

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



South Dublin County Council Meeting

11th December 2023

Chief Executive Report on the Proposed Upgrade of Carrigmore Park, Fortunestown, Dublin.

Pursuant to the requirements of the relevant Planning Acts and Regulations, South Dublin County Council gave notice to construct the following development in the townland of Fortunestown:

The proposals are:

- Provision of a pump track and calisthenics area.
- Provision of an active age area.
- Upgrading of existing footpaths, to involve the removal and realignment of existing paths.
- Installation of goal posts onto existing soccer pitch.
- The provision of a new sports pitch area (65m x 40m).
- Retaining existing entrances and upgrading where required.
- Provision of a new pedestrian entrance.
- Provision for new entrances to the development lands to the west.
- Renovation of existing hedgerows.
- Planting new trees, hedgerows, and other planting.
- Removal of 12 trees (as per arborists recommendation).
- Planting of trees along the verge outside of park.
- Provision of 2 wetland attenuation areas to provide drainage for pitch and enhance biodiversity.
- Planting of a mini woodland for enhanced biodiversity.
- Planting of pleached Tilia trees along existing basketball court.
- All associated landscape works including furniture and planting.
- All ancillary works.

The proposed Scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and Environmental Impact Assessment Screening under the EIA Directive 2014/52/EU. The requirement for second stage Appropriate Assessment has been screened out. The requirement for an Environment Impact Assessment has been screened out.

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 consider and respond to submissions made during the consultation period and to make recommendations in relation to the proposed development where appropriate.

1.2 Structure of the Report

This report provides the following:

- An introduction including details on the purpose of the report and an outline of the public consultation programme that was carried out.
- Description of Proposed Development
- List of submissions received during the consultation period.
- A summary of the issues raised in the submissions made during the consultation period and the Chief Executive's responses and recommendations.
- Assessment as to whether or not the proposed development would be consistent with the proper planning and sustainable development of the area.
- Recommendation as to whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with, as the case may be.

1.3 Outline of the Public Consultation Programme

1.3.1 Non – Statutory Consultation

The plans and particulars for the Part 8 were presented prior to commencement of the statutory Part 8 process at a meeting of the Tallaght Area Committee Members on the 10th October 2023.

1.3.2 Statutory Consultation

The proposed development and accompanying Appropriate Assessment, Environmental Impact Assessment and report were placed on public display for the statutory period from Thursday 19th October 2023 to Thursday the 30th November 2023.

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 19th October 2023 to 30th November 2023. Printed plans and particulars were 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 19th October 2023 to 16th November 2023.

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated could be made in writing up to 5pm on Thursday the 30th of November 2023 and could be submitted either:

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

or By post to:

A/Senior Executive Officer, Environment Water and Climate Change, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.

Submissions were requested to be by one medium only. All submissions were to include a 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. 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.

- A total of **7** submissions were received by the end of the public consultation period.

2. Proposed Development

2.1 Description of the Proposed Development

A brief overview of proposed plans is listed as follows:

- Provision of a pump track and calisthenics area.
- Provision of an active age area.
- Upgrading of existing footpaths, to involve the removal and realignment of existing paths.
- Installation of goal posts onto existing soccer pitch.
- The provision of a new sports pitch area (65m x 40m).
- Retaining existing entrances and upgrading where required.
- Provision of a new pedestrian entrance.
- Provision for new entrances to the development lands to the west.
- Renovation of existing hedgerows.
- Planting new trees, hedgerows, and other planting.
- Removal of 12 trees (as per arborists recommendation).
- Planting of trees along the verge outside of park.
- Provision of 2 wetland attenuation areas to provide drainage for pitch and enhance biodiversity.
- Planting of a mini woodland for enhanced biodiversity.
- Planting of pleached *Tilia* trees along existing basketball court.
- All associated landscape works including furniture and planting.
- All ancillary works.

