

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

12th November 2012

Report submitted in accordance with Part 8, Article 81 of the Planning and Development Regulations 2001, as amended, the Planning and Development Act 2000, as amended, and Section 138 of the Local Government Act, 2001

Proposed Amendments to Previously Permitted Part 8 Ref. PC/14/09 for the Samuel Beckett Civic Campus providing Sporting and Community Amenities on an 18 Acre Site off Ballyogan Road, Dublin 18.

PC/04/2012

In accordance with Part 8, Article 81 of the Planning & Development Regulations 2001, as amended, Dún Laoghaire-Rathdown County Council gave notice of the proposed amendments to the approved scheme Reg. Ref. PC/14/09 in The Irish Times dated Monday 13th August 2012. Plans and particulars were available for inspection at the Planning Department, County Hall, Marine Road, Dún Laoghaire (between the hours of 10.00am and 4.00pm) and the Council Offices, Dundrum Office Park, Dundrum (between the hours 9.30am and 12.30pm and 1.30pm and 4.30pm) from Monday 13th August, 2012 up to an including Monday 24th September, 2012. Submissions and Observations with respect to the proposed development could be made in writing up to an including Monday 8th October 2012.

1. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

1.1 Proposed Development

This proposal consists of the phasing and amendments to the scheme approved under Reg. Ref. PC/14/09. The approved scheme will now be constructed in two stages as follows:

Phase 1:

- The construction of an approved community building which changes the use of an approved library to a sports building with gym and changing facilities;
- Provision of 4 synthetic pitches;
- Provision of 3 grass pitches providing for:
 - 1no. 90m x 145m GAA pitch which can also be used as 2no. 90m x 60m junior soccer pitches;
 - 1no. 60m x 100m senior soccer pitch;
 - 1no. 45m x 90m junior soccer pitch;
- Provision of a playground;
- Provision of a skate park;
- Provision of a surface level car park;
- Landscaping works.

Phase 2:

- The change of use from a sports facility to a library;
- The construction of a new multi-purpose sports building with 6 lane swimming pool, gym and changing facilities;
- Construction of a 2-storey car park;
- Amendments to landscaping works.

Phase two of the proposed development will essentially complete the scheme in accordance with that approved under PC/14/09.

The proposed development will however include a number of changes to the proposed buildings in terms of elevational detail changes and minor changes to building heights.

1.2 Site Description and Context

The site is 7.3 hectares /18 acres in extent, is located on the north side of Ballyogan Road and is bounded by Ballyogan Avenue and Drinagh Green.

Immediately adjoining the site to the south is the Luas Line B1 and associated Luas ESB substation. An existing 38 KV line crosses the western edge of the subject site.

At present the site is in use as playing fields. There is an existing community centre at Ballyogan Avenue to the east, which is surrounded by this site; the existing community centre was constructed in 2008. From the centre of the site the ground slopes down to the northern portion of Ballyogan Avenue.

Lands to the north, east and west of the subject site are defined by residential development with the exception of an area to the southeast of the site where the land is zoned residential but is not yet developed.

On the opposite side of Ballyogan Road to the south of the site lands are zoned Objective 'E': *'To provide for economic development and employment'* with a small area zoned Objective 'A': *'To protect and/or improve residential amenity'*.

1.3 Zoning and Policy

In terms of the Dún Laoghaire-Rathdown County Development Plan, 2010-2016, the site is zoned 'Objective F': *'To preserve and provide for open space and amenities with ancillary active recreational amenities'*, where community facilities, cultural use, open space and sports facilities are 'Permitted in Principle'.

There is a specific local objective on the subject site, No. 37 as identified on Map 9 of the County Development Plan 2010-2016 which is *'To provide a multi-purpose Community/Sports /Recreation Facility ('Samuel Beckett Civic Campus') to include a regional library, swimming pool plus other community /sports facilities on Council Lands at Ballyogan Road'*.

A zone of archaeological potential 026-001 (possible enclosure site), abuts the south of the subject site.

1.4 Layout

Phase 1 of the proposed development will provide for a 2-storey sports and community building located along the southern boundary of the site with a playground to the east and civic space area to the north of the building.

