

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



**South Dublin County Council Meeting**

**14<sup>th</sup> February 2022**

**CE Part 8 Report on Proposed Enhancements and Upgrades at Corkagh Park, Clondalkin Dublin 22.**

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 Clondalkin:

**Proposed Enhancements and Upgrades at Corkagh Park, Clondalkin, Dublin 22**

The development will consist of:

- Provision of wayfinding and signage installations;
- Enhancement of the primary and secondary routes;
- Construction of a new 'hub zone' to include a Café building with 10 no. public toilets, kitchen, storage, serving area and internal seating; multi-use events space with a stage and hard-standing area; soft-landscaping with formal seating areas; picnic areas; amenity lawn; mounds; incidental play area; and planting;
- Removal and replacement of trees that are in poor health or pose a risk to safety;
- Upgrading of St. John's Wood Car Park to include resurfacing; improved pedestrian links and footpaths, dropped kerbs and crossings; replacement of existing gates; reorganisation of internal vehicular routes; 11m high arrival beacons at St. John's Wood Car Park Entrance; future-proofing for EV charging points;
- Upgrading and extension of Green Isle Car Park and park entrance to include relocation and widening of existing entrance; addition of a native edge plant buffer; 11m high arrival beacons at Green Isle Car Park Entrance; future-proofing for EV charging points;
- Enhancements to the Fairy Woodland Trail including new play features; new seating; new pedestrian link from the lakes; retention and protection of existing mature trees; addition of native ornamental shrubs and grasses;
- Upgrading of entrance and construction of a new footpath linking existing car park to the Outer Ring Road; future-proofing for EV charging points and extension of car park; and 11m high arrival beacon at Outer Ring Road Entrance;
- Provision of a new pedestrian entrance from Kilcarbery Grange Development;
- Provision of a new pedestrian link between the Camac Valley Camping Park and Corkagh Park;
- Enhancements to pedestrian entrance and boundary at St. John's Wood Drive
- Proposed planting, furniture and landscape works associated with the proposed development.
- All associated and ancillary site works associated with the proposed development.

The areas for the proposed works are within the curtilage of a number of Protected Structures located within the subject site.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment and a flood risk assessment has been carried out. 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 this notice, (disregarding the period between the 24th day of December and the first day of January, both days inclusive), 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@sdublincoco.ie](mailto:planningdept@sdublincoco.ie) or by phoning (01) 4149000.

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 the 20th December 2021 only; (disregarding the period between the 24th day of December and the first day of January, both days inclusive); 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 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 9th of February 2022 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.

## **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.

## **2. Proposed Development**

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

The outline details of the proposal were as follows:

- Provision of wayfinding and signage installations;
- Enhancement of the primary and secondary routes;
- Construction of a new 'hub zone' to include a Café building with 10 no. public toilets, kitchen, storage, serving area and internal seating; multi-use events space with a stage and hard-standing area; soft-landscaping with formal seating areas; picnic areas; amenity lawn; mounds; incidental play area; and planting;
- Removal and replacement of trees that are in poor health or pose a risk to safety;
- Upgrading of St. John's Wood Car Park to include resurfacing; improved pedestrian links and footpaths, dropped kerbs and crossings; replacement of existing gates; reorganisation of internal vehicular routes; 11m high arrival beacons at St. John's Wood Car Park Entrance; future-proofing for EV charging points;

- Upgrading and extension of Green Isle Car Park and park entrance to include relocation and widening of existing entrance; addition of a native edge plant buffer; 11m high arrival beacons at Green Isle Car Park Entrance; future-proofing for EV charging points;
- Enhancements to the Fairy Woodland Trail including new play features; new seating; new pedestrian link from the lakes; retention and protection of existing mature trees; addition of native ornamental shrubs and grasses;
- Upgrading of entrance and construction of a new footpath linking existing car park to the Outer Ring Road; future-proofing for EV charging points and extension of car park; and 11m high arrival beacon at Outer Ring Road Entrance;
- Provision of a new pedestrian entrance from Kilcarbery Grange Development;
- Provision of a new pedestrian link between the Camac Valley Camping Park and Corkagh Park;
- Enhancements to pedestrian entrance and boundary at St. John's Wood Drive
- Proposed planting, furniture and landscape works associated with the proposed development.
- All associated and ancillary site works associated with the proposed development.

