

Killinarden Park and Greenway in Tallaght, Dublin 24



PART 8 PLANNING REPORT

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1. PROJECT INTRODUCTION

1.1 Main Purpose

The purpose of this report, in accordance with the requirements of the Planning and Development Regulations 2001 (as amended), is to describe the nature and extent of the proposed development and principal features therein. South Dublin County Council (SDCC) appointed Nicholas de Jong Associates|Urban Design to lead and manage a multi-disciplinary team for the redesign and upgrade of Killinarden Park and associated Greenway with landscaped cycle and pedestrian route projects in Tallaght.

The project comprises the following works:

- i. Killinarden Park upgrade, total site area approx. 20ha; and
- ii. Greenway with landscaped pedestrian/cycle routes between Killinarden Park and Sean Walsh Park, total site area approx. 4.50ha.

The vision for the Killinarden Park and Greenway project is to create an inviting, safe and engaging space for the community while ensuring that it connects to the wider open space network of the county.

1.2 Previous Plans

1.2.1 Killinarden Park Framework Plan, SDCC, 2019

The Framework Plan provided a broad outline approach required to create an attractive, safe, enjoyable, healthy and inclusive park, and formed the basis for initial public consultation on the current park proposals. In addition, the Framework Plan included indicative proposals to connect the park to Whitestown Stream in the context of green infrastructure and movement.

The Framework Plan was developed in conjunction with the Killinarden Masterplan for the development of housing lands to the south at Killinarden Heights. The housing Masterplan allows for functional and physical connections between Killinarden Park and a new park at Elder Park, and onwards to the foothills of the Dublin Mountains.

2. PLANNING CONTEXT

2.1 National Policy

The Masterplan proposals have been developed in the context of:

- National Planning Framework (2018)
- Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020
- National Cycle Policy Framework 2009-2020
- Design Manual for Urban Roads and Streets

2.2 Regional Policy

2.2.1 Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031

To achieve the vision the MASP identifies a number of Guiding Principles for the sustainable development of the Dublin Metropolitan Area, which include:

- Metropolitan Scale Amenities – To enhance provision of regional parks and strategic Green Infrastructure, to develop an integrated network of metropolitan scale amenities, and to develop greenways/blueways along the canals, rivers and coast, as part of the implementation of the National Transport Authority's Cycle Network Plan for the Greater Dublin Area.

2.2.2 Planning for Watercourses in the Urban Environment, Inland Fisheries Ireland, 2020

The recent Inland Fisheries Ireland (IFI) Guidelines requires that sufficient space is set aside (>10m) to protect stream side riparian zones and recommends that the middle zone beyond the streamside zone is suitable for human usage such as walking or cycle lanes.

The Part 8 proposal will maintain a streamside riparian zone that is well in excess of 10 metres from the top of the bank of Whitestown Stream, with the exception of a small section located between the Whitestown Traveller Accommodation site and the stream. A combined pedestrian and cycle route is proposed beyond the riparian zone. In accordance with the guidelines, the entire proposal, including this aspect of the development, has been assessed by a multi-disciplinary team and it has been determined that there will be no significant impacts on sensitive ecological habitats including from lighting, which has been modelled and designed to minimise disturbance to wildlife.

2.2.3 National Transport Authority (NTA), Greater Dublin Area Cycle Network Plan, 2013

This document sets out existing and proposed cycle network plans for the urban network, inter-urban network and green route network for each of the seven Local Authority areas which includes SDCC.

The Cycle Network Plan is to be developed in accordance with the National Cycle Manual and best industry practice.

The GDA Cycle Network is currently being updated and is due to be published in late 2021. The future cycle network includes a new Greenway cycle route through Killinarden Park, extending from Jobstown/the N81 in the west to Sean Walsh Park/Whitestown Way in the east. The current Part 8 proposal will ultimately deliver this section of planned Greenway.



Proposed Dublin South West Cycle Network Extract (Sheet N6)

2.2.4 South Dublin County Council, Draft Cycle South Dublin 2020

SDCC published the Cycle South Dublin document for public consultation in November 2020, and following completion of this process an updated version will be issued.

The Cycle South Dublin document sets out the wider vision for South Dublin to become one of Ireland's most cycle friendly counties. This includes the identification of several plans and proposed cycle routes, complementing the NTA GDA Cycle Network document. The cycle priorities are categorised into three: Now (next 4 years), Soon (4 to 8 years) and Later (8+ years).

One of the Soon Schemes identified in the Cycle South Dublin Plan includes a cycle route through Killinarden Park that will link with other existing and future cycle routes on the N81 and Whitestown Way and form part of a wider scheme between Citywest and Rathfarnham. The current Part 8 proposal will ultimately deliver the section of cycle route between the N81 and Whitestown Way, through Killinarden Park.



Cycle South Dublin Soon Proposed Cycle Routes

2.3 Local Policy

2.3.1 South Dublin Development Plan 2016-2022

South Dublin County Council commenced a review of the South Dublin County Development Plan 2016-2022 in July 2020 and will create a new South Dublin County Development Plan for the period 2022 to 2028 over the next two years.

Policies and Objectives of particular relevance to Killinarden Park include:

Chapter 3 Community Infrastructure

3.13.0 Open Space Management & Use

Open space and recreational facilities are central to the delivery of sustainable communities. The Council is committed to maximising the leisure and amenity resource offered to the communities of South Dublin through its parks and open spaces.

Outdoor sports facilities, including playing pitches, children's play facilities, allotments and community gardens provide important opportunities for outdoor activity and recreation. Parks also accommodate passive recreational activities and are a key element in the County's Green Infrastructure network.

An Open Space Hierarchy for the County is outlined in Table 3.2, setting out the existing and planned parks and open network, identifying the range of functions at each level in the hierarchy. Although not specifically referred to in the Table, Killinarden Park is recognised as serving a neighbourhood function, i.e. a second tier park in the Open Space Hierarchy (after Regional Parks).

Neighbourhood Parks range in size from approx. 20 to 50 hectares in area. Community features vary between parks and include a wide variety of facilities and uses which may include playing pitches, indoor recreational facilities and changing rooms relating to outdoor facilities and activities, play facilities, outdoor gyms, walking and cycling routes.

COMMUNITY INFRASTRUCTURE (C) Policy 12 Open Space

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.

C12 Objective 1:

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

C12 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.

C12 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.

C12 Objective 4:

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

C12 Objective 5:

To support the implementation of the Council's Five Year Play Space Programme 2014-2018 (as amended) including at Cherryfield Park.

C12 Objective 6:

To improve the provision for children's play across the County, including the provision of appropriate facilities for both young children and older children/teenagers, ensuring that all new facilities are accessible to all children of that age cohort, irrespective of ability, and to include play equipment of features suitable for children with disabilities.

