COMHAIRLE CONTAE ÁTHA CLIATH THEAS  
SOUTH DUBLIN COUNTY COUNCIL



**South Dublin County Council Meeting**

**3rd September 2022**

**Part 8 Report**

**PROPOSED UPGRADE OF WHITESTOWN STREAM LOCAL PARK IN THE TOWNLAND OF JOBSTOWN, TALLAGHT**

Pursuant to the requirements of the relevant Planning Acts and Regulations, South Dublin County Council gave notice to upgrade Whitestown Stream Local Park.

The proposed upgrade of the Whitestown Stream Local Park at Jobstown, Tallaght, Dublin 24 will consist of:

* Upgrade of existing boundaries and access points
* Provide new footpath at Cloonmore to complete footpath loop
* Overlay existing footpaths
* Upgrade existing bridge linking Bawnlea Avenue and Cloonmore Road and provide with 2 new bridges one at either end of the stream.
* Remove graffiti as required from boundary walls and other locations, with the enhancement of existing service gates.
* Removal low-level wall on the Southeast boundary of the park and incorporate landscape design into the recently completed N81 cycle scheme.
* Construction of new boundary with access point at Cloonmore Ave & Gort lar.
* Re-position boundaries (hidden corners) with possible future land ownership transfer from SDCC to 3rd parties (any land ownership transfer will be subject to a separate decision by the council).
* Existing public lighting to be upgraded and proposed installation of new lighting columns
* Planting of tree, shrubs, and wildflowers/bulbs and other plants.
* Establishment of wildflower grassland through changed management regimes and with native bulb planting.
* Introduction of an Activity Trail, with play/exercise equipment at 100m intervals.
* Installation of natural play area adjacent Cloonmore Rd.
* All associated landscape design including street furniture, surfacing and signage.
* All ancillary works.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive 2014/52/EU. 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 EIA is not required. Any person could, within 4-weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development were available for inspection online on the Council’s Public Consultation Portal website (http://consult.sdublincoco.ie) during the period from **22nd July 2022 to 3rd September 2022.**

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, may be made in writing up to **5.00pm on the 3rd September 2022** and may be submitted:

Online: <https://consult.sdublincoco.ie/browse>

Post to:

Senior Executive Officer,

Environment Water and Climate Change Department,  
South Dublin County Council,  
County Hall, Tallaght, Dublin 24 YNN5.

It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council.  South Dublin County Council’s Personal Data Privacy Statements can be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements.

# 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 proposed upgrade of the Whitestown Stream Local Park at Jobstown, Tallaght Dublin 24 will consist of:

* Upgrade of existing boundaries and access points
* Provide new footpath at Cloonmore to complete footpath loop
* Overlay existing footpaths
* Upgrade existing bridge linking Bawnlea Avenue and Cloonmore Road and provide with 2 new bridges one at either end of the stream.
* Remove graffiti as required from boundary walls and other locations, with the enhancement of existing service gates.
* Removal low-level wall on the Southeast boundary of the park and incorporate landscape design into the recently completed N81 cycle scheme.
* Construction of new boundary with access point at Cloonmore Ave & Gort lar.
* Re-position boundaries (hidden corners) with possible future land ownership transfer from SDCC to 3rd parties (any land ownership transfer will be subject to a separate decision by the council).
* Existing public lighting to be upgraded and proposed installation of new lighting columns
* Planting of tree, shrubs, and wildflowers/bulbs and other plants.
* Establishment of wildflower grassland through changed management regimes and with native bulb planting.
* Introduction of an Activity Trail, with play/exercise equipment at 100m intervals.
* Installation of natural play area adjacent Cloonmore Rd.
* All associated landscape design including street furniture, surfacing and signage.
* All ancillary works.

**2.2 Plans and Details**

Plans and details are available at the following link:

<https://consult.sdublincoco.ie/en/consultation/whitestown-stream-local-park>

Note: as outlined in the plans drawing are to be considered as indicative only

# 3 Outline of Public Consultation Programme

## **3.1 Informal Non-Statutory Consultation**

On the 13th of June 2022 initial engagement occurred with local Councillors of the Tallaght Area. Councillors welcomed the proposed investment in the Whitestown Stream area of Jobstown.

In addition to this initial engagement with local Councillors, efforts were made to connect with key community leaders in the Jobstown area with a view to linking in with their respective networks and facilitating engagement with a wide range of community interests. Support was sought in identifying community leaders from colleagues within South Dublin County Council (SDCC) and a list of potential contacts was drawn up. This list included:

* An Cosán (an organisation that offers adult education and other services to women, particularly from the communities of West Tallaght);
* Barnardos Child and Family Centre, Bawnlea Green [(providing](https://eur04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.google.com%2Fsearch%3Fq%3DBarnardos%2BChild%2BAnd%2BFamily%2BCentre%2BBawnlea%252C%2BBawnlea%2BGreen%252C%2BJobstown%252C%2BDublin%26rlz%3D1C1CHBD_enIE995IE995%26ei%3DwM6pYrivMtaChbIPpZym6AM%26oq%3Dbarnardos%2Bbaw%26gs_lcp%3DCgdnd3Mtd2l6EAEYADICCCY6CwguEMcBEK8BEJECOhEILhCABBCxAxCDARDHARDRAzoLCAAQgAQQsQMQgwE6DgguELEDEIMBEMcBEKMCOhEILhCABBCxAxCDARDHARCjAjoECAAQQzoFCAAQgAQ6CAguELEDEIMBOg4ILhCxAxCDARDHARCvAToKCC4QxwEQrwEQQzoICC4QgAQQsQM6CwgAEIAEELEDEMkDOgUIABCSAzoKCC4QsQMQgwEQQzoRCC4QsQMQgwEQxwEQowIQkQI6EAguELEDEIMBEMcBENEDEEM6EQguEIAEELEDEIMBEMcBEK8BOgsILhCABBCxAxCDAToICC4QgAQQ1AI6BAguEEM6CwguEIAEEMcBEK8BOgcIABCABBAKSgQIQRgASgQIRhgAUABYohVgzCloAHAAeACAAW2IAf4GkgEEMTIuMZgBAKABAcABAQ%26sclient%3Dgws-wiz&data=05%7C01%7Ccward%40SDUBLINCOCO.ie%7C9506c4d6cffd4144570b08da4ed2c7f9%7C6a3c00c019d0492da8de95fad8fda1d4%7C0%7C0%7C637908964452091174%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=If11DtaCdYFYuAgY6fenRqd6EPQlMpFa1hQozKrv7Ec%3D&reserved=0) a range of child and family support services in the West Tallaght Area);
* Citywise Education (providing young people from West Tallght with after-school and out-of-school educational support);
* Dodder Action Group (a volunteer-led group which cleans the area on the third Sunday of each month);
* JADD (a programme focused on providing supports related to high levels of substance misuse in Jobstown);
* Jobstown Celtic FC (local football club);
* Jobstown Community Centre;
* Jobstown Estate Management Group;;
* Mary Mercer Health Centre;
* Russell Square Residents Group;
* South Dublin County Partnership;
* St Thomas’ Parish Centre;
* St. Thomas’ Senior National School;
* Tallaght Community NS;
* Tallaght Youth Service.