## 2.2 Plans and Details

Plans and details are available at the following link:

<https://consult.sdublincoco.ie/en/consultation/part-8-proposed-enhancements-and-upgrades-corkagh-park-clondalkin>

## 3. Public Consultation Process

### 3.1 Informal Non-Statutory Consultation

A series of public consultation events were hosted before the initiation of the Part 8 which included an event day in the park to share the emerging designs, a virtual online meeting which was open to the public, as well as an online display of the initial proposals. An email address and postal address was advertised for people to send queries and comments to.

The following is a summary of the submissions received during the non-statutory consultation:

- Requests for additional recreational amenities including an athletics track, kids only cycle track, an upgrade of the fairy woodland trail, a bandstand, outdoor table tennis tables, boules pitch, tennis courts.
- Requests for wider footpaths.
- Request for the upgrade of St. John's Wood Car Park Surfacing.
- Requests for more trees and wildflower areas.
- Request for the inclusion of a market in the proposed Hub Zone.
- Request for more cycle parking.
- Request for more litter control and dog foul bins.
- Requests for all new signage to be in Irish and English.
- Requests for Heritage Buildings such as the Oil Mills, Gunpowder mills to be preserved and if deemed not feasible, interpretation of the parks cultural heritage should be provided.
- Request for a sound barrier on the Green Isle Road to reduce noise.
- Request for opening up of the Camac River with full consideration to ecology.
- Request to include the entrance to Bushfield Estate.
- Request to reduce traffic from Council Vehicles in the park.
- Requests for good security in the park.

### 3.2 Development of the Part 8 design:

The proposed development for this Part 8 application comprises of a series of recommendations that stem from the Corkagh Park Masterplan passed by the Council in December 2019. The inclusion of an athletics track, tennis courts, boules pitches and table tennis table are not currently included in the proposals and are deemed to be out of the current scope. Tennis courts have been facilitated at the nearby Clondalkin Leisure Centre as part of the Astro pitch complex in the past and the Council intend reviewing provision of tennis courts across the county as part of the County Sports Plan to commence shortly; it is advisable that such provision is planned in tandem with county-wide requirements and provision; and in consultation with the relevant Governing Body. The inclusion of outdoor table tennis tables will be reviewed at detailed design stage.

Due to the current location of the South Dublin County Council Depot in the centre of the park, it is not currently in the project's scope to omit vehicular traffic through the park. Footpath widths will be reviewed at detailed design stage. It is proposed to resurface St. John's Wood Car Park. More cycle parking is proposed at the Hub Zone, however, opportunities for more cycle parking options at key locations and entrances in the park will be reviewed at detailed design stage.

Litter 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. The request for specific dog foul bins is noted; however as all SDCC bins can be used for this purpose it is not deemed that a separate provision is necessary.

The proposed strategy for wayfinding and signage throughout the park will be in English and Irish.

This Part 8 is specifically for the proposed development as described in Sections 1 and 2 of this report. Enhancements to the Fairview Oil Mills and Gunpowder Mills, though not included in this Part 8, are not excluded from future potential enhancement as a direct result of these proposals. Opportunities for interpretation will be examined at detailed design stage.

The proposals will see the installation of a play space at the Fairy Woodland trail and links through to the Park Lakes. There will be a live, multi-use events stage located in the Hub-Zone. This location will also see the location of a hard-landscaped area that can provide a location for markets and other events.

Regarding the request for a noise barrier at the southern edge of the park, the provision of a natural buffer along this edge of the park is included in these proposals. This will act as a visual and acoustic barrier and be in-keeping with the park's natural character. The detail design of this feature will be further examined at detailed design stage to maximise its effectiveness.

