

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



South Dublin County Council Meeting

11th November 2024

Chief Executive Report on the Proposed Sports Changing Rooms Pavilion at Willsbrook Park, Lucan, 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 Ballyowen:

The proposals are:

- One single storey pavilion building consisting of two individual team changing rooms each with one WC area, one club storage area, and one plant room, all with individual access.
- 1 No. Storage facility for equipment with a Plant room.
- Ancillary landscaping works adjacent to the pavilion building.
- All associated ancillary works in adjacent areas including but not limited to foul & surface water drainage and utility supplies.
- Installation of CCTV for security.

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 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.

The plans and particulars of the proposed development are available for inspection online on the Council's Public Consultation Portal website (<http://consult.sdublincoco.ie>) during the period from **28th September 2024 to 9th November 2024**. 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 **28th September 2024 to 26th October 2024**.

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 9th November 2024** and could be submitted either via:

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

or Post to: Senior Executive Officer, Environment Water and Climate Change,
South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.

1. Introduction

1.1 Purpose of the Report

The purpose of this Chief Executive's Report is to present the outcome of the Part 8 consultation, to 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

Meetings were held with local sport clubs to discuss the pavilion programme during the development of same in late 2023 and early 2024.

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 **28th September 2024 to 9th November 2024**

The plans and particulars of the proposed development are available for inspection online on the Council's Public Consultation Portal website (<http://consult.sdublincoco.ie>) during the period from **28th September 2024 to 9th November 2024**. 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 **28th September 2024 to 26th October 2024**.

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 9th November 2024** and could be submitted either via:

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

or Post to: 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 **3** submissions were received by the end of the public consultation period.

2. Proposed Development

2.1 Overview Description of the Proposed Development

The proposed development will consist of the following:

- One single storey pavilion building consisting of two individual team changing rooms each with one WC area, one club storage area, and one plant room, all with individual access.
- 1 No. Storage facility for equipment with a Plant room.
- Ancillary landscaping works adjacent to the pavilion building
- All associated ancillary works in adjacent areas including but not limited to foul & surface water drainage and utility supplies
- Installation of CCTV for security

2.2 Plans and Details

Plans and details are available at the following link:

<https://consult.sdbublincoco.ie/en/consultation/development-proposed-sports-changing-rooms-pavilion-willsbrook-park-lucan-dublin>