Communication was issued to all of the above via email and, where possible, phone, seeking out support in organising community engagement activities. Responses to this communication was limited. As a result, the following activities were organised:

* a meeting was conducted with two members of the Dodder Action Group on site at the Whitestown Stream;
* information and consultation sessions were held with students of 3rd, 4th, 5th and 6th classes in St. Thomas’ Senior National School in Jobstown, involving up to 200 children in total;
* information on the proposed development was shared with youth workers of Tallaght Youth Service (TYS) for discussion with young people involved in two TYS summer projects in Jobstown;
* with the assistance of Jobstown Community Centre, two community consultation meetings were held, at which a total of 11 individuals participated, all of whom were either residents in the estates adjoining Whitestown Stream or were users of the Whitestown Stream area.

A staff member in An Cosán also shared a short questionnaire on the proposed park development with neighbours residing in Cloonmore, Bawnlea, Dromcarra and Kiltalown. A total of 23 questionnaires were completed by adult residents in those areas and returned for analysis.

The findings from the above Non-Statutory Consultation prior to part 8 was overwhelmingly positive with 100% of respondents welcoming the park upgrade. A number of people referred positively to the wildflowers growing along the N81, to the manner in which these flowers brought colour and beauty to the local landscape and expressed a desire that something similar might be achieved in the context of the Whitestown Stream.

Below is a summary of points raised during the Non-Statutory consultation process:

* Poor boundary, no controlled access into the park
* Dumping of domestic waste
* Burning of waste materials
* Cars and scramblers entering the open space
* Anti-social activities
* Unusable space with limited passive or active recreation opportunities
* Walls have graffiti which degrades the area
* The landscape is barren area with limited biodiversity present
* Poor connectivity

The key issues above were considered and addressed in the preliminary design/ part 8 documents.

## **3.2 Statutory Consultation**

The proposed development and accompanying reports and determinations were placed on public display for the statutory period from the **22nd July 2022 to 3rd September 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 <https://consult.sdublincoco.ie/en/consultation/whitestown-stream-local-park>

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 3rd Sept 2022 and submitted either via:

Online Submissions: <https://consult.sdublincoco.ie/en/consultation/whitestown-stream-local-park>

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 9 submissions were received by 5.00pm on the 3rd of Sept 2022.

**3. List of Submissions**

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

* Mr Proinsias Mac Fhlannchadha
* Mr Sean Corrigan
* Gill Elliott
* Ms Maria Mangan
* Residents from Cloonmore Rd (via post)
* Ms Mary Clare & Mr Derek Norris
* Mr John A Stanton
* Tallaght Community Council Submission
* Cllrs Kieran Mahon and Cllr Leah Whelan

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

**Proinsias Mac Fhlannchadha**

**Summary and Categorisation of Issues Raised:**

The submission welcomed the plans and made the following comments / suggestions:

* To increase planting of pollinator friendly trees such as a mini orchard
* Additional biodiversity/pollinator planting
* A riparian landscape and natural features like leaky weirs, logs, rock banks etc

**Chief Executives Response**

* The general welcome and support of the plans are noted. As part of SDCC’s Pollinator Plan 2021-2022 and Biodiversity Plan, SDCC are committed to planting pollinator and biodiversity supportive trees and plants. At the detail design stage SDCC will ensure the landscape masterplan and planting plans complies with the above plans.
* The plan has included signature and native trees with native hedgerows which will provide key ecological corridors supporting pollinators and local biodiversity. In addition to this, the plan has outlined a generous area for meadow grassland (through changed management practice) with native bulbs to provide additional colour, habitats, and food sources. Further planting opportunities will be considered at detail design stage.
* Regarding Riparian Landscapes and natural features in the stream SDCC do not propose to change the watercourse at this time and works on same and are not proposed in the part 8. However, this proposal can be considered at a later date.

**Chief Executives Recommendation:**

It’s recommended that no changes be made to the part 8 proposal.

**Sean Corrigan**

**Summary and Categorisation of Issues Raised:**

The submission welcomed the plans and made the following comments / suggestions:

* Creating a community amenity & spaces for community events.
* Connect the park to the N81 cycle scheme.
* Appropriate management of the park once completed.
* CCTV cameras (in tandem with existing ones) with Public Address System
* Additional lighting at entry/exit points.
* A dedicated Park Ranger, Community Garda or Private Security patrol.
* Controlled access on boundaries and at entrance/exit to prevent unauthorised vehicles from gaining access to the park.

**Chief Executives Response**

* The welcome for the proposals is noted.
* The Whitestown Stream upgrade is planned as a community gathering space for all ages that offers welcoming, inclusive, and flexible recreation opportunities for all. It is intended to connect the park upgrade to the N81 cycle scheme with controlled access points to facilitate, as much as possible, the legitimate use of the area by members of the local community.
* In tandem with the masterplan and park upgrade, a detailed maintenance plan will be put in place to ensure the park is maintained and managed to the highest standards.
* The existing public lighting will be upgraded as per the plans, additional lighting columns are proposed which will include entry/exit points to the park.
* Hedgerow planting to boundaries with no over-looking will help deter anti-social activities, such as dumping, while increasing the biodiversity interest with a mix of low- maintenance native species.
* The suggestion regarding the installation of CCTV will be examined in the context of the relevant statutory requirements
* The existing public lighting will be upgraded to ‘white’ lighting which aids in the reduction of anti-social behaviour as it mimics daylight and increases facial recognition. In addition to this, extra lighting columns are proposed as part of the upgrade. This will reduce the likelihood of anonymity and will expose individuals who conduct anti-social behaviours (setting fires, vandalising trees/shrubs etc). The proposal is designed to reduce opportunities for people to behave anti-socially. The overall park upgrade is intended to create a public park that the local community can be proud to have in their area, want to be associated with and regularly visit.
* The Public Realm Section liaise and work closely with An Garda Síochána on an ongoing basis in relation to park and open space matters and this area will be included in those conversations.
* The proposal includes the upgrade of all existing park entrances to controlled access gates and the installation of robust railings to existing stub walls. This will enhance the security of the park by restricting unauthorised access by vehicles, scramble bikes, etc.

