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



**South Dublin County Council Meeting**

**10th February 2025**

**Chief Executive Report on the Proposed Glamping Pods at Camac Valley Caravan & Camping Park, Corkagh, Dublin 22.**

Pursuant to the requirements of the relevant Planning Acts and Regulations, South Dublin County Council gave notice to constructing the following development in the caravan and camping park at Camac Valley in Corkagh:

**Proposed Provision of 14 No. Glamping Pods at Camac Valley Caravan & Camping Park, Corkagh, Dublin 22 D22 DR60.**

**The works comprise of:**

* Provision of 14 No. glamping pods.
* General site works consisting of glamping pod bases and access paths.
* 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.

Following examination of the proposed development, including the nature and location of works, it was concluded that there was no potential to impact on Annex I habitats or Annex II species associated with European Sites, namely Glenasmole Valley SAC, Wicklow Mountains SAC, Rye Water Valley/Carton SAC, South Dublin Bay SAC, Red Bog, Kildare SAC, Wicklow Mountains SPA, South Dublin Bay and River Tolka Estuary SPA, and Poulaphouca Reservoir SPA. As this assessment has not identified any potential significant impacts to nearby European sites, a Stage 2 Appropriate Assessment and subsequent Natura Impact Statement were not deemed necessary. Any person could have, 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 http://consult.sdublincoco.ie during the period from Monday 16th December 2024 to 5.00pm on Monday 3rd February 2025.

Printed plans and particulars were available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from Monday 16th December 2024 to Monday 20th January 2025 only; at the Planning Department counter in the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24 during the opening hours of the County Hall.

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 5.00pm on Monday 3rd February 2025 and could have been submitted either via:

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

Or

Post to:

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

NOTE: Submissions were to be made by one medium only. All submissions should have included your name and contact address. It should be noted that the Freedom of Information Act, 1997 (as amended) applied to all records held by South Dublin County Council. South Dublin County Council’s Personal Data Privacy Statements could be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements. Date of Public Notice: 16th of December 2024. Teresa Walsh, Director of Environment, Water & Climate Change, South Dublin County Council.

# ​Introduction

* 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.

# 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 process 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 the proposed development would be consistent with the proper planning and sustainable development of the area.
    - Recommendation as to whether 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. **Outline of the Public Consultation Programme**

**1.3.1Non – Statutory Consultation**

Meetings were held with stakeholders during the development of the proposals.

**1.3.2Statutory Consultation**

The proposed development and accompanying Appropriate Assessment, Environmental Impact Assessment and report were placed on public display for the statutory period from **16th December 2024 to 20th January 2025**.

The plans and particulars of the proposed development are available for inspection online on the Council’s Public Consultation Portal (http://consult.sdublincoco.ie) during the period from **16th December 2024 to 20th January 2025**.

Printed plans and particulars were available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from **16th December 2024 to 20th January 2025** only, at the Planning Department counter in the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24 during the opening hours of the County Hall.

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 have been made in writing up to **5pm on 3rd February 2025** 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](http://www.sdcc.ie/) and all personal data will be retained in line with statutory requirements.

* A total of 0 submissions were received.

# ​Proposed Development

* 1. **Overview Description of the Proposed Development**

The proposed development will consist of the following:

* Provision of 14 No. glamping pods.
* General site works consisting of glamping pod bases and access paths.
* All ancillary works.

# Plans and Details

Plans and details are available at the following link:

<http://consult.sdublincoco.ie>

# ​Map of the relevant area

# A map of a city Description automatically generated

Figure . Map of Relevant Area

# Plan of development

**A map of a city

Description automatically generated**

Figure . Plan of the Development

# Public Consultation Process ​

Once the process began, the proposal and relevant reports were publicly accessible on the SDCC public consultation portal at the following link: (<http://consult.sdublincoco.ie>)

* 1. **List of Submissions**

0 submissions were received during the specified period of the public consultation in respect of the proposed development.

**3.2 Summary and Categorisation of Issues Raised and Chief Executive’s Responses**

There were no submissions received during the specified period of public consultation in respect of the proposed development.

**Chief Executives Response and Recommendation:**

There were no submissions received during the specified period of public consultation in respect of the proposed development.

1. **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'*

A map of a city

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

County Development Plan 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 License, 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.

**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 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 EDE19:** Tourism Infrastructure Support the development of a sustainable tourism industry that recognises the recreational and tourism potential of the County, building on the actions in the South Dublin County Tourism Strategy, 2015 or any superseding strategy.

**EDE19 Objective 1:** To support the development of tourism infrastructure, attractions, activities, accommodation and facilities at appropriate locations subject to sensitive design and demonstrated environmental safeguards.

**EDE19 Objective 2:** To primarily direct tourist facilities into established centres, in particular town and village centres, where they can contribute to the wider economic vitality of urban centres.

**EDE19 Objective 4:** To support tourism-related enterprises at appropriate locations along existing and proposed Green Routes, including greenways, which do not impact on environmental sensitivities and subject to sensitive design and development safeguards.

**EDE19 Objective 5:** To continue to engage and collaborate with tourism stakeholders including Fáilte Ireland to deliver on the Tourism objectives for the County.

1. **Recommendation:**

Following the period of public consultation, the Chief Executive is of the view that 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 glamping pods at Camac Valley Caravan & Camping Park, Corkagh, Dublin 22.**