C12 Objective 7:

To support and facilitate the development of facilities for alternative recreational activities in the County, such as BMX tracks, skateboard parks, motor-cross racing, cricket pitches, community angling/fishing and water-based sports.

C12 Objective 8:

To retain lands with established recreational uses as open space unless proximate alternatives can be agreed by the Council.

C12 Objective 9:

To support the provision and upgrade of running tracks within the County's parks.

C12 Objective 10:

To support viable community recreational projects, such as horse projects, community gardens and allotments at suitable locations in both existing and new development areas.

C12 Objective 11:

To ensure that parks and open spaces are designed as safe spaces and that access for vehicles such as quads and motorbikes is restricted.

C12 Objective 12:

To develop specific plans to reclaim those parks that have been disproportionately affected by anti-social behaviour and vandalism through increasing the facilities available to the communities within the parks and in turn increasing the usage of the parks by local people.

The current Part 8 proposal seeks to underpin the above objectives on Community Infrastructure by strengthening the hierarchical network of high-quality open space through upgrading Killinarden Park, safeguarding it from fragmentation and linking the park with an existing high-quality park (Sean Walsh Park) via a new Greenway.

Chapter 8 Green Infrastructure

Policy 3 Watercourses Network

G3 Objective 2:

To maintain a biodiversity protection zone of not less than 10 metres from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities. Strategic Green Routes and Trails identified in the South Dublin Tourism Strategy, 2015; the Greater Dublin Area Strategic Cycle Network; and other government plans or programmes will be open for consideration within the biodiversity protection zone, subject to appropriate safeguards and assessments, as these routes increase the accessibility of the Green Infrastructure network.

G3 Objective 5:

To restrict the encroachment of development on watercourses, and provide for protection measures to watercourses and their banks, including but not limited to: the prevention of pollution of the watercourse, the protection of the river bank from erosion, the retention and/or provision of wildlife corridors and the protection from light spill in sensitive locations, including during construction of permitted development.

Open spaces and parks can range in size from a hectare to in excess of 100 hectares and have the potential to strengthen the County's Green Infrastructure network.

GREEN INFRASTRUCTURE (G) Policy 4 Public Open Space and Landscape Setting

It is the policy of the Council to provide a hierarchy of high quality and multi-functional public parks and open spaces.

G4 Objective 1:

To support and facilitate the provision of a network of high quality, well located and multifunctional public parks and open spaces throughout the County and to protect and enhance the environmental capacity and ecological function of these spaces.

G4 Objective 2:

To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

G4 Objective 3:

To enhance and diversify the outdoor recreational potential of public open spaces and parks, subject to the protection of the natural environment.

G4 Objective 4:

To minimise the environmental impact of external lighting at sensitive locations within the Green Infrastructure network to achieve a sustainable balance between the recreational needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats.

G4 Objective 5:

To promote the planting of woodlands, forestry, community gardens, allotments and parkland meadows within the County's open spaces and parks.

G4 Objective 6:

To take steps, in conjunction with communities and businesses, to plant existing areas of grassed open space to promote the development of multifunctional amenity areas with enhanced biodiversity value.

G4 Objective 7:

To avoid the cumulative fragmentation and loss of ecologically sensitive areas of the Green Infrastructure network to artificial surfaces and to position recreational facilities that incorporate artificial surfaces at appropriate community-based locations.

The current Part 8 proposal to upgrade Killinarden Park seeks to underpin these Green Infrastructure Objectives, particularly by way of connecting Killinarden Park with Sean Walsh Park via an ecologically sensitive recreational corridor; minimising the impact on light sensitive species; and planting existing areas of grassland with woodlands, a community orchard and parkland meadows.

To maintain a biodiversity protection zone, the propose Greenway will be located well in excess of 10 metres form the top of the bank of Whitestown Stream with the exception of a small section located between the Whitestown Traveller Accommodation site and the stream.

The EclA report that accompanies this Part 8 proposal sets out a range of mitigation measures to prevent the pollution of the Whitestown Stream during the construction and operation of the proposed development including light spill. In addition to the incorporation of bat sensitive lighting that will be sensor operated (see lighting strategy and CCTV report for details), Lux levels on the Whitestown Stream will be zero.

2.3.2 Tallaght Town Centre Local Area Plan, 2020

The purpose of this Local Area Plan (LAP) is to provide a strategic framework for the sustainable development of Tallaght Town Centre and its parks and open space network. It includes for the delivery of the following within the lifetime of the LAP in order to support the achievement of the vision and objectives:

- Provision of cycling and pedestrian infrastructure links
- Enhancement of existing green spaces
- Creation of a network of public open spaces.

It is an objective of the LAP to provide cycle and pedestrian routes which facilitate ease of access across the N81 between the Town Centre and Sean Walsh Park, surrounding residential areas, The Stadium and ultimately the Dublin Mountains.

The LAP identifies a hierarchy of parks and public spaces as part of the Urban Framework to provide attractive, interesting and well used outdoor spaces creating a pedestrian centred environment with active, inviting public space and parks. The hierarchy of open space includes the existing regional park at Sean Walsh Park and Bancroft Park. The LAP also seeks to implement the policies and objectives for Green Infrastructure as outlined in the County Development Plan, including some of the following key principles for open space and green and blue infrastructure for the Plan area:

- *To protect, enhance and develop an interconnected Green and Blue Infrastructure network of parks, open spaces, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change (Objective OS2).*
- *To incorporate new elements of Green and Blue Infrastructure such as tree planting, parks and natural open spaces and sustainable urban drainage systems (Objective OS3).*
- *To reduce fragmentation and strengthen ecological links, including the uplifting of the River Poodle (Objective OS4).*
- *To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network (Objective OS5).*
- *To support native plant and animal species and encourage corridors for their movement (Objective OS6).*
- *To incorporate existing features such as Cookstown Reservoir into the Green Infrastructure elements of the Plan (Objective OS7).*

In relation to the Whitestown Neighbourhood, the LAP includes the following Key Objective:

- **WT4: Provide new green infrastructure and amenity corridor along Whitestown Stream connecting Killinarden Park and Sean Walsh Park. Prior to any works being carried out to open up the Whitestown Stream as a cycling / pedestrian corridor, an Ecological Impact Assessment of proposals should be undertaken, which should include detailed ecological surveys of the Whitestown section of the Whitestown Stream.**

The current Part 8 proposal will underpin these LAP Objectives particularly those that seek to enhance and develop a green and blue infrastructure network of parks, avoiding fragmentation, and connecting parks with recreational corridors.

