COMHAIRLE CONTAE ÁTHA CLIATH THEAS  
SOUTH DUBLIN COUNTY COUNCIL



**PLANNING & DEVELOPMENT ACT 2000 (as amended)**

**PLANNING AND DEVELOPMENT REGULATIONS 2001 (as amended)**

**Part 8 PUBLIC NOTICE**

**Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following development by South Dublin County Council:**

**PROPOSED UPGRADE OF QUARRYVALE PARK IN THE TOWNLAND OF, CLONDALKIN, CO. DUBLIN.**

**The upgrade of the Quarryvale Park will consist of:**

* New Park layout including new and upgraded pathways.
* Shared footpath/cycle routes linking the main entrance at the Fonthill Road to Shancastle Lawns and Greenfort Gardens including street lighting and formal trees.
* Pedestrian areas with seating.
* Playground and Teen Space.
* Repair to broken sections of periphery wall and the installation of a new boundary fence.
* Existing Oak trees retained.
* Provision for active recreation.
* 800m Activity Circuit around the periphery of the park.
* Relocation and upgrade of Grass Sports Pitch.
* Biodiversity improvements - existing boundary hedge retained, grass meadowland, management bands, bulbs in linear strips, informal native tree groups.
* 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. 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 may, within 4-weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Persons wishing to inspect drawings and particulars of the proposed development can do so as follows between the period from **6th April 2023 to 19th May 2023.**

**IN PERSON:** Plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at County Hall, Tallaght, Dublin 24 during office hours from **6th April 2023 to 19th May 2023.** 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 19th May 2023** and may be submitted:

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

or

Post to:

**Executive Parks and Landscape Officer,**

**Environment Water and Climate Change Department,**

**South Dublin County Council,**

**County Hall, Tallaght, Dublin 24 YNN5.**

**NOTE:** Please make your submission by one medium only. All submissions should include your name and a contact address. It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council.

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

    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 Quarryvale, Clondalkin, Dublin 22 will consist of:

* New Park layout including new and upgraded pathways.
* Shared footpath/cycle routes linking the main entrance at the Fonthill Road to Shancastle Lawns and Greenfort Gardens including street lighting and formal trees.
* Pedestrian areas with seating.
* Playground and Teen Space.
* Repair to broken sections of periphery wall and the installation of a new boundary fence.
* Existing Oak trees retained.
* Provision for active recreation.
* 800m Activity Circuit around the periphery of the park.
* Relocation and upgrade of Grass Sports Pitch.
* Biodiversity improvements - existing boundary hedge retained, grass meadowland management bands, bulbs in linear strips, informal native tree groups.
* 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:

[Quarryvale Park Part 8 | South Dublin County Council's Online Consultation Portal (sdublincoco.ie)](https://consult.sdublincoco.ie/en/consultation/quarryvale-park-part-8)

**NB:** *As noted in the plans, drawings are to be considered as indicative only.*

# 3 Outline of Public Consultation Programme

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

On Thursday 16th of February 2023 an initial engagement was held with local Councillors of the Clondalkin Area. Councillors welcomed the proposed investment in the Quarryvale Park, Clondalkin.

In addition to this initial engagement with local Councillors, efforts were made to connect with key community leaders in the Quarryvale 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:

* Ciaran Farrelly, Sports and Recreation Officer for SDCC
* Darragh Conway, Active Cities Coordinator, SDCC
* Thomas McDermott, Coordinator, South Dublin Local Sports Partnership
* Emma Boggans, Crosscare/Clondalkin Youth Service
* Karin Johnson, Manager, Quarryvale FRC, along with Board members of FRC
* Niamh Farrell, Quarryvale Community and Youth Centre
* Gillian Lynch, HSCL, St. Bernadette’s SNS
* Ciaran Duffy, Deputy Principal, St. Kevin’s Community College
* Mark Dorrington, Crosscare and Liffey Valley FC
* Noreen Byrne, North Clondalkin Community Development Project and North Clondalkin Community Safety Forum
* Sinead, Ronanstown Women’s Community Development Project
* Stuart, Chairperson, Collinstown FC
* David Doyle, North Clondalkin Running Club
* Shane Moynihan, Councillor, Palmerstown-Fonthill Local Electoral Area
* Derren Ó Brádaigh, Councillor, Palmerstown-Fonthill Local Electoral Area
* Eric Byrne, Community Resident
* Brian Guy, Community Resident and Board Member of Quarryvale Community and Youth Centre
* John Quinn, Community Resident and formerly of Quarryvale FC

Internal school consultations were also conducted with students by school personnel in the following schools with recommendations fed back to the consultation team:

* St. Bernadette’s SNS
* St. Kevin’s Community College

Communication was issued to all of the above via email and, where possible, phone, seeking out support in organising community engagement activities.

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

* A forgotten space.
* Unusable space with limited passive or active recreation opportunities..
* Lack of facilities
* Uneven/Dangerous pathways.
* Broken glass and dumping.
* No benches or lighting.
* Anti-social activities - Fires and damage to boundary walls .
* The landscape is barren area with limited biodiversity present.
* Unattractive space.
* Lack of safety.
* Park is unsuitable for the community’s needs..