The community and sports building will contain a crèche, multi-purpose community rooms, exercise and fitness suites and changing facilities.

Two vehicular access points are located along Ballyogan Avenue along the western site boundary, one access serving coach parking, drop off area and service access and one serving a surface car park.

The 4 no. proposed synthetic pitches will be located along the southern boundary of the site with the proposed multi purpose grass GAA / soccer pitches will be located towards the western site boundary and the 2 no. grass soccer pitches will be located towards the northern site boundary; a skate park would be located to the east of the grass soccer pitches.

Within phase one of the proposed development the remaining lands would be landscaped with a number of pathways linking the pitches to the sports and community building and it is proposed to provide an attenuation pond within the northeast corner of the site.

Phase 2 of the proposed development will further develop the site by providing for a large 2-storey over basement sports building containing a 7 lane swimming pool, learners pool, changing rooms, sports hall, viewing gallery with cafe, equipment stores and plant rooms.

The proposed sports building would be located centrally within the site to the north of the community building and synthetic pitches proposed under Phase 1.

Phase 2 of the proposed development would also change the use of the sports building proposed under Phase 1 to a library and would replace a surface level car park with a larger 2-storey car park; landscaping improvements would also be implemented under Phase 2.

1.5 Access and parking

As stated above, 2 no. vehicular access points will be located along the eastern site boundary from Ballyogan Avenue.

Phase 1 of the proposed development will provide for 1 no. coach parking space and Phase 2 of the development will increase this to provide for 2 no. coach parking spaces within a shared pedestrian/vehicular drop off area to the north of the community building; 6 no. disabled parking spaces will also be provided within this area under Phase 1.

Phase 1 will provide for a total of 93 car parking spaces and Phase 2 will increase this to a total of 266 car parking spaces (including disabled spaces) within a two storey car park, as approved under PC/14/09.

Phase 1 will provide a pedestrian access point at the south-eastern corner of the site and Phase 2 will create an additional pedestrian / emergency access point at the south-western corner of the site; new footpaths and pedestrian access points will also be created at the north eastern and north western corners of the site under Phase 2 of the development.

Cycle access and routes through the site will be introduced in Phase 2 with cycle access corresponding with pedestrian access points. Sheltered bicycle parking will be provided adjacent to community centre in Phase 1 and additional bicycle parking will be provided adjacent to the Sports building under Phase 2.

1.6 Design and finishes

As with the development approved under PC/14/09, the proposed development has a modern site specific design. The Architect's Report (Bucholzmcevoy Architects) which accompanies this proposal, provides a design rationale for the proposed development under the following headings: Connectivity, Accessibility, Site topography, Transparency/Permeability, Amenities, and Environmental Design – Orientation, Solar Shading, Renewable Energies, Natural Ventilation, Natural Daylighting, Materials, Rainwater Management, Energy Use/Carbon Emissions.

The architects report states that Phase 1 of the proposed development will see an energy centre being formed in order to enable future renewable technologies during the later phase of the development.

It is envisaged that eventually 60% of the annual energy associated with heating and hot water will be provided through the use of renewable resources.

The proposed development has also been designed in a manner that will help minimise energy usage.

The amendments proposed to the permitted scheme are listed in detail in the architects report and on drawings submitted. The main changes to the permitted scheme include relatively minor changes in finished floor levels resulting in changes to building heights, changes to

elevation details to each building, provision of clerestory / popup roof-lights and amendments to landscaping.

The maximum increase in roof height is approximately 2m at the sports building pool hall parapet.

The revised elevation details are largely due to a diagonal external profile on each of the community and sports buildings approved under PC/14/09 being altered to provide for a more vertical emphasis on each façade.

2. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA:

It is considered that the proposed development falls into the category of Community facility, Recreational Facilities/Sports Club and Cultural Use, which are 'Permitted in Principle' within the zoning Objective 'F'. Therefore, the proposed development accords with this zoning objective.

The development as proposed is considered to be in accordance with the proper planning and sustainable development of the area.