The LAP Infrastructure Requirements for the Whitestown area include:

Open Space - *Enhancement of Whitestown Stream for ecological value and as an amenity route, subject to ecological impact assessment.*

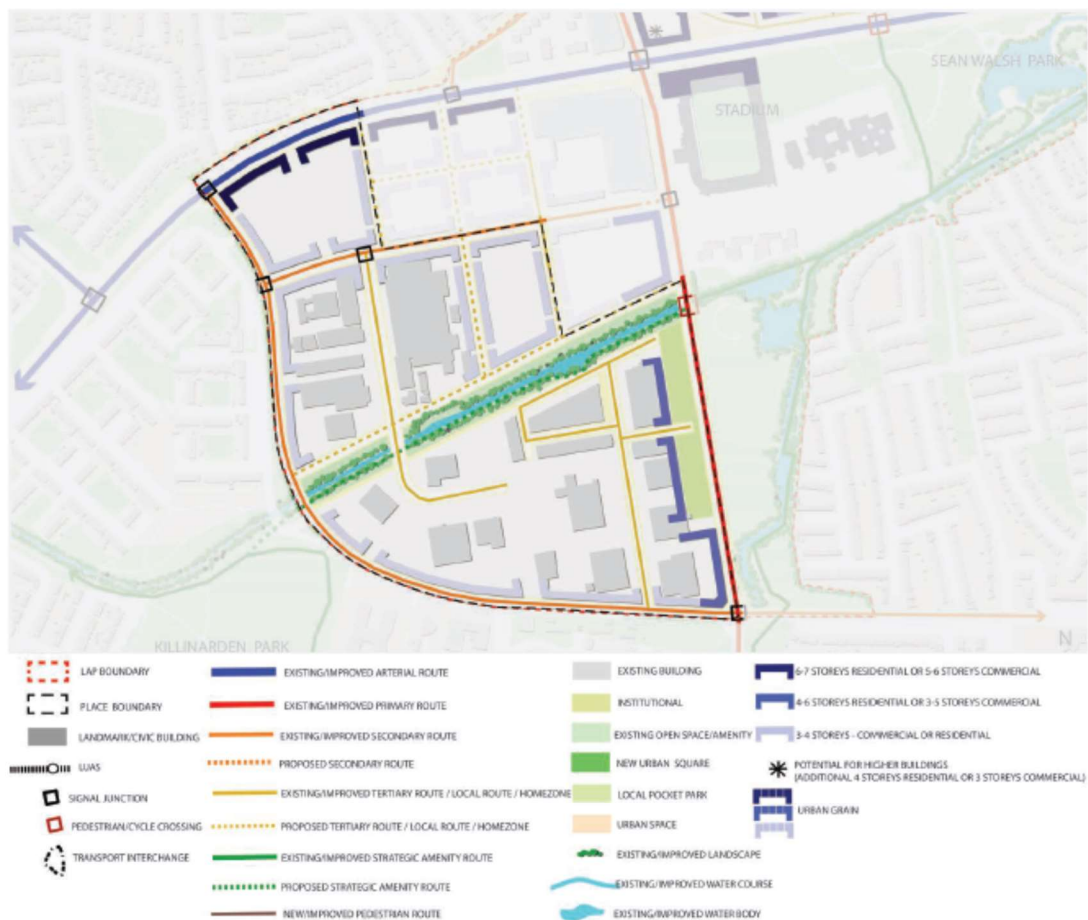


Figure 3.22 Overall Urban Structure (Whitestown)

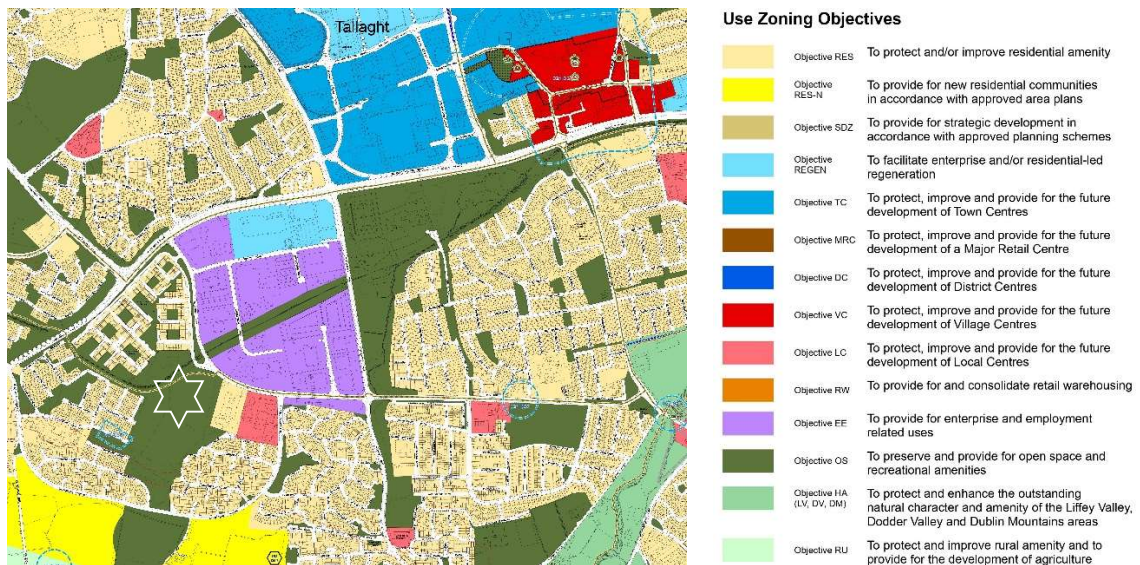
The current Part 8 proposal will deliver the LAP objectives by way of the provision a cycling pedestrian corridor that will link Killinarden Park and Sean Walsh Park. An Ecological Impact Assessment (EclA) has been undertaken, which includes ecological surveys of the Whitestown Section of the Whitestown Stream. The EclA concludes that there will be no significant impact alone or in combination with other projects and plans, as result of the Part 8 proposal and associated works on the ecology of the area.

3. NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT

3.1 The Existing Situation

3.1.1 Land Use Zoning

The lands of Killinarden Park and Greenway are zoned in the SDCC Development Plan 2016-2022 as Objective OS, ‘To preserve and provide for open space and recreational amenities’.



County Development Plan 2016-2022, Use Zoning Objectives Map 9 extract

3.1.2 Existing Landscape and Surrounding Uses

Killinarden Park is located in the South Dublin County Council area, around 1.5km south-west from Tallaght Town Centre. The area was laid out in the late 1970's/ early 1980's as part of the development of the Donomore and Knockmore estates in the Killinarden suburb. The Park was originally planned to accommodate passive recreation and the needs of the surrounding communities. However, in recent years with changing demographics its' success as a public amenity and recreation space has continued to diminish.