South Dublin County Council is acutely aware of Corkagh Park's importance with regard to ecology and the intention is to continue work on and to build upon the park's potential as an ecological park. Where trees are proposed, Native Irish trees will be planted. It is not the intention to change the predominant grassland habitat of the park which already has significant benefits to local wildlife and biodiversity levels.

Opportunities for increased planting of native species in terms of trees and wildflowers will be identified and promoted as the detailed design process progresses. Regarding the request for an entrance at Bushfield Estate, it is noted that works are ongoing to install a new path at this location.

Regarding requests for good security in the park, 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 continue to attract legitimate users of the park and this, in turn, should help to limit 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.

### 3.3 Statutory Consultation

The proposed development and accompanying Appropriate Assessment report were placed on public display for the statutory period from the 20<sup>th</sup> December 2021 (disregarding the period between the 24<sup>th</sup> day of December and the first day of January, both days inclusive) to 9<sup>th</sup> February 2022

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](mailto:planningdept@sdublincoco.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 20<sup>th</sup> December 2021 (disregarding the period between the 24<sup>th</sup> day of December and the first day of January, both days inclusive) to the 9<sup>th</sup> February 2022. The plans are available online 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 9<sup>th</sup> of February 2022 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.

A total of 29 submissions were received by 5.00pm on the 9<sup>th</sup> February 2022.

### **3.4 Submissions Received During the Part 8 Statutory Process**

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

**Prionsias Mac Fhlannchadha: Title: Corkagh Park Part 8**

**Cllr Trevor Gilligan: Title: Corkagh Park Part 8**

**Catherine Clarke: Title: Corkagh Park Part 8**

**Ciaran Ahern: Title: Corkagh Park Part 8**

**Mange Tout Ltd.: Title: Corkagh Park Part 8**

**Paul Yeoman: Title Corkagh Park: Part 8**

**South Dublin Conservation Society: Title: Corkagh Park Part 8**

**Emma Boggins: Title: Corkagh Park Part 8**

**RAW Marketing: Title: Corkagh Park Part 8**

**RAW Marketing: Title: Corkagh Park Part 8**

**Architectural Conservation Officer SDCC Title: Corkagh Park Part 8**

**Liam Doran: Title: Corkagh Park Part 8**

**Nathan Kelly: Title: Corkagh Park Part 8**

**Janice Moseley: Title: Corkagh Park Part 8**

**Noel Coughlan: Title: Corkagh Park Part 8**

**Angela Downes: Title: Corkagh Park Part 8**

**Conor Doyle: Title: Corkagh Park Part 8**

**Ms F O'Connell: Title: Corkagh Park Part 8**

**Linda Coughlan: Title: Corkagh Park Part 8**

**Anthony McNamara: Title: Corkagh Park Part 8**

**Declan Hanley: Title: Corkagh Park Part 8**

**Miriam Leonard: Title: Corkagh Park Part 8**

**Susanne Plummer: Title: Corkagh Park Part 8**

**A Doyle: Title: Corkagh Park Part 8**

**Elaine Smith: Title: Corkagh Park Part 8**

**Camac Flood Relief Scheme Steering Group: Corkagh Park Part 8**

**Dublin Friends of the Earth: Corkagh Park Part 8**

**Friends of the Camac: Title: Corkagh Park Part 8**

**Irish Aviation Authority: Title: Corkagh Park Part 8**

### **4.0 Summary and Categorisation of Issues Raised and Chief Executives Response**

Many submissions welcomed South Dublin County Council's commitment to upgrade Corkagh Park as an important natural amenity to the local community. Some made suggestions or raised concerns regarding certain issues. A list of matters raised has been collated from all 29 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 amenities/facilities**

Across the submissions, suggestions were made for the following amenities to be added to the proposals:

- A teqball table.
- 3nr. tennis courts
- A calisthenics track.
- A running track
- A public water fountain.

### **Chief Executive's Response and Recommendation:**

The inclusion of a teqball table to the hub zone can be reviewed at the detail design stage.