3. IMPLICATIONS OF THE PROPOSED DEVELOPMENT ON THE HABITATS DIRECTIVE 92/43/EEC

3.1 Habitats Directive Screening Report, June 2012

The Council's Biodiversity Officer was tasked to review the proposed development of a community and sports campus and to prepare a Habitat's Directive Screening Report for the project. The purpose of this Screening Report is to determine whether the proposed works are likely to have a significant effect on any Natura 2000 sites (Special Areas of Conservation or Special Protection Areas) within the potential impact zone of the proposed development.

A copy of the Habitats Directive Screening Report, June 2012, was included with the documentation on display during the prescribed public participation period.

There are no Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) sites located within the subject site. The Screening report identifies six sites within a 10km radius of the proposed development, three of which are located along the coastline: South Dublin Bay SAC, South Dublin Bay and River Tolka Estuary SPA, and Dalkey Islands SPA.

The report goes on to state that as foul water would be adequately treated at Shanganagh prior to discharging into the bay, there would be no anticipated impacts on the Natura 2000 sites located along the coastline.

There is no physical or hydrological links between the subjects site and the remaining three Natura 2000 sites (Knock Sink Woods SAC, Ballyman Glen SAC and Wicklow Mountains SAC) that could damage features of these sites.

The report concluded that there would be no adverse impacts on Natura 2000 sites identified as a result of the proposed development and a full appropriate assessment for the proposed development would not be required.

4. DEPARTMENTAL REPORTS

Departments had no objection in principle to the proposed development.

Parks and Landscape Services:

Report dated 5th June 2012 states no objections to Phase 1 of the development.

Further comments were received 18th October, 2012 stating no objections to the overall amended scheme.

Waste and Water Services:

Report dated 5th June 2012 states no objections to the Phase 1 of the proposed development.

Further comments were received 19th October, 2012 stating no objections to the overall amended scheme.

Transportation Department:

Report dated 1st June 2012 states no objections to Phase 1 of the proposed development.

Further comments were received from the Transportation Department dated 15th August 2012 following review of the amendments submitted for the final scheme (Phase 2).

The Transportation Department has raised concerns in relation to the provision of 2 no. exit and entry lanes into the proposed car park and recommends that both the entry and exit points should be reduced to one lane only.

Furthermore, the Transportation department recommends that:

- Full details of ramped entry treatments should be agreed with Transportation prior to construction of the scheme;
- A proposed 2m wide footpath along Ballyogan Avenue should be constructed in concrete and dished accordingly;
- 4 no. parent and child car parking spaces should be conveniently located and reserved for the exclusive use of parents using the crèche facility within the community building.

Having regard to the recommendations above, it is considered reasonable to attach a condition that all works are carried out in accordance the requirements of the Transportation Department.

5. SUBMISSIONS/ OBSERVATIONS

5.1 Public notice procedure

In accordance with Part 8, Article 81 of the Planning and Development Regulations 2001, as amended, notice of the phasing and amendments to the approved scheme under PC/14/09 was given by the placement of a notice in the Irish Times newspaper on Monday 13th August 2012. Two site notices (in the prescribed format) were also erected in the vicinity of the junctions of Drinagh Park with Ballyogan Avenue and Ballyogan Avenue with Ballyogan Road. These notices were maintained in place for the prescribed period.

5.2 Submissions

The closing date for receipt of submissions/observations was Monday 8th October 2012. Two submissions were received within the stipulated time period (see Table A):

TABLE A: LIST OF PERSONS/BODIES WHO MADE SUBMISSIONS

No.	Contact person	Organisation / Company	Address	Note
1	Kevin O'Shaughnessy	Cumann Lúthchleas Gael, Coiste Átha Cliath (Dublin GAA County Board)	Páirc Parnell, Domhnach Cearna, Átha Cliath 5	
2	Michael Sheedy	RPA (Railway Procurement Agency)	Parkgate Business Centre, Parkgate Street, Dublin 8.	

Two late submissions were received; one from Naomh Olaf GAA Club dated Tuesday 9th October supporting a submission received within the prescribed period and one from Geraldines P. Moran GAA Club dated Wednesday 11th October supporting the proposed development.