The park extends to around 20ha and is adjoined to the north by the Killinarden Estate, to the east by the Donomore Estate and Sacred Heart Senior National School, to the south by the Killinarden Heights road, to the southwest by Donomore Estate and to the west by the Knockmore Estate.

The Whitestown Stream flows in an easterly direction through the northern part of the park, and discharges to the River Dodder (about 3km downstream). The Greenway section (approximately 4.50ha), forming a corridor of land between Tallaght Business Park and South City Business Park, extends from the north eastern corner of the park at Killinarden Way along the Whitestown Stream to Whitestown Way, and onwards to Sean Walsh Park. A small Traveller

Accommodation site is located at the south eastern end of this corridor.

The boundaries to the park are often in poor condition and the entry points uninviting. Building frontages are not continuous and there are several locations in the park that lack overlooking from residential properties or public roads, and hence passive surveillance is absent in many places. Boundaries with no active frontage, or where poorly defined by building gables or blank walls form the park boundary, are consequently susceptible to anti-social behaviour or else create a perception of lack of safety.



Poor natural surveillance and park entrance

3.1.3 Landscape

The key existing characteristics of the park are:

- Mostly undeveloped open grassland with few amenities.
- Topography slopes generally from south to north, towards the Whitestown Stream, and rising more steeply towards Killinarden Heights in the south.
- Vegetation is generally sparse - there are occasional stands of mature trees (mostly Aspen, Oak and Beech) located in the northern section of the park, adjacent to the playing pitches and along the school boundary, as well as a small area of Aspen and Oak seedlings.
- The banks of Whitestown Stream are gently graded and the watercourse is generally contained within a constructed channel.
- Shallow swale located towards the western edge of the park running in a south-north direction, which is mostly dry and grassy.
- A small area of ornamental/non-native shrubs is located at the south of the site at the boundary with Donomore Avenue.
- Along the Whitestown Stream Greenway, broadleaved woodland dominates the north side of the stream and occur in one stand on the south side, including Aspen, Sycamore, Willows, Ash and Silver Poplar. A treeline and hedgerow is also present along the south boundary, east of Whitestown Drive, consisting of Norway Maple, Birch Betula spp. and Silver Poplar, and hedgerow species that include Dogwood and Guelder-rose.
- Elsewhere in the park planting is very limited, particularly to the residential boundaries.



The park is currently dominated by mown grass and playing pitches with few landscape features and no play facilities or seating

3.1.4 Access and movement

- The Park is well-connected to the surrounding area by segregated pedestrian routes.
- There are no dedicated cycle facilities, but the N81 accommodates segregated cycleways close to the western boundary of the park.
- Although the site is easily accessible by foot, general access is limited by railings and gates where the park interfaces with the adjoining residential estates, particularly at the ends of estate cul-de-sacs.
- The Whitestown Stream Greenway is currently inaccessible.
- The park is criss-crossed by a network of basic footpaths, which follow the desire lines along the stream, between Donomore and Knockmore estates, and from the access points at Killinarden Road and Killinarden Heights.
- Within the park, one pedestrian bridge crosses over the open section of the Whitestown Stream.
- There are several accessible bus stops in the vicinity of the site, at Killinarden Heights, Whitestown Way and the N81/Blessington Road.
- The Tallaght LUAS stop lies around 1.2km north east of the site, which is the first point on the LUAS Red Line offering a frequent connection to stops between Tallaght, Central Dublin and North Dock.

3.1.5 Surface Water Management and Drainage Infrastructure

- The park currently drains naturally to the Whitestown Stream, which comprises mainly a concrete trapezoidal channel.
- The stream is subject to regular littering and dumping, most of which culminates in and around the Whitestown Business Park downstream.
- Large box culverts accommodate overland conveyance route to the stream.
- Surrounding residential areas are served by separated foul and surface water drainage systems, piped and gravity-based.
- There is a 1050mm diameter concrete culvert traversing the site from south to north, before discharging to the Whitestown Stream within the park, which serves a large catchment area.
- The southern section of Killinarden Estate also discharges to the stream within the park.
- A shallow swale is located towards the western edge running in a south-north direction, which becomes a drainage collection area during high rainfall (discharging to the

Whitestown Stream).

- The JBA Consulting Flood Risk Assessment (FRA)¹ that accompanies the Part 8 proposal, concludes that the majority of the site is at low risk of flooding.

3.1.6 Biodiversity Elements

- Apart from the Greenway section, there is very little landscape of biodiversity value in the park.
- A small area of semi-natural grassland adjacent to the Whitestown stream, close to Killinarden Way, presents the most biodiverse habitat, with a range of invertebrates (butterflies and bees).

3.1.7 Recreation

- Existing active recreation facilities are limited in the park to two soccer pitches and two GAA playing fields and their associated clubhouse (Croí Ro Naofa).
- The clubhouse is accessed from Killinarden Road and includes changing and meeting facilities and 15 car parking spaces within its curtilage.

3.1.8 Cultural Heritage and Archaeology

- Historic Ordnance Survey maps show the area as previously being formed by a number of open fields with hedgerows and several estate orchards, and a school, divided by the Killinarden Road.
- The Record of Monuments and Places indicates that within the immediate vicinity of Killinarden Park there is one recorded feature comprising an Enclosure (DU021-056), scheduled for inclusion in the next revision of the RMP, located in the Townland of Whitestown towards the eastern end of Knockmore Avenue.
- No further information on this record is available on the archaeology.ie website, however the area is fully developed with housing at present and no trace of the enclosure is visible on the surface.
- There are no structures listed on the National Inventory of Architectural Heritage (NIAH) that lie within 100m of the proposed development.

3.1.9 Street Lighting & CCTV

- Existing streetlighting is limited to four columns at the western end of the site, at the N81 entrance to the park, within the cul-de-sacs of adjacent estates and along the surrounding roads.
- There is currently one CCTV camera along the eastern side of the park close to Donomore Park.