Tennis courts have been facilitated at the nearby Clondalkin Leisure Centre as part of the Astro pitch complex in the past and the Council intend reviewing provision of tennis courts across the county as part of the County Sports Plan to commence shortly; it is advisable that such provision is planned in tandem with county-wide requirements and provision and in consultation with the relevant Governing Body.

Regarding the request for a calisthenics track, this is not part of the current proposals but the Council is providing these facilities within the county. These facilities are generally below the threshold for Part 8 and can be considered as part of a separate provision. Outdoor gym equipment is currently provided beyond St. John's Wood Car Park and north of Green Isle Car Park.

A running track is not proposed as part of the proposals, and is not within the scope of this Part 8.

Regarding the request for a public water fountain, the council has installed two fountains in the park last year with future provision to be reviewed as part of the county-wide plan.

**It is recommended that no changes be made to the Part 8 proposals.**

### **Upgrade of the Existing Recreational Facilities**

Multiple submissions highlighted the need for an upgrade to the Fairy Woodland Trail and for the inclusion of a live events or music space.

### **Chief Executive's Response and Recommendation:**

The proposals will see the installation of a play space at the Fairy Woodland trail and links through to the Park Lakes. There will be a live, multi-use events stage located in the Hub-Zone.

**It is recommended that no changes be made to the Part 8 proposals.**

### **Ecology**

Requests were submitted to include and account for the following regarding ecology:

More wild flower areas, A pollinator-friendly trail to the Fairy Woodland Trail, Tree information availability to the public, Increased tree planting, Removal of existing trees that are in poor condition is accepted provided that similar native Irish Broadleaf species are planted in their place, More flower beds and trees in the park, To follow the mowing regime as per the All Ireland pollinator plan, Include more mini-pond/ wet areas for amphibians, birds and mammals, Include bird boxes, bat boxes, bug hotels, and honeybee/solitary bee lodges.

### **Chief Executive's Response and Recommendation:**

South Dublin County Council is acutely aware of Corkagh Park's importance in this regard and the intention is to continue work on and to build upon the park's potential as an ecological park. Where trees are proposed, Native Irish trees will be planted. It is not the intention to change the predominant grassland habitat of the park which already has significant benefits to local wildlife and biodiversity levels. SDCC are signatories of the All-Ireland Pollinator Plan and have developed the SDCC Pollinator Plan to its principles, as part of these plans; SDCC have implemented a reduced mowing regime across SDCC parks, including within Corkagh Park, and the acreage of meadowland has been increased each year to date. Further opportunities to develop meadowlands will be taken where possible in Corkagh Park as will opportunities to increase wetlands. The development of the Camac Flood Relief Scheme will also be examined for opportunities in this regard. The information relating to this Part 8 is available on SDCC's on-line public consultation portal. The availability of other on-line information is an operational matter outside the scope of this current Part 8

Opportunities for increased planting of native species in terms of trees and wildflowers will be identified and promoted as the detailed design process progresses; as will opportunities to incorporate bird boxes, hug hotels, bee lodges etc.

**It is recommended that no changes be made to the Part 8 proposals.**

## **Security and Privacy**

Some submissions highlighted the need for good security in any new development.

### **Chief Executive's Response and Recommendation:**

The proposed development will attract increased numbers of legitimate users of the park, increasing the likelihood of passive surveillance in the park and therefore increasing the general levels of passive security throughout Corkagh Park. The requirement for CCTV at the new Café will be reviewed at detailed design stage.

**It is recommended that no changes be made to the Part 8 proposals.**

## **New Footpath adjacent to Cherrywood Crescent**

Multiple submissions raised specific objections to the inclusion of a new path in this area, objecting to the proposals, citing it as unnecessary and suggesting that parking on Cherrywood Crescent will increase, litter issues will increase and that it will increase drug dealing and anti-social behaviour to the area.