2.3 Map of the relevant area

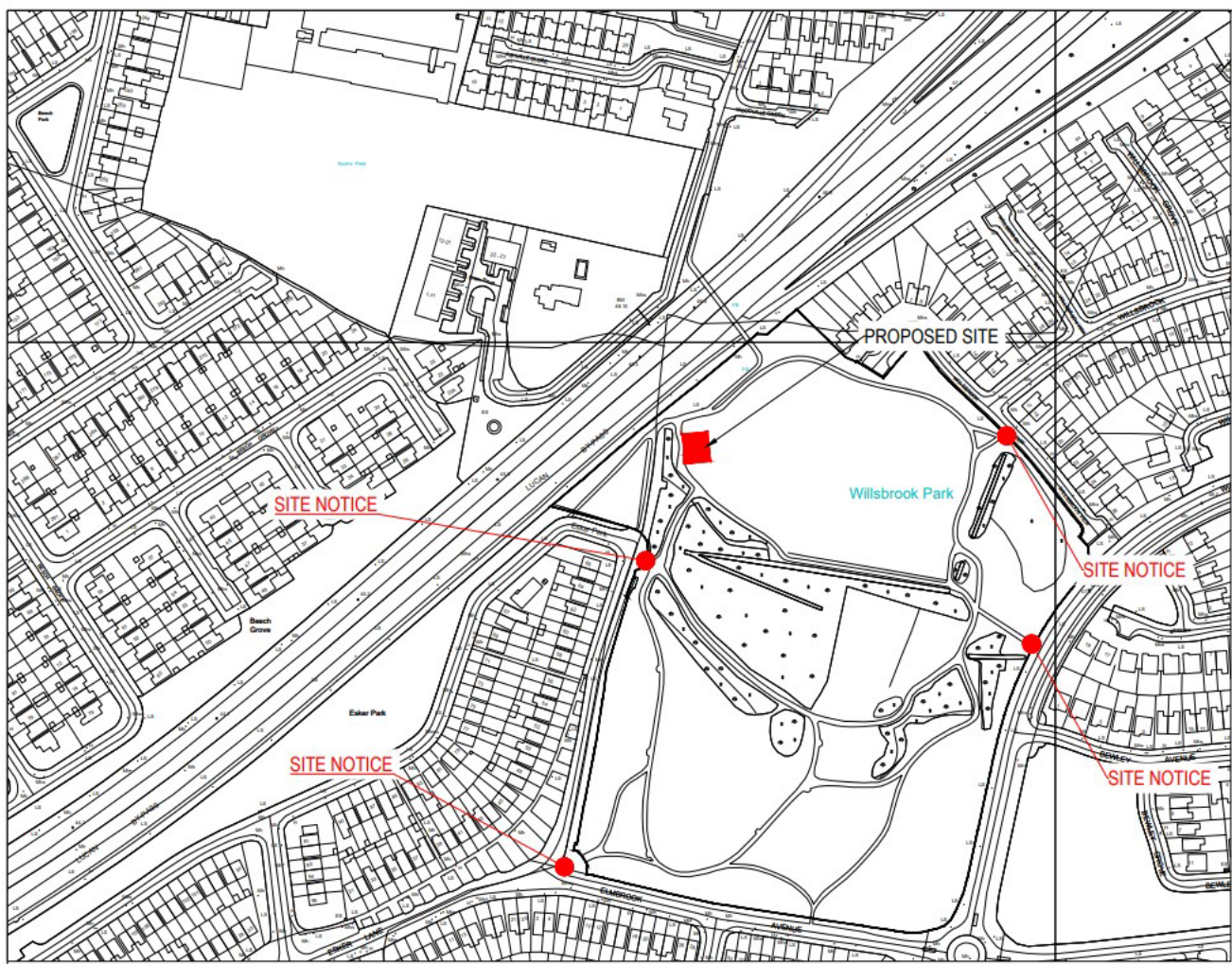


Figure 1. Map of Relevant Area

2.4 Plan of the development

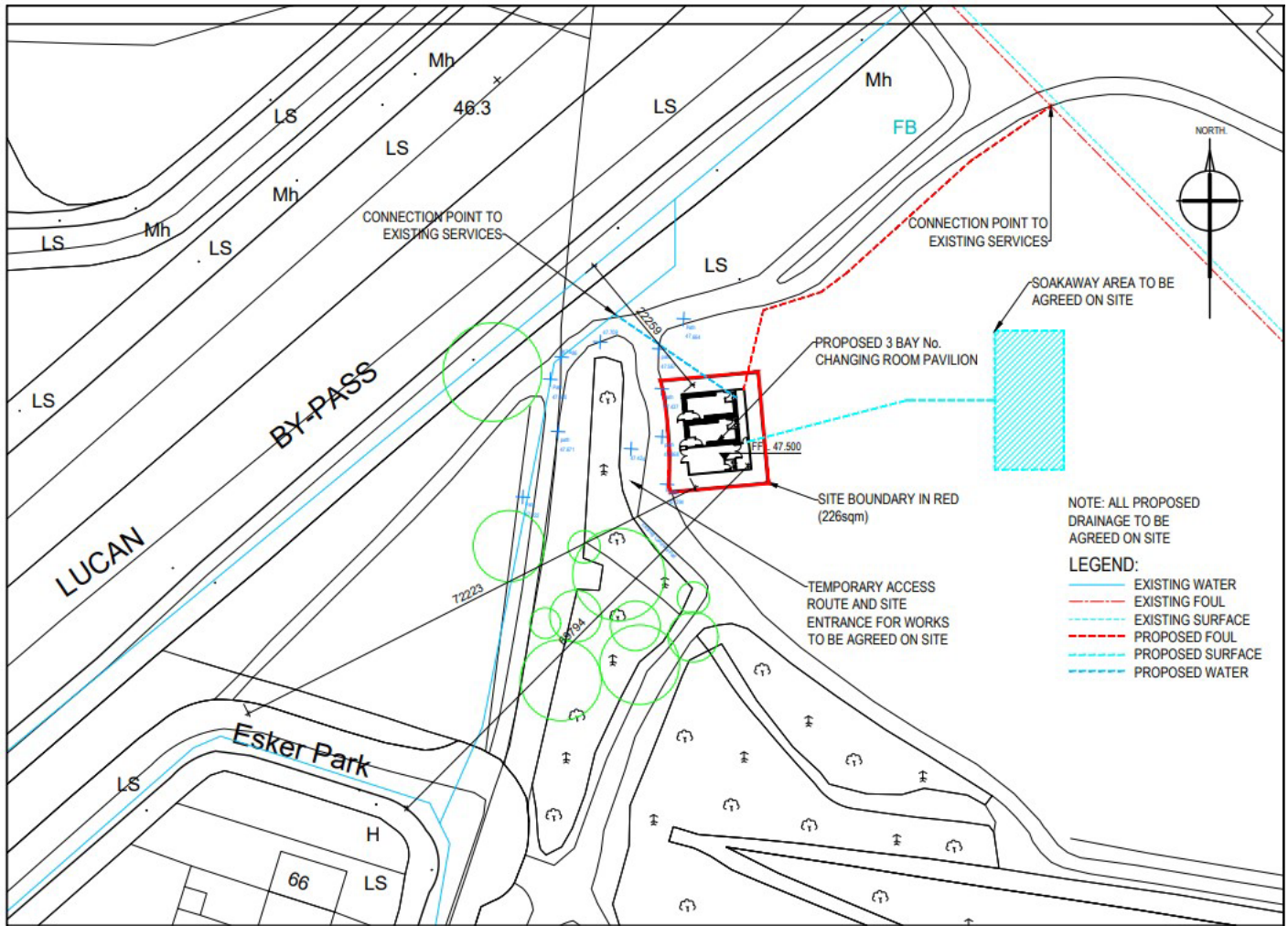


Figure 2. Plan of the Development

3. Public Consultation Process

3.1 List of Submissions

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

- SD-C353-SD007-1 Paul Cleary via Consultation Portal
- SD-C353-SD007-2 Jurgita Cepkauskė via Consultation Portal
- SD-C353-SD007-4 Cllr. Caroline Brady via Consultation Portal

Table 1: Breakdown of Issues Raised in Submissions

Table 1 lists the issues raised within the submissions:

Issue No.	Issues Raised:
1	Proposal Welcomed and support expressed from local sports club
2	Request for changes to Arthur Griffith Park Pavillion

3	Security
4	Facilities for referee
5	Additional general public access to toilets
6	Additional facilities within the park, e.g. seating, water stations, notice boards, defibrillators
7	Accessibility
8	Sustainability

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.

Issue 1.

The issue relates to the following:

- Proposal Welcomed and support expressed from local sports club

Chief Executives Response and Recommendation:

Welcome to the proposals is noted. The input of local sports clubs was valuable in the development of the plans for the pavilions proposal. No changes are recommended to the proposal.

Issue 2.

The issue relates to the following:

- Request for changes to Arthur Griffith Park Pavillion

Chief Executives Response and Recommendation:

The submitter was contacted and confirmed that submission was made in error. It is noted that the submission has been correctly made to the Arthur Griffith Park pavilion Part 8 process. No changes are recommended to the proposal.

Issue 3.

The issue relates to the following:

- Security

Chief Executives Response and Recommendation:

The design and location of the pavilion contributes to the security of the building, with the use of robust materials and external cladding. External lighting will be provided as required as part of the detailed design of the pavilion. The location of the pavilion was chosen to ensure that there was sufficient passive surveillance and it was proposed in an area with high levels of active usage of the park. The plans include for the provision of CCTV as part