**Chief Executives Recommendation:**

It’s recommended that no changes be made to the part 8 proposal.

**Gill Elliott**

**Summary and Categorisation of Issues Raised:**

The submission raised concerns regarding the proposed playground for the following reasons:

* May cause further anti-social behaviours and physical damages
* Could cause youths to congregate at night-time
* Fears playground & exercise equipment in Cloonmore will be burnt
* Proposed play location is used as kick about area
* Fears that trees and shrubs will be vandalised
* Cites substandard maintenance in other playgrounds locally
* Mentions that there are other playgrounds locally available already.

**Chief Executives Response:**

* SDCC note the concern regarding the proposed playspace close to Cloonmore Road as part of the Whitestown Stream Local Park upgrade.
* Children should have access to safe and secure outdoor play opportunities that are accessible from their homes. (**Section 8.7.6 of SDCC’s County Development Plan 2022-2028**). During the non-statutory consultation, SDCC were told that the local park is a key pedestrian link for children going to and from school.
* SDCC are supportive of the provision of recreational facilities to all ages and abilities, Objective ***COS5 SLO 3* of the new County Development Plan 2022 – 2028** cites the need for including recreational facilites for all ages in this area***: “****That the area on both sides of Whitestown Stream/Jobstown Stream inclusive of the Stream itself between Cloonmore Estate on one side and Bawnlea and Dromcarra Estates on the other and from the Jobstown Rd to the N81 be designated a Local Park/Open Space and prioritising over the life-time of the plan upgrading the regreening of the area and the protection of the watercourse running through it, including the inclusion of intergenerational uses of the space such as outdoor exercise equipment”.*
* The Fields in Trust Standards are widely applicable in terms of recreational provision and outline that children should have a local area of play within 100m from a dwelling and local equipped area of play within 400m. The closest playground that is open to the public is 770m away from this area at Kiltalown.
* Presently the park is susceptible to household dumping, anti-social behaviours, access by cars and scramblers which all deter people from using the park. The Whitestown Stream upgrade is planned to create a community gathering space for all ages that offers welcoming, inclusive, and flexible recreation opportunities for all. By creating a safe space people will want to use increases legitimate activity within the park and provides for passive surveillance which helps to deter anti-social behaviour.
* The play area is proposed at the heart of the park, away from blank facades and in an area that is overlooked by housing on Cloonmore Road and linked across the stream to Bawnlea via an enhanced footbridge. The playground will provide natural play opportunities for young children and act as a focal point for guardians to meet and socialise.
* At detailed design stage it is planned to careful design the natural playspace regarding placement of equipment, choice of equipment and phasing. The play equipment proposed will be robust, with equipment choice based on SDCC’s experience of what has worked elsewhere. The play equipment will initially be focussed on younger children with sand and woodchip used as a safety surface to deter older youths from congregating at the play area. To further mitigate against noise and congregation the natural play area can be dispersed. The play area will contribute to the existing green space and informal kick around area. Additional tree planting is proposed to mitigate recreation noise.
* SDCC Public Realm will ensure the playspace is actively managed with a quick response to issues that arise, daily maintenance and monitoring of the playground. In addition to this the Park Rangers will do routine patrolling of the park.
* The existing public lighting will be upgraded to ‘white’ lighting which aids in the reduction of anti-social behaviour as it mimics daylight and increases facial recognition. In addition to this, extra lighting columns are proposed as part of the upgrade. This will reduce the likelihood of anonymity and will expose individuals who conduct anti-social behaviours (setting fires, vandalising trees/shrubs etc). The proposal is designed to reduce opportunities for people to behave anti-socially. The overall park upgrade is intended to create a public park that the local community can be proud to have in their area, want to be associated with and regularly visit.
* The Public Realm Section liaise and work closely with An Garda Síochána on an ongoing basis in relation to park and open space matters and this area will be included in those conversations.
* In tandem with the masterplan and park upgrade, a detailed maintenance plan will be put in place to ensure the park is maintained and managed to the highest standards with quick response times to issues that arise.
* The proposed trees for the open space will be large girth trees which will offset the risk of vandalism.

**Chief Executives Recommendation:**

It’s recommended that no changes be made to the part 8 proposal.

**Maria Mangan**

**Summary and Categorisation of Issues Raised:**

The submission raised concerns regarding the proposed playground for the following reasons:

* Green area has been used for ball playing by children
* States limited children of playground age group on cloonmore road
* Proposed development may provide extra activities in the park such as noise, litter accumulation and anti-social behaviour.