¹ Killinarden Park & GI Corridor Flood Risk Assessment, JBA, April 21

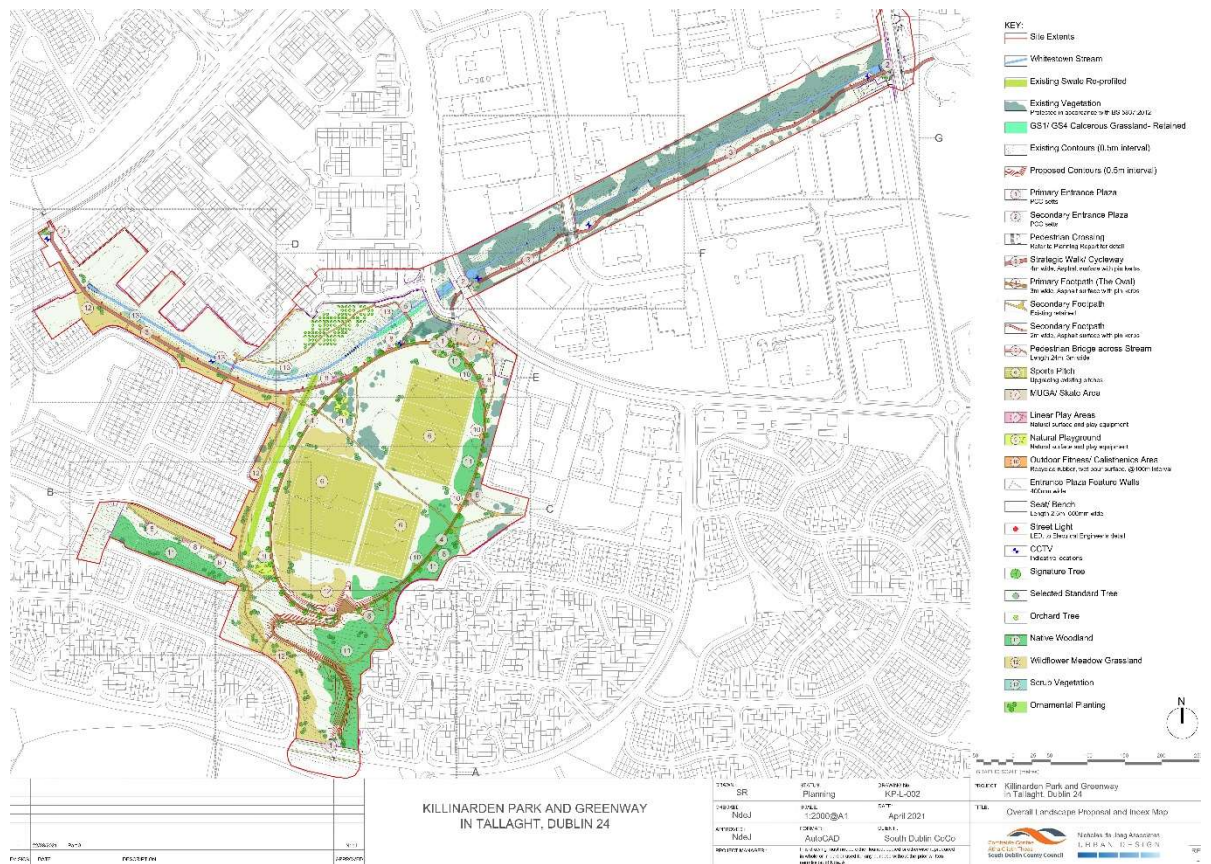
3.2 Masterplan Development

3.2.1 Masterplan Proposals

The Masterplan Proposals are defined on the following plans:

KP-L-001a	Context Map	Scale 1:5000
KP-L-001b	Location Map	Scale 1:2500
KP-L-002	Overall Landscape Proposal & Index Map	Scale 1:2000
KP-L-002a-g	Detailed Layout Plans Sheets 1 to 7	Scale 1:500
KP-L-003	Access Layout Concept	Scale 1:2000
KP-L-004	Boundary Treatment Concept	Scale 1:20
KP-L-005	Planting Concept	Scale 1:2000
KP-L-006	Main Components	NTS
KP-L-007	Aerial View	NTS

The proposals have been developed in response to the site appraisals and the feedback from the community consultation exercise (refer Section 5).



KP-L-002: Overall Landscape Proposal & Index Map

In summary the works include -

- Upgrade to access and circulation within the park:
 - Strategic footpath and cycleway route along the south side of the Whitestown Stream, comprising 4.0m wide shared surface, linking Killinarden Park to Sean Walsh Park.
 - Possible alternative alignment of walk/cycleway at eastern entrance from Whitestown Way subject to longer term use of the existing Traveller Accommodation site.
 - Non-intrusive, motion sensor street lighting of 6m high mono-directional LED luminaires along strategic route.
 - Installation of CCTV Cameras along strategic route for monitoring by An Garda Síochána and SDCC.
 - Creation of a fully accessible Primary Oval footpath, 3.0m wide, connecting the main park facilities and providing a walking/exercise circuit 1km in length, linking southwards across Killinarden Heights to the future Elder Park and onwards to the foothills and uplands.
 - Feature areas at primary and secondary accesses, for gathering, seating and orientation.
 - Existing secondary footpath network retained and resurfaced where required.
 - One new bridge across the Whitestown Stream within the park.
- Enhanced pedestrian/cycle access to the park, including five proposed road crossing improvements (refer Appendix for indicative arrangements to be agreed at detailed design stage with SDCC Roads Section):
 - Crossing A – new signalised crossing across Killinarden Heights (to the east of junction with Donomore Aveune).
 - Crossing B – existing signalised crossing on N81 (to north-west of park).
 - Crossing C – new zebra crossing on Killindarden Estate and new signalised crossing on Killinarden Way (with a proposed revised carriageway arrangement), connecting to Whitestown Stream.
 - Crossing D – new zebra crossing on Whitestown Drive.
 - Crossing E – new signalised crossing Whitestown Way.
- Upgrade to Boundary Treatments:
 - Replacement and new public park perimeter wall/railings where required.
 - Retention of existing private wall/railings.
 - Review of interface between boundary of the park and the Sacred Heart Senior National School (subject to further discussion with interested parties during the detailed design stage).
 - Pinch-points and bollards at all pedestrian/cycle access points to the park.
- Installation of Recreation Facilities:
 - Linear play trails along main walkways, with natural play equipment, sculptures and informal seating;
 - Two natural play areas located around the Primary Oval, with nearby seating/social areas;
 - Multi-use Games Area and Skate-ramp close to GAA Club, and calisthenics equipment for teens;
 - Upgrade of existing grass sports pitches where required (e.g. re-levelling).
- Landscape and Biodiversity:
 - Continuous wildflower meadow around western side of park and extended along parts of Whitestown Stream, with pollinator-friendly native species.
 - Drainage swale along western boundary, connected to Whitestown Stream.
 - Clumps of willow scrub along Whitestown Stream for enhanced amenity and habitat creation.