### **Chief Executive's 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 throughout Corkagh Park. The provision of a footpath would bring increased activity into this area and could help displace the level of anti-social activity which many submitters say exists there at present. However, it is recognised that the proposed footpath is part of the secondary circulation within the park and not a vital component of the current masterplan. In addition, given the proximity to the proposed Camac Flood Alleviation Scheme, provision of a footpath may be better examined at a later date.

**The CE recommends that the proposed section of footpath, adjacent and parallel to Cherrywood Crescent be removed from the current Part 8 proposals.**

## **Signage**

A submission requested more signage in the Irish language throughout the park.

### **Chief Executive's Response and Recommendation:**

The proposed strategy for wayfinding and signage throughout the park will be in accordance with the requirements of legislation relating to use of the Irish language.

**It is recommended that no changes be made to the Part 8 proposals.**

## **Proposed Hub Area and Provision of Shops, Café and Outdoor Market**

A request was submitted for the former pet farm area to be turned into an area for the outdoor market and there was also mention in relation to the inclusion of a pet farm. One submission queried the design of the café – in particular the inclusion of a hatch to serve through if people cannot enter the building-and the perceived lack of baby changing and universally accessible toilet provision and outdoor facing toilet provision. There were several submissions in relation to the operation of the proposed coffee shop / event / community space.

### **Chief Executive's Response and Recommendation:**

The proposals include for a multi-use hard surfaced space between the new proposed Café and events stage. It is envisaged that this space will be used on market days by the vendors. The space to the east of the new café that the submission refers will provide a passive spill out space with seating and space for users to enjoy throughout the year, not least on market days. The inclusion of a pet farm was considered as part of the 2019/2020 Corkagh Park Masterplan proposals and was not seen to be feasible.

The final layout, design and format of the café and ancillary facilities is subject to further detail design. The current design accounts for 5 nr. female and 5 nr. male toilets with 1 nr. compliant universally accessible toilet with baby changing facility (subject to detailed design). There will be two entrances to the toilets that are separate from the café.

The procurement of the operator any of the hub facilities is an operational matter, will be subject to public tender and is outside the scope of consideration of the Part 8 process.

**It is recommended that no changes be made to the Part 8 proposals.**

### **Suggestions for alternative uses of the Building in the Hub Zone**

Multiple suggestions identified possible alternative uses for the Hub Zone café and adjacent multi-use space such as Flavours of Dublin and a community run café.

#### **Chief Executive's Response and Recommendation:**

The procurement of the operator any of the hub facilities is an operational matter, will be subject to public tender and is outside the scope of consideration of the Part 8 process.

**It is recommended that no changes be made to the Part 8 proposals.**

### **Car Parks and Vehicular Traffic**

There were requests for less vehicular traffic by depot vehicles. One submission also highlighted the need to avoid discharging positive drainage into the Camac River following upgrades to the car parks. A request was also made to include electric vehicle charging points as part of this project, not just future-proof ducting for such.

#### **Chief Executive's Response and Recommendation:**

The proposals include for the resurfacing of St. John's Wood Car park. They also include for a permeable drainage system and percolation and will not discharge directly into the river. At the Green Isle car park, this will be reviewed at detailed design stage. 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.

Regarding the comment on depot vehicles, the depot is located in the centre of the park and requires that vehicles continue to use these routes. Efforts will be made in the Hub Zone to re-route traffic away from the Southern end of the site to mitigate potential conflict.

SDCC are developing a county-wide e-charger provision scheme, under the Climate Change Action Plan. The required civil works are allowed for under this scheme and the charging stations will be installed at a later date as part of a countywide rollout.

**It is recommended that no changes be made to the Part 8 proposals.**

### **Architectural Conservation**

A number of submissions highlighted the need to be aware of and reference where appropriate the strong natural and cultural heritage links in the park. There were calls for reference to the history of the park specifically Corkagh House, The Oil Mills, The Walled Garden and the Gun Powder mills. It was requested that if some of these existing features cannot be brought into use, then interpretation be provided.

A submission also requested that the existing farm buildings and courtyard (current SDCC Depot) be brought into use rather than construct a new building for the café. There were also requests to relocate the new proposed café away from the former location of Corkagh House.