**Chief Executives Response:**

* SDCC note the concern regarding the proposed playspace close to Cloonmore Road as part of the Whitestown Stream Local Park upgrade.
* Children should have access to safe and secure outdoor play opportunities that are accessible from their homes. (**Section 8.7.6 of SDCC’s County Development Plan 2022-2028**). During the non-statutory consultation, SDCC were told that the local park is a key pedestrian link for children going to and from school.
* SDCC are supportive of the provision of recreational facilities to all ages and abilities, Objective ***COS5 SLO 3* of the new County Development Plan 2022 – 2028** cites the need for including recreational facilites for all ages in this area***: “****That the area on both sides of Whitestown Stream/Jobstown Stream inclusive of the Stream itself between Cloonmore Estate on one side and Bawnlea and Dromcarra Estates on the other and from the Jobstown Rd to the N81 be designated a Local Park/Open Space and prioritising over the life-time of the plan upgrading the regreening of the area and the protection of the watercourse running through it, including the inclusion of intergenerational uses of the space such as outdoor exercise equipment”.*
* The Fields in Trust Standards are widely applicable in terms of recreational provision and outline that children should have a local area of play within 100m from a dwelling and local equipped area of play within 400m. The closest playground that is open to the public is 770m away from this area at Kiltalown.
* Presently the park is susceptible to household dumping, anti-social behaviours, access by cars and scramblers which all deter people from using the park. The Whitestown Stream upgrade is planned to create a community gathering space for all ages that offers welcoming, inclusive, and flexible recreation opportunities for all. By creating a safe space people will want to use increases legitimate activity within the park and provides for passive surveillance which helps to deter anti-social behaviour.
* The play area is proposed at the heart of the park, away from blank facades and in an area that is overlooked by housing on Cloonmore Road and linked across the stream to Bawnlea via an enhanced footbridge. The playground will provide natural play opportunities for young children and act as a focal point for guardians to meet and socialise.
* At detailed design stage it is planned to careful design the natural playspace regarding placement of equipment, choice of equipment and phasing. The play equipment proposed will be robust, with equipment choice based on SDCC’s experience of what has worked elsewhere. The play equipment will initially be focussed on younger children with sand and woodchip used as a safety surface to deter older youths from congregating at the play area. To further mitigate against noise and congregation the natural play area can be dispersed. The play area will contribute to the existing green space and informal kick around area. Additional tree planting is proposed to mitigate recreation noise.
* SDCC Public Realm will ensure the playspace is actively managed with a quick response to issues that arise, daily maintenance and monitoring of the playground. In addition to this the Park Rangers will do routine patrolling of the park.
* The existing public lighting will be upgraded to ‘white’ lighting which aids in the reduction of anti-social behaviour as it mimics daylight and increases facial recognition. In addition to this, extra lighting columns are proposed as part of the upgrade. This will reduce the likelihood of anonymity and will expose individuals who conduct anti-social behaviours (setting fires, vandalising trees/shrubs etc). The proposal is designed to reduce opportunities for people to behave anti-socially. The overall park upgrade is intended to create a public park that the local community can be proud to have in their area, want to be associated with and regularly visit.
* The Public Realm Section liaise and work closely with An Garda Síochána on an ongoing basis in relation to park and open space matters and this area will be included in those conversations.
* In tandem with the masterplan and park upgrade, a detailed maintenance plan will be put in place to ensure the park is maintained and managed to the highest standards with quick response times to issues that arise.

**Chief Executives Recommendation:**

It’s recommended that no changes be made to the part 8 proposal.

**Cloonmore Rd Residents**

**Summary and Categorisation of Issues Raised:**

A submission was received from Cloonmore Rd Residents by post on the 31st of Aug 2022. The submission had 38 signatures. The submission raised concerns regarding the proposed playground and boundary plans for the following reasons:

* Concern regarding access to the park for cars, scramblers, etc.
* Additional loitering and anti-social if a new playground were to be installed.
* Proposed development may provide extra activities in the park such as noise, litter accumulation, dumping, youth congregation, scramblers, anti-social and associated behaviours.
* State they do not want children from other part of the area coming into Cloonmore Rd. estate as they state existing residents are elderly.
* Residents have requested the green areas to be enclosed with hedging to keep out vehicles and scramblers.

**Chief Executives Response:**

* The proposal includes the upgrade of all existing park entrances to controlled access gates and the installation of robust railings to existing stub walls. This will enhance the security of the park by restricting unauthorised access by vehicles, scramble bikes, etc.
* SDCC note the concern regarding the proposed playspace close to Cloonmore Rd. as part of the Whitestown Stream Local Park upgrade.
* Children should have access to safe and secure outdoor play opportunities that are accessible from their homes. (**Section 8.7.6 of SDCC’s County Development Plan 2022-2028**). During the non-statutory consultation, SDCC were told that the local park is a key pedestrian link for children going to and from school.
* SDCC are supportive of the provision of recreational facilities to all ages and abilities, Objective ***COS5 SLO 3* of the new County Development Plan 2022 – 2028** cites the need for including recreational facilites for all ages in this area***: “****That the area on both sides of Whitestown Stream/Jobstown Stream inclusive of the Stream itself between Cloonmore Estate on one side and Bawnlea and Dromcarra Estates on the other and from the Jobstown Rd to the N81 be designated a Local Park/Open Space and prioritising over the life-time of the plan upgrading the regreening of the area and the protection of the watercourse running through it, including the inclusion of intergenerational uses of the space such as outdoor exercise equipment”.*
* The Fields in Trust Standards are widely applicable in terms of recreational provision and outline that children should have a local area of play within 100m from a dwelling and local equipped area of play within 400m. The closest playground that is open to the public is 770m away from this area at Kiltalown.
* Presently the park is susceptible to household dumping, anti-social behaviours, access by cars and scramblers which all deter people from using the park. The Whitestown Stream upgrade is planned to create a community gathering space for all ages that offers welcoming, inclusive, and flexible recreation opportunities for all. By creating a safe space people will want to use increases legitimate activity within the park and provides for passive surveillance which helps to deter anti-social behaviour.
* The play area is proposed at the heart of the park, away from blank facades and in an area that is overlooked by housing on Cloonmore Road and linked across the stream to Bawnlea via an enhanced footbridge. The playground will provide natural play opportunities for young children and act as a focal point for guardians to meet and socialise.
* At detailed design stage it is planned to careful design the natural playspace regarding placement of equipment, choice of equipment and phasing. The play equipment proposed will be robust, with equipment choice based on SDCC’s experience of what has worked elsewhere. The play equipment will initially be focussed on younger children with sand and woodchip used as a safety surface to deter older youths from congregating at the play area. To further mitigate against noise and congregation the natural play area can be dispersed. The play area will contribute to the existing green space and informal kick around area. Additional tree planting is proposed to mitigate recreation noise.
* SDCC Public Realm will ensure the playspace is actively managed with a quick response to issues that arise, daily maintenance and monitoring of the playground. In addition to this the Park Rangers will do routine patrolling of the park.
* The existing public lighting will be upgraded to ‘white’ lighting which aids in the reduction of anti-social behaviour as it mimics daylight and increases facial recognition. In addition to this, extra lighting columns are proposed as part of the upgrade. This will reduce the likelihood of anonymity and will expose individuals who conduct anti-social behaviours (setting fires, vandalising trees/shrubs etc). The proposal is designed to reduce opportunities for people to behave anti-socially. The overall park upgrade is intended to create a public park that the local community can be proud to have in their area, want to be associated with and regularly visit.
* The Public Realm Section liaise and work closely with An Garda Síochána on an ongoing basis in relation to park and open space matters and this area will be included in those conversations.
* In tandem with the masterplan and park upgrade, a detailed maintenance plan will be put in place to ensure the park is maintained and managed to the highest standards with quick response times to issues that arise.
* Hedgerow planting to boundaries with no over-looking will help deter anti-social activities, such as dumping, while increasing the biodiversity interest with a mix of low- maintenance native species.