of the pavilion provision. The single story nature of the building precludes the occlusion of sightlines as much as possible and the pavilion is located in a prominent part of the park; however it is acknowledged that the park is a wooded one and sightlines are important within the park, as such the detailed design stage will consider further the matter of orientation and possible slight adjustments to the placement of the pavilion to ensure it affects sightlines as little as possible.

Issue 4.

The issue relates to the following:

- Facilities for referee

Chief Executives Response and Recommendation:

The proposed provision of facilities for referees was discussed and agreed with all clubs using pitches in the parks that are subject to the current proposals. However the detailed design stage will consider further the facilities being provided for referees, including the size of the area allocated to the referee and the facilities to be provided within the referee area, such as seating / rest area etc. to ensure adequate and comfortable provision.

Issue 5.

The issue relates to the following:

- Additional general public access to toilets

Chief Executives Response and Recommendation:

The pavilion programme is designed for the use of sports clubs and groups using the park for active recreation. Some events e.g. park runs have also been accommodated, as are school sports days etc. General public access to the toilets is not envisaged, as such use generally has to be supervised and would incur significant costs that are not allowed for within the budget.

Issue 6.

The issue relates to the following:

- Additional facilities within the park, e.g. seating, water stations, notice boards, defibrillators

Chief Executives Response and Recommendation:

This request is outside the scope of the proposal /pavilion programme proposals. The provision of the additional proposed facilities do not require Part 8 approval and can be progressed as part of separate operational programmes. The provision of defibrillators within parks tends to be in tandem with a supervisory group (e.g. a sports club), trained in the use of the defibrillator and willing to manage same, it is recommended such proposals be progressed outside of Part 8 processes. No changes are recommended to the proposal.

Issue 7.