2.2 Plans and Details

Plans and details are available at the following link:

<https://consult.sdublincoco.ie/en/consultation/proposed-upgrade-carrigmore-park-fortunestown-dublin-24>

2.3 Map of the relevant area

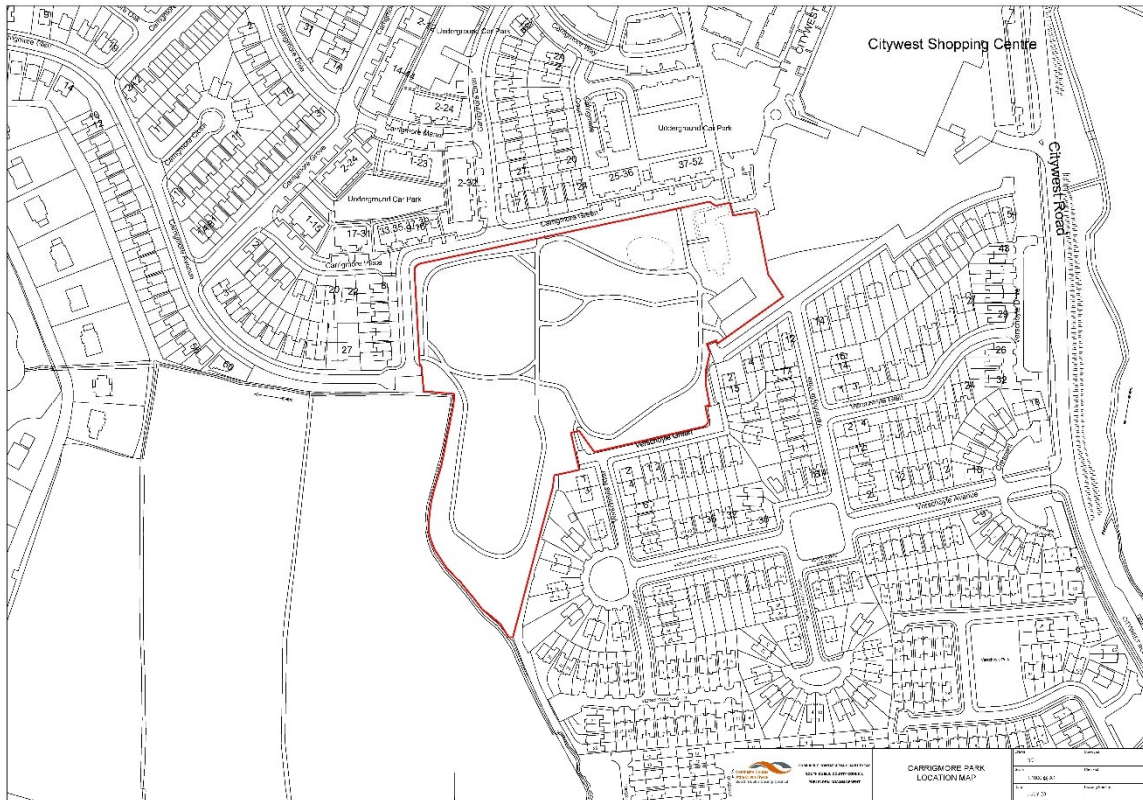


Figure 1. Map of Relevant Area

2.4 Plan of the development



Figure 2. Plan of the Development

3. Public Consultation Process

3.1 List of Submissions

7 No. submissions below were received during the specified period of the public consultation in respect of the proposed development from the following:

- SD-C299-SD000-1 Asa Holmstom via Consultation Portal
- SD-C299-SD000-2 Andrew Ó Cionnaith via Consultation Portal
- SD-C299-SD000-3 Edward Clarke via Consultation Portal
- SD-C299-SD000-4 Inland Fisheries Ireland via Consultation Portal
- SD-C299-SD000-5 Sean Corrigan via Consultation Portal
- SD-C299-SD000-6 Lynda Prendergast via Consultation Portal
- SD-C299-SD000-7 Citywest Community Council via Consultation Portal

3.2 Summary and Categorisation of Issues Raised and Chief Executive's Responses

This section presents an analysis of the submissions and includes a summary of each of the issues raised and the responses and recommendations of the Chief Executive.