Another submission requested that all new gates, railings, planting, furniture, wayfinding, signage and landscape works be sympathetic to the historic nature of the park as a former landed estate demesne.

#### **Report of SDCC's Architectural Conservation Officer:**

"Record of Protected Structures

Corkagh Demesne Stable and Outbuildings are referred to in the Council's Record of Protected Structures - Schedule 2 of the South



Dublin County Development Plan 2016-2022 under Map Ref. No. 181. Under Section 2 of the Planning and Development Act 2000, the term 'structure' means "any building, structure, excavation, or other thing constructed or made on, in, or under any land, or any part of a structure so defined, (a) where the context so admits, includes the land on, in or under which the structure is situate, and (b) in relation to a protected structure or proposed protected structure, includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures". Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors, fixtures and fittings. The Protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000.

The existing outbuildings are also included on the National Inventory of Architecture (NIAH) for South Dublin County 2002 under Reg. Ref. 11209086.

## Appraisal

This is a Part 8 for proposed enhancement and upgrades at Corkagh Park, Clondalkin. The areas for the proposed works are within the curtilage of a number of Protected Structures as detailed above. The construction of a new 'hub zone' is to include a purpose built café building with 10 no. public toilets, kitchen, storage, serving area and internal seating; multi-use events space with a stage and hard-standing area; soft-landscaping with formal seating areas; picnic areas; amenity lawn; mounds; incidental play area and planting.

The proposed hub zone is located adjacent to the existing protected structures which consist of a complex of Outbuildings which would originally have been part of the working farm of Corkagh House demolished during the 1960s. The Stable building and outbuildings are the only buildings left of the former demesne and mark the area of Corkagh House. The complex of buildings is currently in use as a Council Depot to service the Parklands.

A Masterplan was completed for Corkagh Regional Park in 2020 and a number of enhancement and upgrade works are now proposed in order to deliver the objectives identified in the Plan. In preparing the concept plans for the proposed 'hub zone' other locations were considered, however the area adjacent to the existing Depot was identified as the most appropriate site.

The Hub Zone will provide a café, multi-use events space and toilet facilities for visitors amongst a backdrop of mature trees and the existing historic buildings. The undersigned was included in discussions and presented with a draft proposal by the consultants engaged on behalf of SDCC. During a meeting, advice was provided by the undersigned with regard to the requirements for new development within the curtilage of a Protected Structure and with regard to visual impacts within proximity to the existing buildings. Initially linking the new buildings into the single-storey outbuilding was looked at in providing a connection and possibly using the existing building to accommodate toilet facilities. However, it is appreciated that it was not viable to reuse the existing outbuildings as part of the new proposals given the use of these buildings as part of a working Council Depot.

The existing Protected Structures are not included as part of the overall proposed development under Part 8. It should be noted that the Architectural Conservation Officer would welcome the adaptive reuse of the existing Stable building and outbuildings as part of a future development to enhance the existing buildings.

In assessing the final concept design for the location of the Hub Zone, Café, toilets, play area and stage, it is felt that the location allows the new facilities to sit comfortably without detracting or impacting visually on the existing outbuilding complex (existing Depot buildings). Locating the new facilities at this location allows a new addition within an already functioning area. The new contemporary design and style of the hub zone, café and performance stage adds architectural interest to the existing group of buildings.

It is considered that care has been taken to devise a layout for the Hub Zone that does not detract from the character of the existing buildings and its setting within the wider area of the subject site. All lines for the new scheme originate from and follow lines of the existing architecture and work to bring the area into new use. This will support the overall use of the 'hub zone' by creating a designated place for facilities and visitor engagement aligning with the objectives of the Masterplan.

The proposed pavilion/stage and café will bring much needed facilities to the Park. The proposed location reaffirms the established connection close to the existing complex of buildings. The design avoids turning its back on the existing buildings and promotes a sense of place for the new facilities, allowing it to connect to the historic site and protected structures.