**Chief Executives Recommendation:**

It’s recommended that no changes be made to the part 8 proposal.

**Mary Clare & Derek Norris**

**Summary and Categorisation of Issues Raised:**

A submission was received from Mary Clare & Derek Norris. The submission raised concerns regarding the proposed playground, boundary plans and bridge width for the following reasons:

* Concern regarding access to the park for cars, scramblers, etc.
* Additional loitering, anti-social, litter, dumping, etc if a new playground were to be installed
* Concern regarding the bridge width.

**Chief Executives Response:**

* The proposal includes the upgrade of all existing park entrances to controlled access gates and the installation of robust railings to existing stub walls. This will enhance the security of the park by restricting unauthorised access by vehicles, scramble bikes, etc.
* SDCC note the concern regarding the proposed playspace close to Cloonmore Road as part of the Whitestown Stream Local Park upgrade.
* Children should have access to safe and secure outdoor play opportunities that are accessible from their homes. (**Section 8.7.6 of SDCC’s County Development Plan 2022-2028**). During the non-statutory consultation, SDCC were told that the local park is a key pedestrian link for children going to and from school.
* SDCC are supportive of the provision of recreational facilities to all ages and abilities, Objective ***COS5 SLO 3* of the new County Development Plan 2022 – 2028** cites the need for including recreational facilites for all ages in this area***: “****That the area on both sides of Whitestown Stream/Jobstown Stream inclusive of the Stream itself between Cloonmore Estate on one side and Bawnlea and Dromcarra Estates on the other and from the Jobstown Rd to the N81 be designated a Local Park/Open Space and prioritising over the life-time of the plan upgrading the regreening of the area and the protection of the watercourse running through it, including the inclusion of intergenerational uses of the space such as outdoor exercise equipment”.*
* The Fields in Trust Standards are widely applicable in terms of recreational provision and outline that children should have a local area of play within 100m from a dwelling and local equipped area of play within 400m. The closest playground that is open to the public is 770m away from this area at Kiltalown.
* Presently the park is susceptible to household dumping, anti-social behaviours, access by cars and scramblers which all deter people from using the park. The Whitestown Stream upgrade is planned to create a community gathering space for all ages that offers welcoming, inclusive, and flexible recreation opportunities for all. By creating a safe space people will want to use increases legitimate activity within the park and provides for passive surveillance which helps to deter anti-social behaviour.
* The play area is proposed at the heart of the park, away from blank facades and in an area that is overlooked by housing on Cloonmore Road and linked across the stream to Bawnlea via an enhanced footbridge. The playground will provide natural play opportunities for young children and act as a focal point for guardians to meet and socialise.
* The existing public lighting will be upgraded to ‘white’ lighting which aids in the reduction of anti-social behaviour as it mimics daylight and increases facial recognition. In addition to this, extra lighting columns are proposed as part of the upgrade. This will reduce the likelihood of anonymity and will expose individuals who conduct anti-social behaviours (setting fires, vandalising trees/shrubs etc). The proposal is designed to reduce opportunities for people to behave anti-socially. The overall park upgrade is intended to create a public park that the local community can be proud to have in their area, want to be associated with and regularly visit.
* In tandem with the masterplan and park upgrade, a detailed maintenance plan will be put in place to ensure the park is maintained and managed to the highest standards with quick response times to issues that arise.

**Chief Executives Recommendation:**

It’s recommended that no changes be made to the part 8 proposal.

**John A Stanton**

**Summary and Categorisation of Issues Raised:**

A submission was received from John A Stanton the Chairperson of the Dodder Valley Association. The submission raised concern and observations for the following reasons:

* Outlines group has been involved in the Whitestown Stream monthly clean-ups over the past 7 years.
* Disappointed with site survey which was conducted on the 9th March 2022 as this didn’t record wild plants, flowers and orchids. Concern was raised this was done during the nesting season.
* Outlines the park footpaths are in poor condition with ramps which is not universally accessible.
* Concern regarding repositioning the hidden corners and could be planted up.
* Further measures required to help the riverine and open green space
* Main concern is the concrete river basin which doesn’t support any form of life especially during the hot summer months. Recommends removal of the concrete basin and walls with the creation of three ponds along the stretch and would contribute to SDCC SUDS projects.

**Chief Executives Response:**

* SDCC notes the groups involvement in the Whitestown Stream monthly clean ups and thanks them for their commitment to the local area and environment.
* Several site inspections took place to identify the issues on site. These site inspections were conducted by the SDCC lead project manager, Senior Engineer, Project Landscape Architect and Ecologist Consultants. Notably an AA Screening Report completed by JBA for the proposed development determined that no likely significant impacts are expected as a result of the proposed development. This is due to the small size of the development and the distance and lack of pathways to Natura 2000 sites.
* SDCC are aware of the various types of wildflowers adjacent to the stream and have been managing the area as a short meadow and are regularly in communication with the Dodder Action Group. The plan outlines a large linear wildflower meadow along the stream through changed management practice (cut and collect) is proposed along the stream, this will greatly enhance the ecological corridor of the Whitestown Stream and is inline with key objectives of SDCC Pollinator Plan 2021-2022 and Biodiversity Plan.
* SDCC are committed to planting pollinator and biodiversity supportive trees and plants to complement the natural wildflower meadow.
* Hedgerow planting is proposed along boundary walls to help deter anti-social activities, such as dumping, while increasing the biodiversity interest with a mix of low- maintenance native species.
* The suggestion to plant the hidden corners or use the space as community space is noted. The land ownership transfer will be subject to a separate decision by the council and is only outlined as indicative in this part 8 process. Currently the hidden corners are prone to dumping and there is limited passive surveillance. If this area was planted up or used as an allotment it would reduce the passive surveillance visibility further, possibly acerbating dumping and making routine maintenance problematic.
* Regarding the river channel; SDCC do not propose to change the watercourse at this time and works on same are not proposed in the part 8. However, this proposal can be considered later.
* Existing footpaths are proposed to be upgraded with the addition of a new footpath on the Cloonmore side. Two new bridges are proposed to create this loop. The existing ramps will be removed as part of the upgrade. The proposal includes the upgrade of all existing park entrances to controlled access gates and the installation of robust railings to existing stub walls. This will enhance the security of the park by restricting unauthorised access by vehicles, scramble bikes, etc

**Chief Executives Recommendation:**

It’s recommended that no changes be made to the part 8 proposal.