The responses of the Chief Executive have been framed taking account of the statutory obligations of the local authority, relevant Government and Ministerial guidelines and the proper planning and sustainable development of the area.

Submission 1. - SD-C299-SD000-1 Asa Holmstom

The Submission relates to the following issues:

- An additional basketball court is requested with a fence around it.

Chief Executives Response and Recommendation:

- The proposals do not include provision of a second basketball court; though the existing MUGA area is proposed for upgrade with additional facilities provided. The proposal includes additional sports facilities and activity areas such as a parkour area, calisthenics unit, a pump track, and the reinstatement of the football pitch. This will allow for dispersion of activity across the park and if one area is busy an adjacent area can be used if desired. There are no plans to enclose the existing MUGA and a second basketball court is not recommended.

Submission 2. - SD-C299-SD000-2 Andrew Ó Cionnaith

The Submission relates to the following issues:

- The submission advocates removal of the existing carpark.
- Addition of greenery and play to the carpark area instead, encouraging overlooking and reduction of car speeds.

Chief Executives Response and Recommendation:

- The removal of the existing car park is not proposed nor recommended. The construction of the car park is a significant piece of infrastructural investment existing within the park and would not be removed without a significant reason. With the proposal for additional facilities such as the reinstatement of the sports pitch in Carrigmore Park and addition of an additional pitch, it is quite likely that activity will increase in the park, and the availability of existing car parking will be a bonus; it is not proposed to remove the car park.
- Additional planting and play provisions are included in the park proposals.

Submission 3. - SD-C299-SD000-3 Edward Clarke

The Submission relates to the following issues:

- Mentions that the proposals are very impressive.
- Proposes ball stop nets to enclose the new pitch to protect cars.
- Concerns with the use of bicycles in the park.

Chief Executives Response and Recommendation:

- Noted.
- The pitch referred to is sized for junior games. Additional tree planting is proposed along the boundary which will help enclose the pitch and prevent stray balls. Ball stop nets are not proposed nor recommended as they impact on visual amenity and are not usually provided as standard.
- The paths around the park are shared routes for use by pedestrians and bicycles/scooters etc. in a pedestrian priority environment and in accordance with park bye laws.

Submission 4. - SD-C299-SD000-4 Inland Fisheries Ireland

The Submission relates to the following issues:

- "Any instream works that may be required to facilitate the project or to make connections for the surface water

discharges should only be undertaken at a suitable time of the year, between 1st July and 30th of September inclusive and should not commence without prior consultation and agreement with IFI”

- Recommendation to follow all mitigation measures outlined in the EIA.

Chief Executives Response and Recommendation:

- These recommendations are noted and will be taken into account during the design and construction stage.

Submission 5. - SD-C299-SD000-5 Sean Corrigan

The Submission relates to the following issues:

- Welcomes the plans.
- Requests CCTV system with public address system.
- Requests lighting at entrance and exits, playground and teenspace areas.
- Requests dedicated Park Ranger/ Community Garda or Private Security and engagement with local stakeholders regarding use of the park.
- High quality equipment and efficient repair of any damage done subsequently.
- Requests Kissing Gates at all entrances.
- High Standard landscaping and maintenance requested.
- Spaces for community events.