- Continuous woodland around eastern side of park with native tree and shrub species.
- Community orchard to north of park with heritage fruit and nut trees.
- Informal tree groups dispersed throughout the park at key activity points.
- Semi-mature Signature Trees to reinforce the Primary Oval footpath.
- Existing tree groups retained.
- Existing trees and scrub along strategic cycle/pedestrian route retained and managed for biodiversity.
- All trees to be retained in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- Surface water management (as Flood Risk Assessment report²)
 - A proposed swale will replace the existing informal channel along the western boundary of the site. This will convey exceedance flows, above the 1 in 30-year storm, from the south towards the Whitestown Stream.
 - Any runoff from the park can be directed towards the swale also but because the proposed impermeable area within the park development is minimal runoff should also be minimal and infiltration trenches alongside the paths should suffice (tbc by infiltration tests at a later date).
 - The FRA report concludes that all development onsite is located in Flood Zone C and the proposed park development is appropriate.

² Killinarden Park & GI Corridor, Flood Risk Assessment, JBA-S3-P02/28

4. SCHEME IMPACTS

4.1 Anticipated Benefits

The up-grade proposals for Killinarden Park and Greenway will bring this currently under-utilised recreational facility back to life, providing a renewed focus for the communities that surround it, as well as linking and integrating the park into a wider network of high-quality open spaces and routes/greenways.

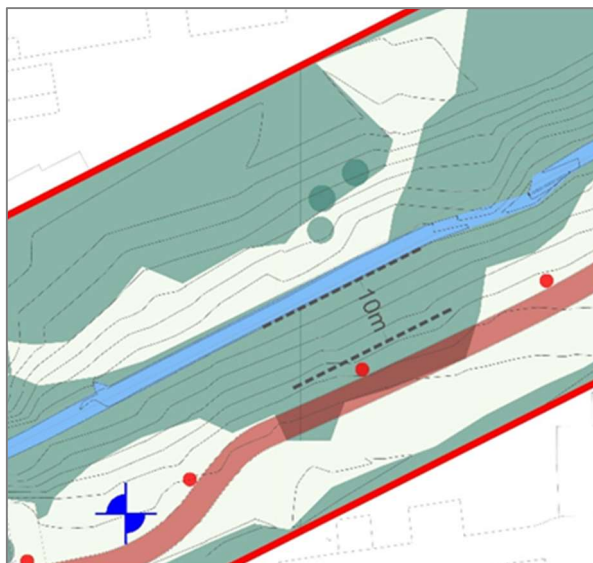
Other associated benefits of the proposed scheme include:

- **Substantially improved Access and Movement**
 - The proposed strategic foot/cycleway along the Whitestown Stream will provide easy access to the park for pedestrians and cyclists from the surrounding areas, linking eastwards via Sean Walsh Park to Rathfarnham and westwards to City West.
 - Improved pedestrian crossings at adjacent roads will further enhance pedestrian and cycle access to the park.
 - The strategic route is linked to the Tallagh LAP Cycle Network, providing increased opportunities for convenient cycle access between residential areas, the Town Centre, other parks and open spaces, schools and employment areas.
 - Fully accessible primary footpath (the Oval) connecting the internal facilities of the park, and including a new connection southwards to Killinarden Heights and Elder Park.
 - Up-graded secondary footpaths throughout the park.
 - Positive impacts to air quality and climate due to the improved pedestrian and cycling facilities which may encourage some transport modal shift in the surrounding areas.

- **Improved sense of Security**
 - Wide variety of recreation facilities to promote increased use of the park by different age groups and abilities.
 - Continuous street lighting and installation of CCTV along the strategic walk/cycleway, optimising the safer use of the park at different times.
 - The Part 8 proposal is accompanied by a Lighting and CCTV Report and Drawings, and seeks to strike a balance between providing adequate lighting levels that will add to safety and security, encourage use into the evenings, and help to discourage antisocial gatherings and behaviour while at the same time minimising spill light to surrounding habitats, including in particular the Whitestown Stream.
 - The strategic route will promote increased activity through the northern part of the park, through trips to schools and employment, for the benefit of natural surveillance.
 - Enhanced primary entrances to provide gateways overlooking the park and orientation/gathering spaces, while restricting vehicle access.
 - Defined secondary entrances and up-graded boundary wall/railings as required to deter unauthorised access to the park and enhance the perception of safety.

- **Enhanced range of Recreation Facilities**
 - Inner footpath loop (the Oval) providing an exercise circuit (1km in length), together with outdoor fitness/calesthenic stations, linear play features and seating.
 - Creative play trails with natural equipment along main walkways, with sculptures and informal seating.
 - Two natural play areas located around the Oval, with nearby seating/social spaces.

- Provision of a Multi-use Games Area and Skateramp close to GAA Club, with teenager social space, overlooked from Killinarden Way.
- Existing sports pitches up-graded as required to maximise year-round use.
- **Enhanced Landscape and Biodiversity**
 - Additional tree planting to reinforce the amenity of the area, improve the definition of edges and functional spaces.
 - Introduction of diverse habitat types with pollinator-friendly species.
 - Community orchard of over 100 heritage fruit and nut trees, with opportunities for ongoing community involvement in planting, management and harvesting in collaboration with the Council.
 - Continuous native woodland planting and creation of expansive wildflower meadows with biodiversity, visual and educational benefits.
 - Clumps of willow scrub along Whitestown Stream for enhanced amenity and biodiversity purposes.
 - Trees and scrub along the Whitestown Stream Greenway retained and managed in order to safeguard existing ecological value.
 - Retention of all existing tree groups across the park, supplemented with additional species to maximise the visual and wildlife potential of the park.
- **Minimal Environmental Impact**
 - The characteristics of the proposed development are not considered likely to result in a significant impact on the environment by virtue of its size, nature, or operational activities.
 - Once operational, the proposed development is expected to be low in environmental impact, with largely positive impacts.
 - The site is zoned for open space and amenity in the SDCC CDP. The development will provide an important amenity for the local residents of Tallaght, in line with the CDP, and will bring positive impacts on amenity value and biodiversity.
 - To maintain a biodiversity protection zone, the Greenway aspect of the proposed development will be located well in excess of 10 metres from the top of the bank of Whitestown Stream, with the exception of a small section located between the Whitestown Traveller Accommodation site and the stream.



Typical 10m off-set of Greenway from Whitestown Stream

- The entire proposal, including the Greenway aspect of the development, has been assessed by a multi-disciplinary team and it has been determined that there will be no significant impacts on sensitive ecological habitats including from lighting, which has been modelled and designed to minimise disturbance to wildlife.