It is considered that the proposed development is acceptable, subject to the following recommendations/conditions:

## Recommendations

The Protected Structures (Complex of Former Corkagh House Outbuildings, RPS Ref. 181) should be safeguarded during the proposed works. A safety statement for how the Protected Structures and associated features i.e. boundary walls etc will be protected during the construction of the new proposed development should be provided and agreed with the Councils Architectural Conservation Officer.

Reason: To ensure a safety statement is provided in the safeguarding of the Protected Structures and all associated features during the construction of the new development.

The final design and drawings of the purpose-built café, toilets and pavilion/stage along with details of the materials and finishes for these new elements should be provided and agreed with the Councils Architectural Conservation Officer.

Reason: To ensure the final design, material and finishes are of high quality and to ensure that the new additions add architectural interest at this location.”

#### **Chief Executive's Response and Recommendation:**

A Conservation Architect is retained as part of the design team and contributed to the development of the Part 8 proposals. This Part 8 is specifically for the proposed development as described in Sections 1 and 2 of this report. Enhancements to the Fairview Oil Mills and Gunpowder Mills, though not included in this Part 8, are not excluded from future potential enhancement as a direct result of these proposals.

Regarding Corkagh House, the siting of the proposed 'Hub-Zone' was chosen from several options and selected positions informed by the historic setting and its role as a social centre, and similar size footprint, is seen as having an equivalence to the original house on site. There are further opportunities for the history of the house and the site to be interpreted by the new design, and there is also an opportunity for the new structure to have a significant positive impact on the setting by replacing the earlier focal point. This will be further developed in the course of the detail design stages of the project prior to tendering.

In terms of the re-use of existing buildings as the café and toilet block, this was explored during the feasibility stage. This approach was not deemed to be feasible following analysis of spatial requirements and the continued use of the buildings as a regional depot for South Dublin County Council Operations. Notwithstanding the above, due consideration has been given to the proposals in anticipation of these buildings coming into use in the future and would be part of a separate Part 8 process.

The Chief Executive further notes the SDCC's Architectural Conservation Officer's Report and will incorporate the recommendations therein to the further stages of the project.

**It is recommended that no changes be made to the Part 8 proposals.**

#### **Provision of cycle parking and wider pathways for cyclists**

Multiple submissions asked for the provision of cycling parking areas and to increase the proposed path widths to accommodate shared use between cyclists and pedestrians. There were also specific request for covered cycle parking as well as parking that caters for larger mobility bikes and cargo bikes.

#### **Chief Executive's Response and Recommendation:**

The existing paths allow for shared use between cyclists and pedestrians. This shared use 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. Increased cycle parking will be provided as requested with requests for covered parking options noted.

**It is recommended that no changes be made to the Part 8 proposals.**

#### **Pedestrian and Cycle Routes and access to the park**

Query regarding the proposals and alignment with the Cycle South Dublin. Multiple requests for removal of all kissing gates in the park and defined cycle routes at entrances and throughout.

#### **Chief Executive's Response and Recommendation:**

Route 3a-b of the Cycle South Dublin plan is not changed by the current proposal. The design of gates and entrances to the park will be considered at detailed design stage in light of requirements for universal accessibility requirements such as wheelchair users and those with larger bikes. This must be in balance with CI Objective 12 of the SDCC Community Infrastructure Policy 12 (C) which states that proposals must 'ensure that parks and open spaces are designed as safe spaces and that access for vehicles such as quads and motorbikes is restricted.'

**It is recommended that no changes be made to the Part 8 proposals.**

## **Air Traffic**

In correspondence received from the Safety Regulation Division for Aerodromes in the Irish Aviation Authority (IAA), they advised that they have no observations on this application.

### **Chief Executive's Response and Recommendation:**

The submission is noted.

**It is recommended that no changes be made to the Part 8 proposals.**

## **Litter Control and Maintenance**

One submission noted that the new café could result in more litter in the park and several submissions noted the need for litter control throughout the park. A submission also requested specific dog foul bins to be included.