Chief Executives Response and Recommendation:

- Noted.
- There are no proposals for CCTV in Carrigmore Park and is not recommended.
- The Part 8 does not include proposals for additional lighting in Carrigmore Park. In general parks and open spaces are considered dark zones that protect biodiversity, particularly bats and other protected mammals that occupy hedgerows or use them for foraging and feeding at night-time. In addition, parks tend to be quiet and less used at nighttime and may not provide the best nighttime routes for the public. In certain cases, lighting is provided along busy walking and cycling routes designated as Active Travel Routes where they link to strategic active travel corridors. There are no proposals currently for same in Carrigmore Park as part of the Active Travel Routes proposed by the Council, thus lighting is not recommended.
- These items are operational matters and are outside the scope of Part 8 processes. However, Park Rangers operate across all SDCC parks and open space facilities and will be deployed to Carrigmore Park as required, as part of normal park operational processes. SDCC also liaise with An Garda Síochána and local Community Gardai regularly. Private Security is not proposed. Liaison with community and other stakeholders is an on-going part of public realm engagement with park users and adjacent residents and is a vital part of the successful operation of all our parks. The envisaged increased use of the park should aid by increasing passive surveillance. Increased active usage has been shown to decrease instances of anti-social behaviour in parks and open spaces.
- All equipment proposed shall be of high quality and meet required standards.
- Kissing gates are not proposed, in order to ensure universal accessibility to Carrigmore Park.
- All landscaping and maintenance shall be finished to a high standard as will be specified in the tender documents.
- There is no formal event space proposed within the park, and the park is slightly small for the provision of a formal, permanent event space. However, there may be scope for future use of the grassed areas for once-off or infrequent events or community run events etc. but these would be an operational matter and are not considered under this Part 8 process.

Submission 6. - SD-C299-SD000-6 Lynda Prendergast

The Submission relates to the following issues:

1. Compliments the proposals.
2. Requests lighting along pathways.

Chief Executives Response and Recommendation:

- Noted
- The Part 8 does not include proposals for additional lighting in Carrigmore Park. In general parks and open spaces are considered dark zones that protect biodiversity, particularly bats and other protected mammals that occupy hedgerows or use them for foraging and feeding at night-time. In addition, parks tend to be quiet and less used at nighttime and may not provide the best nighttime routes for the public. In certain cases, lighting is provided along busy walking and cycling routes designated as Active Travel Routes where they link to strategic active travel corridors. There are no proposals currently for same in Carrigmore Park as part of the Active Travel Routes proposed by the Council, thus lighting is not recommended.

Submission 7. - SD-C299-SD000-7 Citywest Community Council
[Submissions\SD-C299-SD000-7 - Welcome Upgrade to Carrigmore Park - 28-11-2023 08-14am.pdf](#)

The Submission relates to the following issues:

1. Welcome the proposal and compliment the comprehensive nature of the plans.
2. Requests lighting along pathways.
3. Requests business activity areas with areas for vendors along the pathways or in the car park.

Chief Executives Response and Recommendation:

- Noted.
- The Part 8 does not include proposals for additional lighting in Carrigmore Park. In general parks and open spaces are considered dark zones that protect biodiversity, particularly bats and other protected mammals that occupy hedgerows or use them for foraging and feeding at night-time. In addition, parks tend to be quiet and less used at nighttime and may not provide the best nighttime routes for the public. In certain cases, lighting is provided along busy walking and cycling routes designated as Active Travel Routes where they link to strategic active travel corridors. There are no proposals currently for same in Carrigmore Park as part of the Active Travel Routes proposed by the Council, thus lighting is not recommended.
- A casual trading area and license would be required for regular trading. That process is separate to the Part 8 process.

4.0 Planning Considerations

This area is zoned for Open Space.

South Dublin County Development Plan (2022-2028)

The South Dublin County Development 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 adaptation 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.
- 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. Carrigmore 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 objectives of particular relevance to Carrigmore 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.

COS5 SLO 2: To require the provision of public open space and to ensure that the location, layout and design of the public open space facilitates the delivery of a sports pitch to facilitate multiuse within the Boherboy lands in the south part of the Fortunestown LAP lands, alongside the residential development that is permitted on these lands.