4.2 Overview of Environmental Impacts

4.2.1 Environmental Impact Assessment Screening (EIAS)³

The report determines that:

- The proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIA has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.
- During construction, typical impacts such as noise, dust, traffic disruption, and the generation of small amounts of waste are to be expected. These are typical construction phase impacts, and will be mitigated against by environmental operating plans devised by the on-site contractor, following best practice guidance.
- The EclA prepared for the proposed development found that there is potential for minor impacts on bats using the site for commuting and foraging. With sensitive lighting design and mitigation measures in place, as outlined in the Lighting Report prepared by Fahey O’Riordan Consulting Engineers, there is no likely significant impact on bats. It is further recommended in the EclA that a suitably qualified ecologist conduct monitoring on an annual basis following construction to ensure that there is no significant negative impact on bats. The ecologist may also make recommendations on the location of bat boxes to be placed following tree planting.
- Once operational, the proposed development is expected to be low in environmental impact, with largely positive impacts. The site is zoned for open space and amenity in the SDCC CDP. The development will provide an important amenity for the local residents of Tallaght, in line with the CDP, and will bring positive impacts on amenity value and biodiversity.
- The proposed development does not fall under the category of sub-threshold development, and thus an EIA is not required.

4.2.2 Ecological Impact Assessment (EclA)⁴

The report concludes that:

- The construction and operation of the proposed development has been shown to potentially impact Nationally important site Dodder Valley pNHA, and locally important ecological features include the Whitestown Stream, European Eel, disturbance to Kingfisher and commuting and foraging routes for bats.
- There will also be long-term positive impacts for bats due to the upgrade works which will increase the habitat available for this species, particularly in Killinarden Park.

³ Killinarden Park proposed upgrade works, EIA Screening Report, JBA, April 21

⁴ Ecological Impact Assessment (EclA) for proposed upgrade works to Killinarden Park and Green Infrastructure Corridor in Whitestown, Tallaght, Technical Report, JBA, April 21

- Based upon the information supplied and provided that the development is constructed in accordance with the mitigation measures outlined in Section 6, there will be no significant impact alone or in combination with other projects and plans, as result of the development and associated works on the ecology of the area and in particular on the following ecological features:
 - Dodder Valley pNHA [000991]
 - Breeding and foraging Kingfishers
 - Commuting and foraging routes bats
- The EclA also sets out a range of mitigation measures to prevent the pollution of the Whitestown Stream during the construction and operation of the proposed development including light spill. In addition to the incorporation of bat sensitive lighting that will be sensor operated (see lighting strategy and CCTV report for details), Lux levels on the Whitestown Stream will be zero.
- Provided the mitigation is set out in full, there are no negative residual impacts from the proposed works.
- The works provide an opportunity to significantly enhance the site for biodiversity if appropriate measures are included in the works.

4.2.3 Appropriate Assessment (AA)⁵

The report concludes that:

- Following initial screening of the proposed development at Killinarden Park, significant impacts are not anticipated on any Natura 2000 sites.
- Following initial screening, and based upon best scientific judgement, there will be no likely significant effects from the project on the following Natura 2000 sites either alone or in combination with any other plans or projects:
 - Glenasmole Valley SAC
 - Wicklow Mountains SAC
 - Wicklow Mountains SPA
 - South Dublin Bay and River Tolka Estuary SPA
 - South Dublin Bay SAC
 - North Bull Island SPA
 - North Dublin Bay SAC
- This assessment is based on the proposed works as described in this report. Where changes to the works occur, an ecologist will need to be consulted to determine if the changes need a new Appropriate Assessment.

4.2.3 Traffic

- Killinarden park is considered to be highly accessible by private vehicle, by foot, by cycle and by public transport.
- Road congestion is minor surrounding the site and there is little evidence to suggest there are road safety issues on the local network.
- There are several good quality cycle and pedestrian links in the locality, providing excellent opportunities to link the site to the wider area by sustainable travel modes.

⁵ Screening for Appropriate Assessment for proposed upgrade works to Killinarden Park and Green Infrastructure Corridor in Whitestown, Tallaght, Technical Report, JBA, April 2021

4.2.4 Street Lighting and CCTV

The Street Lighting & CCTV report⁶ concludes that:

- The proposed public lighting scheme is based on the current relevant Design Standards and best practice Guidance Notes.
- In relation to Guidance Note 08/18 'Bats and Artificial Lighting in the UK' the scheme will include a suite of mitigation measures to minimise spill light / light pollution through selection of an appropriate lantern with low intensity, warm white light LED light source, with tightly controlled asymmetrical light distribution, zero upward light output fitted with motion sensors to automatically reduce light output late at night when unused.
- The proposed lighting scheme is designed to achieve the S4 lighting class appropriate for walkway / cycleway located within a suburban environment and will have minimal impact on existing foraging and commuting bat species which use the wider landscape and habitats, which will essentially remain unlit apart from the walkway / cycleway corridor as demonstrated by the accompanying lighting calculation report and lux contours shown on the accompanying public lighting drawings.
- The hours of use for the scheme will be dusk to dawn to ensure the security and safety of the users, with motion sensors to automatically reduce light output when the walkway is not being used.
- The proposed scheme public lighting utilises LED light source delivering a full spectrum warm white light with colour rendering Ra greater than 70 with positive impact on pedestrian and cyclist safety.
- The scheme provides a maintained average light level of 5 lux on the walkway/cycleway with a minimum greater than 1 lux. The asymmetric light distribution results in very low level spill light on the adjacent margins which quickly reduce to 0 and will have minimal impact on the adjacent habitats and in particular on the Whitestown Stream which will receive zero spill light from the walkway / cycleway lighting.
- An Garda Síochána Crime Prevention advice has recommended the inclusion of CCTV in the scheme to act as a deterrent to antisocial behaviour and illegal dumping. The CCTV would be live streamed to Tallaght Garda Station with final positioning to be agreed in consultation with the Gardaí.

4.2.5 Waste

- During construction, the proposed development will generate a small amount of typical construction waste. This will be disposed of following best practice guidance implemented by operating plans to be devised by the appointed contractor.
- Once operational, the proposed development will not produce waste.

⁶ Public Lighting and CCTV Design Report for Proposed Strategic Walkway/Cycleway at Killinarden Park & Greenway, Fahey O'Riordan, April 2021

5. CONSULTATION

5.1 Engagement Process

5.1.1 Phase 1 Consultation

- The public consultation process was undertaken by 3rd party engagement specialists - Neil Harran and Sue Targett (Social Research Consultants). Initial consultations took place between late-August and mid-October 2020, and involved:
 - Interviews with 28 community leaders;
 - Written submissions from a variety of sources in the community, including 51 Junior Cycle students from Killinarden Community School; and
 - An online survey seeking local opinions on the redevelopment of the park, to which 1,269 responses were received.
- There was overwhelming support within the community for the proposed re-development of Killinarden Park.
- In its current condition, the park was viewed by the community as a space with limited useful function and as the focal point of anti-social behaviour (ASB).
- There were numerous responses on the importance of ensuring park safety, including preventing unauthorised access, installation of security lighting, CCTV cameras and vandal-proof equipment, along with the presence of park wardens.
- Reference was frequently made to the need to ensure that the park was used regularly by the community for constructive purposes in order to improve security.
- There was particular interest in provision of facilities for children and young people, including individual exercise and team sports.
- The importance of the redeveloped park becoming an amenity for all was stressed throughout the consultation.
- In light of concerns related to vandalism and ASB in the park, Croí Ró Naofa GAA Club and the Sacred Heart Senior National School submitted a formal proposal on their ideas for redevelopment of the park.
- In responses to the on-line survey, the Top 10 suggestions for new facilities in the park were (in approximate order of priority):
 - Children's playgrounds
 - Seating
 - Walking
 - Exercise
 - Skateboarding
 - Running
 - Cycling
 - Football
 - Basketball
 - Trees and planting

