from Monday 19th April 2021 only by appointment at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24.
- The plans and particulars could be viewed on the Council's Public Consultation Portal website <http://consult.sdublincoco.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 1st June 2021 and submitted either via:

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

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 5 submissions were received by 5pm on the 1st June 2021.

## **2. Proposed Development**

### **2.1 Description of the Proposed Development**

The outline details of the proposal for an Intergenerational Centre at Tymon Park were as follows:

- A Multi-functional Community Space
- Café
- Associated Kitchen, WCs, Storage and Services
- Terrace for outdoor seating overlooking the park and storage and services area to rear and associated railings and fencing
- Replacement of 4 no. car parking spaces with entrance forecourt and cycle parking to facilitate pedestrians and cyclists. The existing number of 4 no. designated parking spaces will be maintained.
- All associated works and site services
- Installation of CCTV for security
- Alteration works to existing stone wall between car park and park to provide enlarged pedestrian entrance and relocated maintenance entrance to south
- Removal of temporary toilet block, replaced by facilities within the proposed development, to accommodate relocated maintenance entrance.
- All associated furniture and fittings
- All associated landscape, planting and surface renewal works
- All ancillary works.

## 2.2 Plans and Details

Plans and details are available at the following link:

<https://consult.sdublincoco.ie/en/consultation/part-8-consultation-proposed-intergenerational-centre-tymon-park>

## 3. List of Submissions

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

**Eoin Bairéad. Ref: SD-C186-P2014-1**

**Brian McArdle. Ref: SD-C186-P2014-2**

**Templeogue Community Men's Shed. Ref: SD-C186-P2014-3**

**Proinsias Fhlannchadha. Ref: SD-C186-P2014-4**

**John Shanahan, Dublin Cycling Campaign. Ref: SD-C186-P2014-5**

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

A summary raised within each heading is given below, followed by the response and recommendations of the Chief Executive.

### **Observations from Eoin Bairéad**

Theme: Recreational / Cycling

Title: Poddle/Tymon River cycling

Finds SDCC parks highly praiseworthy. Uses a Poddle/Tymon river route from time to time, starting in Airton Road and going through three parks. Finds it a marvellous cycle but suggests it be made more accessible.

### **Chief Executives Response and Recommendation:**

The praise for SDCC parks is noted and welcomed. Cycle parking facilities are being increased and improved as part of this proposal. The wider cycling network is outside the scope of this scheme.

### **Observations from Brian McArdle**

Theme: General – Cycle Parking and Cycling/ Accessibility and WCs/ Community Space

Not generally supportive of building structures in parks, or privatising the public space with cafes, but supports inclusion of a

community space. Queries conditions attached to use of the community space; requests free use for groups in the SDCC PPN. Requests car park opening hours extended so that the space can be used after the park closes. Requests it be clear from that the toilets are for public use, not associated exclusively with the café. Requests shelter to keep bikes dry. Requests cargo bike spaces and larger gaps for parents to lock children's bikes together with their own. Requests bike parking be moved so it's more visible from cafe or park as feels it would be more secure. Requests it should be well lit and under CCTV surveillance. Queries if a pedestrian entrance to St Jude's into the park is proposed.

### **Chief Executives Response and Recommendation:**

The proposed Intergenerational Centre with multi-functional community space and café will be a new amenity for the park. The management of the community space and the programming for same is to rest with the Community Dept of the Council and/or its agents including a designated local community group, charging for same will be an operational matter. The Intergenerational Centre has been sited so it can also be open in the evening times when the park is closed and can be directly accessed from the car park. Opening hours for the centre and the car park will be synchronised but exact details will be an operational matter. Bike parking spaces will be increased as part of this scheme. The spaces have been located at an optimum location adjacent to the Intergenerational Centre and the park entrance. As these are for visitor parking only as opposed to all day, a shelter is not deemed necessary. Bike parking will be designed to the required standards at detailed design stage with adequate spacing and allowance for cargo bikes etc. The bike parking is located in a prominent and visible position by the entrance of the centre and the park. The building will have CCTV and be sufficiently lit. A pedestrian entrance to St. Jude's is outside the scope of this scheme.

### **Observations from Templeogue Community Men's Shed**

Theme: Community  
Title: TCMS Submission

Due to Covid-19, the group's existing premises may not be suitable for some of their activities. They have currently 70 members and growing. The group has previously suggested to SDCC a move to/rent of an alternative venue and one area the group had considered was the proposed intergenerational centre with the possibility of TCMS becoming anchor tenants. Having now viewed the proposed plan, they feel the Hub is not of a suitable size to suit their needs. They note the plan refers to extending the rooms but feel this is less than required. They request SDCC to reconsider the design, and best option location within Tymon Park for the proposed Hub. They feel the Intergenerational Centre is badly needed and will be of real benefit to the local Community

### **Chief Executives Response and Recommendation:**

An assessment was undertaken and it was established that there are a number of larger function rooms in the surrounding area that cater for the demand for larger gatherings, so this facility is designed for use of small to medium sized groups that require a flexible space for community-type use. The space can be divided by a partition into 2 smaller, self-contained rooms with further external terrace space available if required. Other locations and sites were considered but this was identified as the optimal location at the Wellington Lane Entrance and the optimal site adjoining the car park with south facing aspect and close relationship to the lake.