**Tallaght Community Council Submission**

**Summary and Categorisation of Issues Raised:**

A submission was received from Tallaght Community Council. The submission raised some observations and suggestions:

* Welcome the part 8 especially the planting of more trees, new footpaths and active circuits route.
* Suggests the existing CCTV to be upgraded as well as additional CCTV to improve safety, reduce littering and anti-social behaviours.
* Proposes mobility and disability friendly features be included in the design; including inclusive signage and play features.
* Suggests the existing built features are basic in many parts particularly boundary walls and bridge elements.
* Requests a traditional high-quality traditional finish on the bridges be considered.
* Submission welcomes indictive entrance photomontage of entrance and requests entrance areas have a high standard finish. This should include Jobstown Road and the area leading up to the connection walkway with the N81.
* Welcome the planned continuity of the N81 area and the wildflower landscaping
* Suggestion to have stonework on new bridges and stone walls in the upgrade. The walls to have bow top railing on top.
* Request for incidental seating and informational signage in the park.
* Details of site landscape and lighting plan missing from appendix A & similar blank Appendix appears in page 46 of the document Ecological Impact Assessment.

**Chief Executives Response:**

* The welcome for the proposals is noted.
* The suggestion regarding the installation of CCTV will be examined in the context of the relevant statutory requirements. To reduce the likelihood of anonymity within the park it is proposed to upgrade the public lighting to ‘white’ lighting which aids in the reduction of anti-social behaviour as it mimics daylight and increases facial recognition. In addition to this, extra lighting columns are proposed as part of the upgrade. This will expose individuals who conduct anti-social behaviours (setting fires, dumping, vandalising trees/shrubs etc). The proposal is designed to reduce opportunities for people to behave anti-socially. The overall park upgrade is intended to create a public park that the local community can be proud to have in their area, want to be associated with and regularly visit.
* The Whitestown Stream upgrade is planned as a community gathering space for all ages that offers welcoming, inclusive, and flexible recreation opportunities for all. It is intended to connect the park upgrade to the N81 cycle scheme with controlled access points to facilitate, as much as possible, the legitimate use of the area by members of the local community.
* The inclusive signage, tree planting, playground, detailed finishes (stonework, railings, boundaries finishes, etc), park features (incidental seating, exercise circuit, etc) will be reviewed at detailed design stage.
* The proposal includes the upgrade of all existing park entrances to controlled access gates and the installation of robust railings to existing stub walls. The finish will be reviewed at detailed design stage. The primary goal of the proposed boundary is to enhance the security of the park by restricting unauthorised access by vehicles, scramble bikes, etc.
* It is noted the Site Landscape and Lighting Plan in Appendix A was not included in JBA’s Screening for Appropriate Assessment report & Ecological Impact Assessment. There was a copy of this plan within the Part 8 documents please see link to plan: <https://consult.sdublincoco.ie/en/system/files/materials/8827/WSP-L-003-Overall-LayoutPlan-f_0.pdf>

**Chief Executives Recommendation:**

It’s recommended that no changes be made to the part 8 proposal.

**Submission on Behalf of Cllrs Kieran Mahon and Cllr Leah Whelan**

**Summary and Categorisation of Issues Raised:**

A submission was received on behalf of Cllrs Kieran Mahon and Cllr Leah Whelan. The submission raised some observations and suggestions:

* Welcome the proposed works
* Request for consideration be given to the current design of the stream (its canalisation) and to whether steps can be taken to improve/enhance its ecological value.
* Observation that the proposed development will add significantly to the addition of the area to the Meadow programme.
* Concern regarding the hidden corners proposal: it is suggested these areas could be better utilised through planting, potential community spaces such as allotments, or informally allocated to local schools or groups to use for outdoor projects.
* Submits that the integration of the N81 scheme into the Whitestown Stream is N81 is positive but there may be merit in maintain some form of “entrance” that identifies the area in question and assists with preventing unwanted vehicular access from the N81 side.
* Welcomes the commitment of €650,000 to this project.
* Raises concern regarding funding and a phased approach to the scheme. Outlines if any additional finance are required, they should be provided to ensure that the all works proposed are completed.
* Requests the report on the public consultation include clear reference to the funding aspect and any phasing of the plans

**Chief Executives Response:**

* The welcome for the proposals is noted.
* The suggestion to plant the hidden corners or use the space as community space is noted. The land ownership transfer will be subject to a separate decision by the council and is only outlined as indictive in this part 8 process.
* The suggestion to plant the hidden corners or use the space as community space is noted. The land ownership transfer will be subject to a separate decision by the council and is only outlined as indicative in this part 8 process. Currently the hidden corners are prone to dumping and there is limited passive surveillance. If this area was planted up or used as an allotment it would reduce the passive surveillance visibility further, possibly acerbating dumping and making routine maintenance problematic.
* Regarding the river channel; SDCC do not propose to change the watercourse at this time and works on same are not proposed in the part 8. However, this proposal can be considered later.
* The proposal includes the upgrade of all existing park entrances to controlled access gates and the installation of robust railings to existing stub walls. This includes 4 featured entrance areas (two at N81 side of park) with controlled access kissing gates, walls, seats and block paving (subject to detailed design). This will enhance the security of the park by restricting unauthorised access by vehicles, scramble bikes, etc.
* The project consultant is undergoing a cost-based assessment currently on the proposed spending with the economic increases. Once this has been established a detailed plan of works can be provided.

**Chief Executives Recommendation:**

It’s recommended that no changes be made to the part 8 proposal.

# 5. Proper planning and sustainable development

**Context for the Project**

**National Policy**

The Masterplan proposals have been developed in the context of:

Project Ireland 2040: National Planning Framework

The Eastern and Midlands Regional Spatial and Economic Strategy 2019-2031,

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

**Regional Policy**

**Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031, including the Dublin Metropolitan Area Strategic Plan (MASP)**

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.