The issue relates to the following:

- Accessibility

Chief Executives Response and Recommendation:

SDCC's sports pavillion programme will provide changing rooms for sports clubs and groups within the park. The pavilions are planned and designed in accordance with the Building Regulations and ensure that the buildings are accessible, the building regulations include the approach to the building entrances and require the use of ramps etc. where required.

Issue 8.

The issue relates to the following:

- Sustainability

Chief Executives Response and Recommendation:

Solar panels are proposed as part of the proposals for the pavilions. SDCC considered carefully the use of a green roof but the extensive amount of solar panels proposed precluded the use of the green roof as well. Instead the detailed design

stage will examine the use of natural based SuDS to filter and clean as well as attenuate surface water, in addition to the feasibility of providing a small wetland area to encourage biodiversity. Other measures will also be considered at the detail design stage such as rainwater harvesting.

4.0 Assessment as to whether or not the proposed development would be consistent with the proper planning and sustainable development of the area

County Development Plan 2022-2028:

The lands are zoned - South Dublin County Council Development Plan *Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities'*



Figure 3. Extract from SDCC County Development Plan 2022-2028 Zoning map

Table 12.15: Zoning Objective ‘OS’: ‘To preserve and provide for open space and recreational amenities’

Use Classes Related to Zoning Objective	
Permitted in Principle	Allotments, Community Centre, Cultural Use, Open Space, Recreational Facility, Sports Club / Facility.
Open for Consideration	Agriculture, Bed & Breakfast, Camp Site, Car Park, Cemetery, Childcare Facilities, Crematorium, Education, Garden Centre, Guest House, Home Based Economic Activities, Hotel / Hostel, Housing for Older People*, Outdoor Entertainment Park, Place of Worship, Public Services, Recycling Facility, Residential*, Restaurant / Café,

	Shop-Local, Stadium, Traveller Accommodation.
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome / Airfield, Betting Office, Boarding Kennels, Caravan Park-Residential, Concrete / Asphalt Plant in or adjacent to a Quarry, Conference Centre, Data Centre, Doctor / Dentist, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Health Centre, Heavy Vehicle Park, Hospital, Industry Extractive, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq m, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Off-Licence, Petrol Station, Primary Health Care Centre, Public House, Refuse Landfill / Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop Neighbourhood, Social Club, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm, Work-Live Units.

Figure 4. Showing Use Class Tables from County Development Plan

The county development plan policies that affect the site directly are the following:

COS1 Objective 1: To provide appropriate and accessible community facilities to meet the needs of all citizens of the County, comprising of a fast-growing young population and including an ageing population, consistent with NPOs 28 and 30 of the NPF.

COS1 Objective 3: To support and facilitate the implementation of local plans and programmes (and any superseding documents) with a social inclusion and community development focus including:

- Social Inclusion and Community Activation Programme (2018-2022);
- South Dublin County Council Integration Strategy (2019-2023) – A More Inclusive County;
- The South Dublin County Traveller Accommodation Programme (2019- 2024);
- South Dublin Disability Accommodation Strategy;
- South Dublin Age Friendly Strategy (2020-2024);
- A Strategy for a Healthy South Dublin (2019-2022);
- South Dublin County Sports Partnership Strategic Plan (2017-2022).

Policy COS2: Social / Community Infrastructure Support the planned provision of a range of universally accessible and well-connected social, community, cultural and recreational facilities, close to the communities they serve, consistent with RPO 9.14 of the RSES. (See also Chapter 5: Quality Design and Healthy Placemaking)

COS2 Objective 1: To support the provision of a wide range of community facilities and to ensure that such facilities are provided in new and existing communities in tandem with housing development, with special consideration for a period of review to adapt to the needs of an increasingly multi-cultural and diverse community, in accordance with the phasing requirements of Local Area Plans and Planning Schemes.

COS2 Objective 3: To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified.

Policy COS4: Sports Facilities and Centres Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.

COS4 Objective 1: To promote the provision and management of high-quality, multi-functional, sport and recreational infrastructure across the County, in consultation with relevant stakeholders, to meet existing and future needs, to include sports hubs and multi-sport astro-pitches, in accordance with the South Dublin County Council Sports Pitch Strategy (2020), the National Sports Policy (2018-2027) and the aims of the South Dublin County Sports Partnership, consistent with RPO 9.15 of the RSES.

COS4 Objective 4: To support and encourage the co-location and sharing of community and sporting facilities within the County where feasible. (See also COS8 Objective 8).

COS4 Objective 8: To support the provision of permanent space for well-established sports and recreational activities at appropriate locations within the County, aspiring to the standards and conditions met for such playing areas by National Governing Bodies, where feasible and in accordance with proper planning and sustainable development.