### **Observations from Proinsias Fhlannchadha**

Theme: General  
Title: General Comments

Notes the wheelchair friendly / buggy friendly toilet is accessed from inside the proposed building and feels it is unnecessary and an inconvenience to users. Queries if there are baby changing facilities included in the external-facing toilet and this would be of benefit for users of the park. Feels it is unclear if the building is to be powered by any form of renewable energy sources in line with the SDCC Climate Action Policy. Notes there is no hatch for take-away service from the café and feels same would be of operational benefit, particularly given the impact of COVID and the subsequent lockdowns have had on the hospitality sector. Requests if some provision for charging points for electric vehicles and electric bikes and an external water fountain could be

considered

**Chief Executives Response and Recommendation:**

The toilet facilities will primarily serve the Intergenerational Centre but will also serve the park. To serve the Centre, in the evenings in particular when the park is closed, the WCs and accessible WC need to be accessed from the building. The WCs are located close to the café entrance for park use with one outward facing WC. To also facilitate access from the park a door from the terrace to the Accessible WC will be added.

A baby changing unit will be included in the Accessible WC

Suitable renewable energy measures will be actively considered and applied at detailed design stage.

A take away hatch was considered but proved not to be feasible without compromising access from the community space in the centre. The Café counter is located close to the entrance which has a generous area for circulation and customers being served.

Charging points for electrical vehicles and bikes are outside the scope of this scheme.

An external water fountain will be reviewed for possible inclusion.

**Observations from John Shanahan on behalf of the Dublin Cycling Campaign**

Theme: General

Title: Tymon Park Intergenerational Centre

Submits that sheltered bike parking would be preferable to provide weather protection.

Suggests some of the bike parking be provided on the park side of the building as people may access the facilities from that side and feels there would be good passive surveillance. Requests that bike parking be designed to cater for the those who cycle as a mobility aid, as well as those with non-standard cycles such as trikes, tandems, recumbents and hand cycles. It should also cater to those who use cargo bikes, trailers, tag-a-longs and child seats. A mix of parking rack sizes would cater for children's bikes (e.g. similar to the Templeville play space bike parking).

Includes a Dublin Cycle Campaign cycle parking, along with a supermarket guide which provides additional guidance.

Feels that people accessing the facility by cycle will not just access the facilities from the Wellington Lane entrance, but also through the park itself. Fears that people will have to pass through non universally accessible gates. We request the council improve the accessibility to the facilities being developed by addressing these gates.

**Chief Executives Response and Recommendation:**

Bike parking spaces will be increased as part of this scheme. They have been located at an optimum position adjacent to the Intergenerational Centre and the park entrance. As these are for visitor parking only as opposed to all day, a shelter is not deemed necessary.

The bike parking is located in a prominent position by the entrance to the centre and the park so it is focused in this optimal area.


Bike parking will be designed to the required standards with adequate spacing and allowance for cargo bikes etc. and the attached guides will be referenced as appropriate.

The entrance to the park is being enlarged and improved as part of this scheme and will be accessible from car park and park. The Council also has to manage access to parks to prevent unauthorised access by vehicles which is an issue in some parks and open spaces. Access points can be altered from time to time depending on issues that may arise in relation to unauthorised access.

**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'*



 Objective OS To preserve and provide for open space and recreational amenities

Zoning map for Area (extract from the 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'

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*, 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 above supports an Intergenerational facility and the Community Centre criteria noted on 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:

#### GREEN INFRASTRUCTURE (G) Policy 1 Overarching

It is the policy of the Council to protect, enhance and further develop a multifunctional Green Infrastructure network by building an interconnected network of parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, flood management and adaptation to climate change.

##### G1 Objective 1:

To establish a coherent, integrated and evolving Green Infrastructure network across South Dublin County with parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams forming the strategic links and to integrate the objectives of the Green Infrastructure Strategy throughout all relevant Council plans, such as Local Area Plans and other approved plans.

##### G1 Objective 2:

To prepare and implement a South Dublin County Green Infrastructure Strategy during the lifetime of this plan that will form the basis for the identification, protection, enhancement and management of the Green Infrastructure network within the County.

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

#### 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 received 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 as summarised below::

##### 1. Cycle Parking and Cycling

Cycle parking has been increased as part of this scheme. The cycle parking has been located at an optimal location by the entrance of the Intergenerational building and the park. Cycle parking will be designed to the required standards with adequate spacing and allowance for cargo bikes etc.

##### 2. Accessibility and WCs

The toilet facilities will serve the Intergenerational Centre but will also serve the park. To serve the Centre, in the evenings in particular when the park is closed, the WCs and accessible WC need to be accessed from the building. The WCs are located close to the café entrance for park use with one outward facing WC. To facilitate universal access and enable access directly from the park, a door from the terrace to the Accessible WC will be added

### 3. Community Space

An assessment was undertaken and it was established that there are a number of larger function rooms in the surrounding area that cater for the demand for larger gatherings, so this facility is designed for use of small to medium sized groups that require a flexible space for community-type use.

**It is recommended that, as the proposal is in conformity with proper planning and sustainable development the Council proceed with the Part 8 proposal.**