**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 maintains a streamside riparian zone that is in excess of 10 metres from the course of the Whitestown Stream, with the exception of a small section of new footpath adjoining Cloonmore Gardens to the south of the corridor and at the two new footbridges at each end of the steam. The existing and proposed footpath network is otherwise beyond the riparian zone and, following assessment by the multi-disciplinary team, it has been determined that there will be no significant impacts on existing ecological habitats including from associated lighting.

**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 identifies the Whitestown Stream corridor as a Minor Greenway, extending from Jobstown/the N81 in the west through Killinarden Park to Sean Walsh Park/Whitestown Way in the east. The current Part 8 proposal for Whitestown Stream facilitates the optional provision of this route by way of shared pedestrian and cycling facilities following more detailed design studies and securing of funding.

Map

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*Dublin South West Cycle Network Extract (Sheet N6)*

**South Dublin County Council, Cycle South Dublin 2020**

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 and Whitestown Stream Park, linking with other existing and future cycle routes on the N81 and Whitestown Way and forming part of a wider scheme between Citywest and Rathfarnham (Route 19a-e). The current Part 8 proposal for Whitestown Stream facilitates the optional provision of this route by way of shared pedestrian and cycling facilities following more detailed design studies and securing of funding.

Map

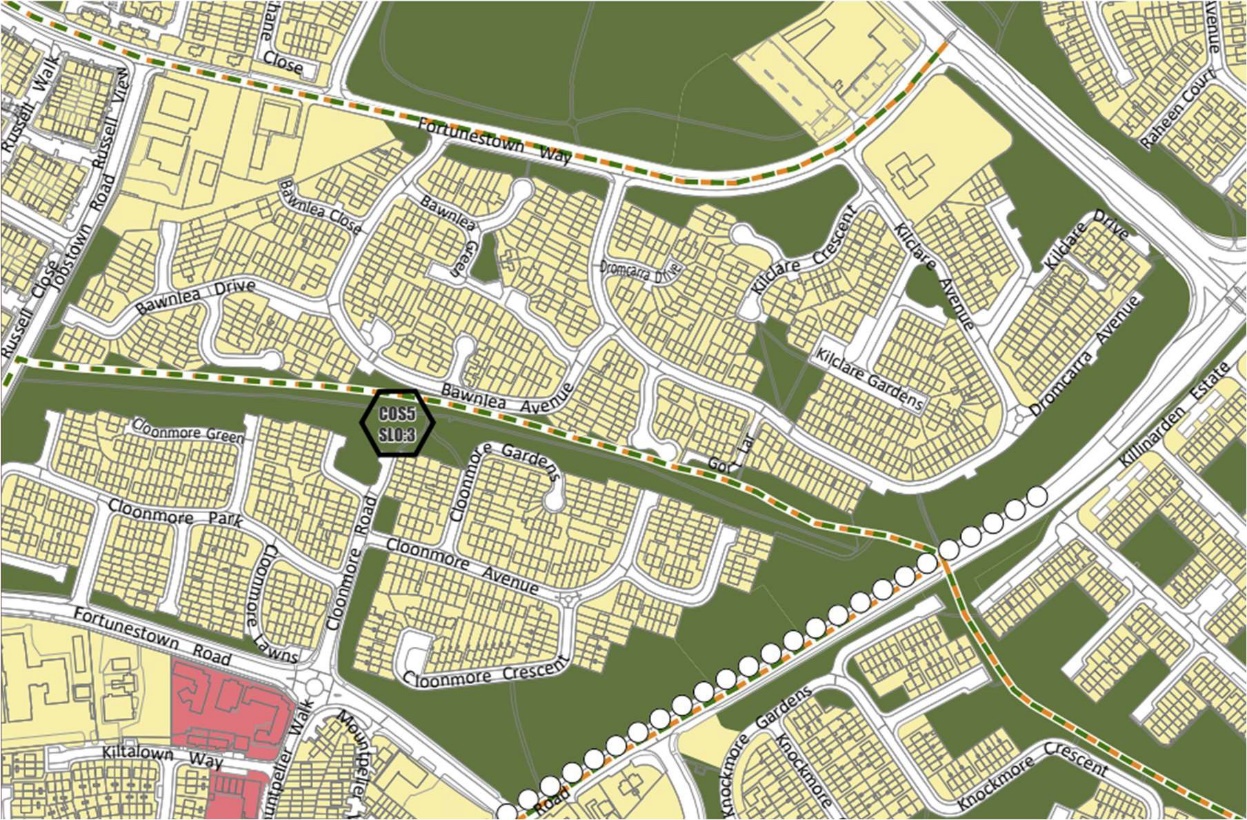
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*Cycle South Dublin Soon Proposed Cycle Routes (with Whitestown Stream Park highlighted in yellow)*

**County Development Plan 2022-2028**

Land Use Zoning

The Whitestown Stream corridor is zoned in the South Dublin County Development Plan 2022- 2028 as Objective OS, ‘**To preserve and provide for open space and recreational amenities’**.



*South Dublin County Development Plan 2022-2028, Use Zoning Objectives Sheet 9 extract*

The zoning of the site supports the park upgrade and the criteria as applicable from the Development Plan supports the design proposed. The proposed development complies with the Land use zoning.

South Dublin’s County Development Plan (the Plan) sets out the framework to guide future development where a focus is placed on the places we live, the places we work, and how we interact and move between these places while protecting our environment. The aim is to progress to a more sustainable development pattern for South Dublin in the immediate and long-term future up to 2040 and beyond.