### **Chief Executive's Response and Recommendation:**

Litter 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.

New litter bins are proposed in the vicinity of the new café. The request for specific dog foul bins is noted; however, as all bins can be used for this purpose it is not deemed that a separate provision is necessary.

**It is recommended that no changes be made to the Part 8 proposals.**

## **Camac Flood Alleviation Scheme**

A submission was received from the Dublin City Council Camac Flood Alleviation Team which welcomed the proposals and made the following recommendations:

- Recommend that the New Pavilion/Buildings should be constructed above the 1% AEP Flood Plain including for a climate change estimate
- Recommend that EV infrastructure should be constructed above the 1% AEP Flood Plain including for climate change
- Recommend that new or paths should be constructed at grade/not above existing ground level
- Recommend that Synthetic Pitches and Multi-Sports Surfaces should be avoided in area that may storage for flood water especially in all areas within 30m of the watercourse.
- Recommend that all existing flood routes should be maintained as far as reasonably possible
- Recommend that existing surface water runoff should be maintained at current levels into any water course and reduced if reasonably possible.
- Recommend that surface water runoff storage using green infrastructure be considered with all carpark redevelopment.

### **Chief Executive's Response and Recommendation:**

The Camac Flood Alleviation Team will be consulted with during the detailed design stage as appropriate and the recommendations included where possible.

## **6.0 Assessment as to whether or not the proposed development would be consistent with the proper planning and sustainable development of the area.**

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

## **ECONOMIC AND TOURISM (ET) Policy 7 Leisure Activities**

It is the policy of the Council to support and facilitate the development of leisure activities in the County.

### **ET7 Objective 2:**

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

## **COMMUNITY INFRASTRUCTURE (CI) Policy 12 Open Spaces**

It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.

### **CI12 Objective 1:**

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

### **CI12 Objective 3:**

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

### **CI12 Objective 4:**

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

### **CI Objective 6:**

To improve the provision of 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.

### **CI 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.

## **GREEN INFRASTRUCTURE Policy 4 (G)**

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

### **G4 Objective 1:**

To support and facilitate provision of a network of high quality, well located 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 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 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 grasses open space to promote the development of multifunctional amenity areas with enhanced biodiversity value.

## **OTHER OBJECTIVES**

The subject site is within the Department of Defence Inner Zone for the Casement Aerodrome. Policies and objective of particular relevance to Corkagh Park and the proposal include:

### **IE8 Objective 5**

Within the Department of Defence Inner Zone, in addition to the Obstacle Limitation Surfaces for the Aerodrome, no buildings or structures exceeding 20m in height above ground should be permitted except where specifically agreed following consultation

with the Department of Defence that the proposed development will not affect the safety, efficiency or regularity of operations at the aerodrome

### **Assessment:**

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 current Part 8 proposal seeks to underpin the above objectives on Community Infrastructure by strengthening and upgrading the Corkagh Regional Park in particular, by way of introducing a hub zone in the centre of the park aimed at all age groups and abilities by including a café, multi-use events space, seating area, picnic areas, amenity lawn, mounds and play area as well as the improvements at the Fairy Woodland Trail. All consolidated by enhanced routes and new pedestrian links.

The current Part 8 proposal to enhance Corkagh Park seeks to underpin these Green Infrastructure Objectives, particularly by way of removing and replacing certain trees that are in poor health or that pose a risk to safety, the retention and protection of existing mature trees and addition of native ornamental shrubs and grasses.

The current Part 8 application proposes 11m arrival beacon wayfinding signage and this is in line with the above policy objective and does not exceed 20m and the submission from the Irish Aviation Authority is noted in that regard.

The 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. The proposed development is assessed to be consistent with the proper planning and sustainable development of the area.

### **7.0 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 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 for the proposed enhancements and upgrades at Corkagh Park, Clondalkin Dublin 22 as proposed; with the exception of the following change to the Part 8 proposals:**

**That the proposed section of footpath, adjacent and parallel to Cherrywood Crescent be removed from the current Part 8 proposals**