(This SLO refers to the lands zoned Res-N of Boherboy as shown below. The proposals within this part 8 do not prevent the delivery of a pitch on these lands subsequently, and active recreational facilities of the park have been proposed away from this area to facilitate future delivery of a pitch if / when required).

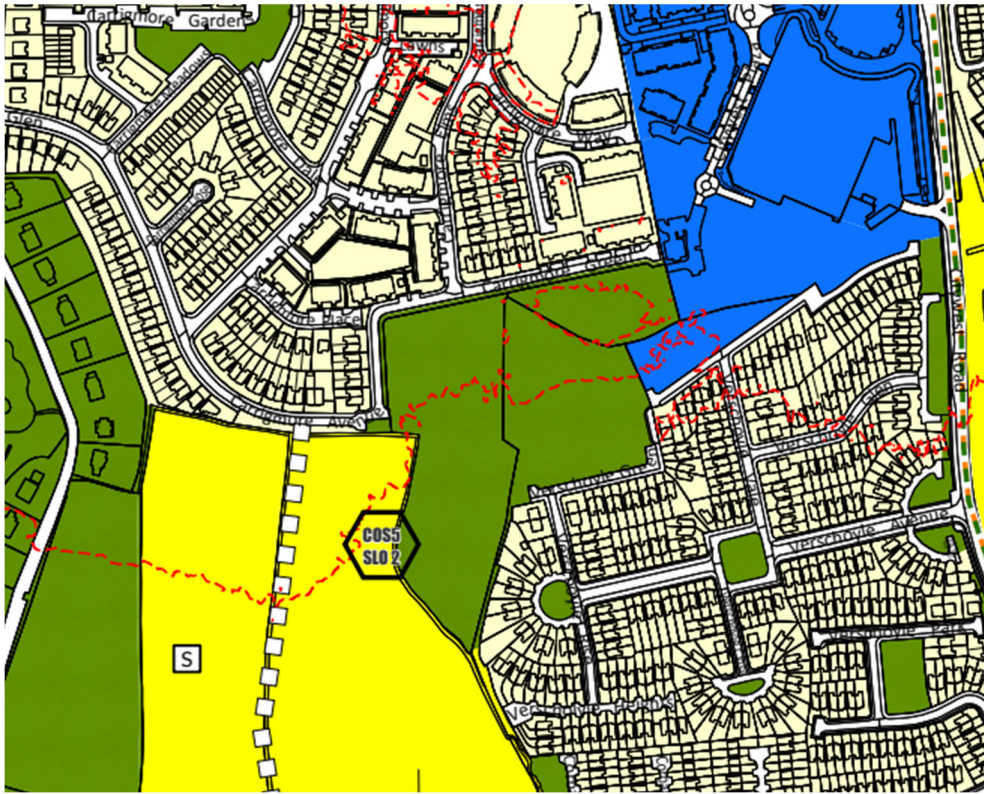


Figure 3. Zoning Map

Assessment:

The proposed development is consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan set out above and other relevant plans and policies.

The site is zoned for open space and is actively used for recreational amenity and adjacent to a residential area. The adopted development plan has been subject to AA and SEA and considered the land use and classes of development such as the proposed would be open to consideration on lands zoned 'Open Space'. The SEA for the plan concluded that its implementation would not result in significant effects on the environment.

The development is not associated with any significant loss of habitat or pollution which could act in a cumulative manner to result in significant negative effects to any Natura 2000 sites. There are no projects which can act in combination with the development which can give rise to significant effect to Natura areas within the zone of influence.

5.0 Recommendation

Following consideration of the submissions the Chief Executive is of the view that the issues raised by way of the submissions can be satisfactorily addressed during the detailed design stage and the operational and management stage and as outlined in the foregoing report.

It is recommended that, as the proposal is in conformity with proper planning and sustainable development, that the Council proceed with the Part 8 proposal for the Upgrade of Carrigmore Park, Fortunestown, Dublin.