Chapter 8.7 ‘Parks and Public Open Space’ deals with the function, hierarchy, quality and quantity of parks and public open space in the County. As set out in the Plan, the overarching aim of the Council in the provision of parks and open space is to encourage the development of a well-connected and integrated public open space network that contributes towards achieving a broad range of policy objectives, including:

*“Improving community, health and wellbeing – Parks and open spaces provide a valuable role as a sanctuary for the community; the benefits of engaging with the natural world are now widely understood to be particularly beneficial to mental and physical health.*

*Enhancing visual amenity – Parks and open spaces form an attractive green and open setting which enhances the character of urban neighbourhoods in particular.*

*Promoting sustainable development – Parks and open spaces contribute to sustainable development objectives where they are appropriately located and accessible by walking, cycling and public transport.*

*Promoting climate change adaption and mitigation – Parks and open spaces provide opportunities for sustainable drainage while trees and plants perform a vital role by capturing and storing carbon.*

*Reinforcing Green Infrastructure – Parks and open spaces are core elements in the County’s green infrastructure network (see Chapter 4: Green Infrastructure).*

*Promotion of biodiversity – Parks and open spaces offer opportunities to conserve and restore biodiversity and ecosystems. They are often focused on natural environments such as river valleys which support valuable wildlife habitats; parks also offer opportunities to increase pollinator-friendly planting.*

*Supporting culture and heritage – Parks and open spaces often contain heritage elements and play host to many outdoor community, arts and cultural events.*

*Supporting the local economy, including tourism – Many parks and open spaces contain facilities such as cafes, heritage features and other attractions that are valuable visitor amenities.”*

It is the policy of the Plan 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.

The hierarchy of open space is a key element of the green infrastructure network, which connects and forms green corridor linkages across the County.

Objective 1 of the Green Infrastructure strategy (GI6) of the Plan is:

*To support a hierarchy of accessible open spaces and recreational facilities, appropriate for neighbourhood size and catchment area, which are adaptable and capable of accommodating multiple uses.*

The Public Open Space Hierarchy outlined in Table 8.1 sets out the rationale for the existing and planned parks and open space network for the County, identifying the range of functions at each level in the hierarchy. Whitestown Stream falls within the hierarchical category of ‘Local Park’, which is defined in the Plan (Table 8.1: Public Open Space Hierarchy) as:

*‘Local parks range in size from between 2 to 20ha. They provide mostly for amenity and passive recreation, although some may have playing pitches and play equipment; they are located in close proximity to homes and thereby easily accessible by pedestrians and cyclists.*

*Examples of local parks in South Dublin County are Vessey and Hermitage Parks in Lucan, Ballycragh Park, Firhouse Community Centre Park and Quarryvale Park.*

*Local Parks serve a local population within a 400m catchment.*

*These parks primarily consist of improved grassland but offer considerable opportunities for contributing to the local level GI network through enhancement schemes that include native trees, small woodlands, hedgerows, meadows and other planting’.*

The Plan stresses that the provision of high quality public open space that is appropriately designed, located and maintained is a key element of placemaking. Public open space should have active and passive recreational value and should enhance the identity and amenity of an area. The key principles of particular relevance to Whitestown Stream Local Park are:

***COS5 Objective 8****: To ensure the design of parks and public open space areas is of high quality; to provide a pleasant setting, accommodate use by people of all ages and abilities, to support life-long activity and good health and well-being by the provision of a balanced mix of active and passive recreation and access to, or view of, nature, ensuring that the design considers:*

*provision of an appropriate mix of hard and soft surfaced areas;*

*enhancement of biodiversity and existing trees and hedgerows;*

*incorporation of water courses, other natural features and existing built heritage into the design of parks and open spaces as appropriate;*

*provision of new planting, landscape features and appropriate site furniture including a variety of accessible, well located and designed seating.*

***COS5 Objective 9:*** *To ensure that parks and public open space are appropriately located within the County and within development sites, to facilitate and support its multifunctional role.*

***COS5 Objective 10****: To support and facilitate the key role of parks and open spaces in relation to green infrastructure including sustainable drainage systems (SuDS), flood management, biodiversity and carbon absorption and to promote connections between public open spaces and the wider GI network.*

***COS5 Objective 11****: To promote the role of parks and open spaces in conserving and restoring biodiversity and ecosystems in accordance with the objectives of the National Biodiversity Action Plan (2017-2021) and the All-Ireland Pollinator Plan 20212025, the Council’s Biodiversity Action Plan 2020-2026 or any superseding plans. In the development of individual management plans for parks the requirements of the aforementioned biodiversity and pollinator plans will be taken into consideration and will form a part of the management requirements for the park. The development of individual management plans for parks will include consultation with local stakeholders.*

***COS5 Objective 12****: To ensure that proposed SuDS measures are only accepted as an element of public open space where they are natural in form and integrate well into the open space landscape supporting a wider amenity and biodiversity value.*

***COS5 Objective 13:*** *To ensure that parks and open spaces provide for a wide range of recreational and amenity activities that are easily accessible to all in the community, irrespective of age or ability.*

***Objective 14:*** *To ensure that public open space and associated recreational facilities are accessible by walking, cycling and public transport, as appropriate to their position within the open space hierarchy set out in Table 8.1.*

***COS5 Objective 15:*** *To support the development of passive recreation within open spaces, such as walking trails, seating provision and areas which provide for passive amenity/ hobbies, and visual interest.*

***COS5 Objective 16:*** *To ensure that parks and public open spaces are carefully designed as safe spaces, by implementing the following measures:*

*Providing active frontages and maximising passive surveillance from adjacent housing and/or public thoroughfares;*

*Eliminating buildings which back-on or gable-front public open spaces;*

*Designing corner units with active frontage;*

*Encouraging increased use through improved access and quality of facilities’; and*

*Careful location, design and choice of surface materials and site furniture.*

***COS5 Objective 17****: To ensure that incidental areas of open space which do not function as useable open space and/or are not clearly visible from the public realm, are designed out of a proposed scheme.*

In addition:

***COS5 SLO 3:*** *That the area on both sides of Whitestown Stream/Jobstown Stream inclusive of the Stream itself between Cloonmore Estate on one side and Bawnlea and Dromcarra Estates on the other and from the Jobstown Rd to the N81 be designated a Local Park/Open Space and prioritising over the life-time of the plan upgrading the regreening of the area and the protection of the watercourse running through it, including the inclusion of intergenerational uses of the space such as outdoor exercise equipment.*

The proposed development is in accordance with this Specific Local Objective.

**Planning Recommendation**

The proposed development is in accordance with the ‘OS’ land use zoning objective of the area and would not adversely impact on the residential amenity of the adjoining residential lands. It is considered that the proposed development is consistent with the County Development Plan and the proper planning and sustainable development of the area.

# 6. Chief Executives Recommendation

Having regard to the nature and extent of the proposed project, it is considered that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

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 at the detailed design stage, operational stages and as outlined in the foregoing report.

It is recommended that, as the proposal is consistent with the County Development Plan and the proper planning and sustainable development of the area, that the Council proceed with the Part 8 proposal for the upgrade of Whitestown Stream Local Park.