COS4 Objective 9: To support and facilitate a framework for the improvement, maintenance, and enhancement of existing community-based sports facilities within the County.

COS4 Objective 11: To facilitate as far as possible all sports played by the citizens of South Dublin County including rugby, recognising the growing numbers taking part in the sport and the particular requirements of the game in terms of pitches.

COS4 Objective 17: To ensure that any sports club established for over 5 years in the community be provided with proper facilities (changing rooms / toilets) to ensure they can continue to operate and grow within our community.

Policy COS5: Parks and Public Open Space – Overarching

Provide a well-connected, inclusive and integrated public open space network through a multi-functional high-quality open space hierarchy that is accessible to all who live, work and visit the County.

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.

National Sports Policy 2018-2027

This national policy highlights the influence and importance of sport across Irish society, it provides a vision for Irish Sport in 2027 and defines the key actions required to achieve its ambitious goals:

"Lead Role for Local Authorities

Local Authorities are key stakeholders in the context of the public spaces which are widely used for sport and physical

activity. They manage the public parks; they are responsible for the local road network; and they are key facilitators for outdoor recreation with almost 1 in 5 recreational walkers walking in public parks and 1 in 3 adult sports participants taking part in public spaces. Public spaces are often used on an informal basis by meet-and-train groups while sports clubs are also widespread users of these spaces.¹¹

ACTION 8 We will establish, through Sport Ireland, an initiative to support Local Authorities in developing Local Sports Plans consistent with the overall vision and objectives of this National Sports Policy. The Local Plan will review needs and set out actions to increase participation locally. It will be developed and implemented in cooperation with LSPs, clubs, communities and partners within and beyond sport.

ACTION 22 We will work with relevant stakeholders to explore the merits of a new programme of current sports funding under a targeted scheme to support schools on a sustainable basis in defraying reasonable costs (such as necessary transport and facility hire) incurred in delivering the aquatics strand of the PE curriculum. We will encourage Local Authorities to promote and facilitate more sharing of facilities locally, especially where capacity is available at off-peak times during the day, in the evening or during holiday periods in the case of educational establishments. This will involve working closely with clubs and sporting bodies, schools and colleges, leisure facility providers and others. As part of the Local Sport Plans, Local Authorities will also lead on other collaborative initiatives to improve access locally e.g. Local Authorities and LSPs will combine to see how recreational areas can be utilised more fully by local communities for sport and physical activity e.g. for park runs.

"Local Authorities have a significant role in promoting participation in sport and physical activity in the community. They invest significant resources in physical infrastructure for sport and physical activity and employ sport and recreation development officers. They are strongly engaged in community development through the LCDCs and the associated Local Economic and Community Plans, which seek to enhance the quality of life and wellbeing of communities linking strongly with the policy agenda around sport and physical activity. They have a close working relationship with LSPs and NGBs, sports clubs, facility providers, schools, community groups and other stakeholders locally. As already noted, we see potential for an expanded role for Local Authorities in leading collaboration within and beyond sport in their local area."

Active South Dublin Plan 2023 (SDCC's Local Sports Plan)

Active South Dublin stems from Action 8 of the National Sports Policy 2018-2017 which seeks all local authorities to develop local sports plans. South Dublin County Council is the first local authority nationwide to achieve this aim. The plan includes many ambitious objectives and actions in areas such as participation opportunities, facility development, club support and leader training, to support and motivate every citizen in the county, regardless of age, background or ability, to lead active healthy lives.

Relevant sections include:

Ambition 4:

Optimise the potential of existing natural and physical assets such as community centres, parks, mountains, water, leisure centres and schools as places where sport, physical activity and recreation can occur.

Ambition 6:

Significantly enhance the availability of quality sport, recreation and physical activity facilities and spaces through the full delivery of our sports capital programme and other capital programmes.

- Work collaboratively to deliver the planned projects included in the current Three-Year Capital Programme 2023-2025 and beyond, and seek to expand the range of sport, physical activity and recreation projects in the Council's capital programmes based on assessed need and demand.
- Ensure that the Active South Dublin work programmes are aligned to and support the ongoing implementation of the Council's strategic plans for pitches, parks and open space, green infrastructure, cycling and other relevant strategies.

5.0 Recommendation

Following the period of public consultation and consideration of the submissions the Chief Executive is of the view that the relevant issues raised can be adequately addressed during the detailed design stage and the proposal is in conformity with proper planning and sustainable development.

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 Sports Changing Rooms Pavilion at Willsbrook Park, Lucan, Dublin.