- The top priority themes to help inform the park design were:
 - Safe play and recreation spaces
 - Individual exercise and team sports
 - Nature and biodiversity
 - Community growing and planting
 - Spaces to socialise for adults and teenagers
 - Education and event spaces
- Following initial contact with the Gardai, a Walkability Tour was undertaken on 17th December 2020 in order to review and obtain on-site feedback on the latest concept proposals for the park. A number of issues were discussed, including:
 - The importance of developing community ownership and pride in the park
 - Suitable boundary treatments
 - Measures to deter encroachment of vehicles
 - Adequate lighting and CCTV
 - Support for the proposed oval footpath due to increased activity and as a training facility for the Boxing and GAA club and schools
 - Extensive dumping needs to be addressed at specific locations in the park
- All suggestions from the Phase 1 engagement process were gratefully received and incorporated as appropriate in the emerging design proposals.

5.1.2 Phase 2 Consultations

- The second consultations were organised to brief a range of relevant interest groups on the proposed concept for Killinarden Park and to gain feedback on the emerging designs. A total of four sessions were undertaken during week commencing 22nd February 2021 with the following groups:
 - Local County Councillors from Tallaght West and Tallaght South electoral areas, Monday 22nd February.
 - Local business owners and leaders in both Tallaght and South City Business Parks, Wednesday 24th February.
 - Local community leaders and participants in the phase 1 consultation, Thursday 25th and Friday 26th February.
- The sessions were held online, in light of current public health measures, and hosted by representatives of the Design Team and SDCC.
- Briefing 1, Tallaght Central and Tallaght South Councillors, main responses:
 - The proposed park design was extremely positive with all complementing the design-presentation.
 - The importance of encouraging community involvement with the park was considered essential.
 - Concerns were expressed over ASB, particularly in relation to security of both the Sacred Heart Primary Schools and the local GAA club.
 - Although the Greenway along Whitestown Stream was considered a good idea, this could result in potential damage to the adjacent businesses.

- Briefing 2, Business Leaders, main responses:
 - Generally expressed opposition to the development of the strategic walking and cycling route along Whitestown Stream, as it could become a rat run for drug dealing and ASB, security risks for local businesses, and jeopardise inward investment with resultant risks to local jobs.
 - Emphasised the importance of enhanced security measures along the stream including lighting, CCTV, and the heightening of boundary walls.
- Briefings 3 & 4, Community Leaders, including residents, leaders of voluntary community groups, teachers in local schools, second level students, garda representative, youth and community development workers, a local TD and representatives of sporting associations. Main responses are summarised under the following broad headings:
 - Welcome for the Concept Design
 - Entrances/Access Points/Paths
 - Anti-Social Behaviour
 - Park Facilities
 - Planting and Biodiversity
 - Water Features
 - Lighting & CCTV
 - Supporting Community Ownership

5.2 Consultation Conclusion

The response from local stakeholders to the redevelopment of Killinarden Park and the Greenway was very positive overall. Although specific stakeholder groups had reservations about proposals for the Greenway, the concept design for the park and its connection to other green infrastructure across South Dublin was welcomed. Ensuring the security of the park, a key concern of the initial community consultation process, was reinforced throughout the briefing sessions. Supporting the capacity of the local community to be involved in the park redevelopment and in owning the facility was viewed as an important deterrent to ASB and vandalism.

APPENDIX

Indicative Road Crossing Arrangements



Proposed Road Crossing Arrangements

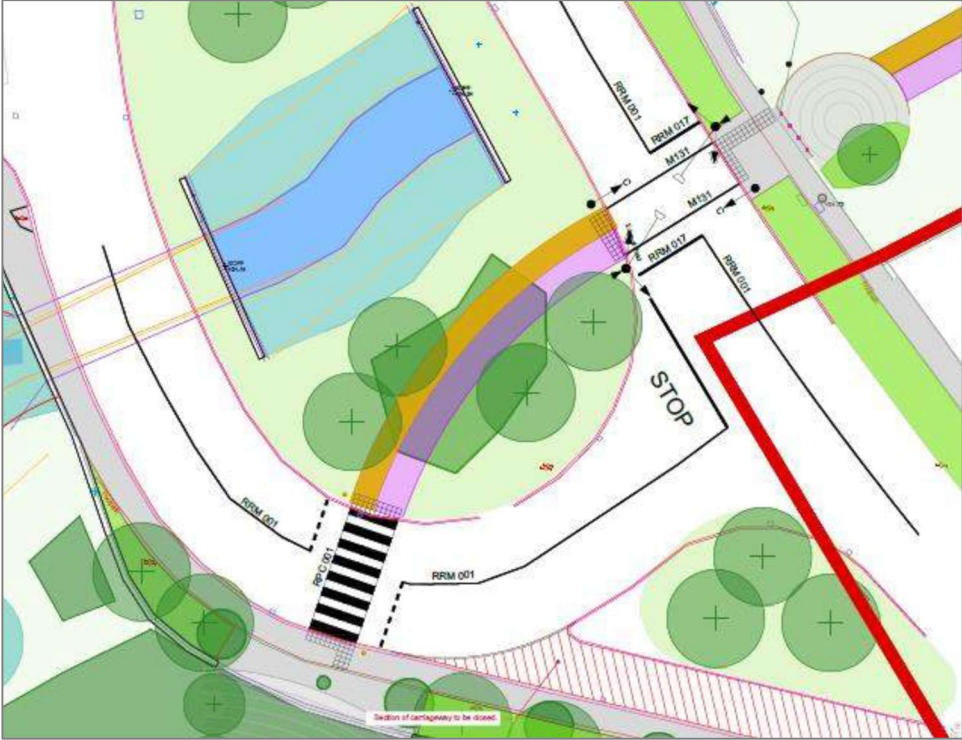
Indicative arrangements to be agreed at detailed design stage with
SDCC Roads Section



Crossing A – Killinarden Heights



Crossing B – N81



Crossing C – Killinarden Estate/Killinarden Way



Crossing D – Whitestown Drive



Crossing E – Whitestown Way