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 **6th April 2023 to 19th May 2023.**

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 19th May 2023 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 2 submissions were received by 5.00pm on the 19th May 2023.

**3. List of Submissions**

2submissions were received during the specified period of the public consultation in respect of the proposed development from the following:

* Mr Proinsias Mac Fhlannchadha
* Sinn FéinSubmission on behalf of Cllr William Carey, Cllr Derren Ó Bradaigh, Mark Ward TD, Eoin Ó Broin TD

# 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:

* Create Mini Woodlands.
* Installing sensory communication boards and play equipment.
* Additional biodiversity/pollinator planting.
* Allow meadows to grow to support pollinators and biodiversity.
* Request for water fountains, bike parking facilities basketball and bike/scooter track.

**Chief Executives Response**

* The general welcome and support of the plans are noted.
* The plan has included signature and native trees with the retention of the existing hedgerow 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 the detail design stage, including Mini Woodland planting.
* SDCC will include sensory play within the playground and park. The detail will be explored during the detail design stage and be in line with COS5 Objective 25 of the Development Plan, *“To continue to provide innovative play spaces, including sensory play areas and play trails, in parks and open spaces throughout the County”.*
* As part of SDCC’s Pollinator Plan 2021-2024 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 comply with the above plans.
* Bike parking will be provided within the park footprint. A Water Station will be included as part of the park’s development.
* Space has been allocated for the future development of this type of informal play and the proposed Teen Space may be able to facilitate these types of services.

**Chief Executives Recommendation:**

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

**Sinn Fein Submission on behalf of -**

**Summary and Categorisation of Issues Raised:**

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

* The hiring of a Park Ranger for the upkeep of the park and the prevention of vandalism.
* Upgrade the boundary treatment.
* Plan for more lighting along the footpaths and gathering areas of the park.
* Install Camera’s to prevent people from vandalising and dumping in the park.
* Make space for an enclosed Dog Run in the park including bins and water stations around the park.
* Make sure all entrances are wheelchair friendly and provide disability facilities within the park e.g. disability friendly playground equipment. Make space for a sensory area for people within the park.
* When planting tree’s make sure they are mature or semi-mature to prevent them from being vandalised or torn down.
* The proposed sculpture at the entrance to the park should be in honour of the late long-time local activist, John McCann, who fought for services for the people of Quarryvale for years.

**Chief Executives Response**

* The general welcome and support of the plans are noted.
* The Public Realm have 14no. Park Rangers operating across the County tasked with monitoring all parks and open spaces, including Quarryvale Park. In addition, SDCC work closely with An Garda Síochána on an ongoing basis in relation to park and open space matters and Quarryvale Park will continue to be included in those conversations. The combination of these actions will assist in supressing issues from being experienced within the upgraded space.
* As part of the works, SDCC intend to erect fencing around the East, South and Western boundaries of the park. This will enhance the security of the park.
* The plan has allowed for the inclusion of lighting across primary routeways in the park.
* The suggestion regarding the installation of CCTV will be examined in the context of the relevant statutory requirements.
* The inclusion of a dog area will be considered at the detailed design stage provided there is adequate space to facilitate one.
* South Dublin County Council is committed to access and equality, SDCC adopted the Barcelona Declaration in June 2002. This EU-wide Declaration advocates the right of disabled people to equal opportunities, inclusiveness and integration. SDCC has been actively implementing the Declaration ever since through various actions and access initiatives. As part of this development, SDCC will endeavour to install an access solution that provides for universal access as well as the ability to control access from time to time.
* SDCC will include sensory play within the playground and park, the details of which will be explored during the detail design stage in line with COS5 Objective 25 of the Development Plan, *“To continue to provide innovative play spaces, including sensory play areas and play trails, in parks and open spaces throughout the County”.*
* The plan has allowed for the planting of semi mature/mature tree species throughout the park.
* The Part 8 process does not consider the inclusion of commemorations or memorials.

**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.

There are no Waterways within Quarryvale Park to consider as part of this project.

**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 Quarryvale Park as a Minor Greenway running from the Fonthill road to the centre of the space. In addition, there is a Primary Cycle Routeway identified running along the Northern and Western peripheries as well as a Secondary Route due to run through the park and link up with the aforementioned Primary Routeway. This Secondary Route will be allowed for within this project via the 2 spinal routes crossing the park. These routes will be wide enough to allow bikes to traverse the space as well as pedestrians on foot, individuals pushing prams or wheelchair users.

Map

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*Dublin Mid West Cycle Network Extract (Sheet N5)*

**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).

With some cycle routes already in place adjacent to the eastern boundary of the park and across the northern boundary, an additional cycle way is planned as part of the ‘Now’ scheme. This route will also run parallel to the Northern boundary of the park, linking with other existing and proposed routes and forming part of the Greater Dublin Area Cycle Plan. The current Part 8 proposal for Quarryvale Park facilitates the optional provision of this route by way of shared pedestrian and cycling routeways within and through the park which will encourage users into and around the rejuvenated space. Map

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*Cycle South Dublin Proposal for the Quarryvale Area*

**County Development Plan 2022-2028**

Land Use Zoning

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

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*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. Quarryvale Park 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 Quarryvale 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 2021-2025, 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.*
* *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.*

**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 Quarryvale Park.