5.3 Summary of the issues raised in the submissions/observations received

The submissions are duly noted and have been assessed accordingly. The submissions received broadly support the project overall however a number of issues have been raised as set out below:

- Concerns have been raised in relation to the provision of only one GAA grass pitch which is to be shared with soccer; a full sized all weather floodlit pitch is considered to be more appropriate as alternative soccer pitches will be provided;
- The four changing rooms provided for external pitches will only accommodate 15 players in each which is considered insufficient for GAA squads use; larger changing rooms with capacity for up to 25 players are considered to be more appropriate;
- As the Luas line adjacent to the subject site is now fully operational, uninterrupted operation, performance, access and of the substation must be provided;
- Walkways around the substation should be maintained, ventilation openings should not be obstructed and access to substation earth pits should not be compromised;
- An existing paladin fence around the substation should be retained and new fence on top of the grassed berm behind should be provided in order to prevent access to the substation roof;
- There should be no works carried out to the substation including any cladding;
- Any replacement fence along the southern site boundary should be agreed by the RPA and the alignment / height of any such fence should match the existing location and height or be higher than existing;
- All proposed works, including foundations to turbines, should all take place inside the subject site;
- For maintenance proposes, turbine masts should be lowered in northerly direction and not over Luas alignment; concern has been raised in relation to any maintenance of turbines taking place at high level without lowering the turbines;

- Liaison with the RPA would be required in relation to the relocation of an existing 10KV electrical line along the southern site boundary;
- The inclusion and form of a pedestrian crossing in the vicinity of a substation should be discussed and agreed with the RPA.

5.4 Response to Submissions

Below are the responses to the main issues raised in the submissions received:

No.	Issue	Response
1	GAA Pitch	<p>The layout and size of the GAA pitch matches that approved under PC/14/09 and no alterations are proposed within the amended scheme.</p> <p>Furthermore, in 2012 Dún Laoghaire Rathdown County Council completed and opened for use a full size all weather synthetic pitch complete with flood lighting and fencing approximately 4 miles from Ballyogan at Stepside.</p> <p>It is therefore considered that this facility is more than adequate for the training and match day needs of the local GAA clubs.</p>
2	Changing Facilities	<p>The changing facilities to be provided both within Phase 1 and the completed scheme are of a similar size and scale to those approved under PC/14/09.</p> <p>The following will be provided:</p> <ul style="list-style-type: none"> • 4 external changing rooms for the use of pitch users; • 3 changing rooms for the all weather pitches which can be used by the grass pitch users; • There will be lockers available to facilitate greater use and flexibility in management of the changing rooms on match and training days.
3	Luas sub-station.	<p>Uninterrupted operation and performance of the Luas sub-station to the south west of the site will be ensured during the course of the construction of the project and in operation.</p> <p>Access to the sub-station as existing, from Leopardstown Abbey, will be unimpeded.</p>
4	Walkways	<p>Walkways around the operational Luas sub-station to the south west of the site will be retained. The existing fence around the sub-station will be retained ensuring maintenance access.</p> <p>Ventilation openings to the sub-station will not be obstructed and access to the existing earth pits will not be compromised.</p>
5.	Paladin Fence	<p>The existing paladin fence around the sub-station is to be retained.</p> <p>The landscaped grass berm does not form part of Phase 1 of the works. At such time as it is proposed to be undertaken (i.e., in Phase 2 of the project), the design team will liaise with the RPA with a view to installing a fence on top of the berm in order to prevent access to the substation roof.</p>
6.	Luas sub-station	<p>No works or over-cladding will be carried out to the operational Luas sub-station – its enclosing fences and maintenance access will be retained as existing.</p>
7	Existing fence on southern boundary.	<p>The existing fence along the southern boundary will be replaced with a boundary treatment in the same location, which will be of equal or greater height than the existing fence. The design</p>

No.	Issue	Response
		team will liaise with the RPA to reach an agreement on this boundary treatment with a view to providing the same standard of protection from, and inaccessibility to the operational Luas line.
8	Construction works.	All construction works required for the completion of Phase 1 and Phase 2 of the project will be undertaken to the north of the line of the existing palisade fence, to ensure no obstruction to Luas operation and performance.
9	Wind turbines	The layout of the area including the synthetic pitches has been designed to allow for the maintenance of the wind turbines by means of lowering them to the north, over the synthetic pitches, in order to ensure no obstruction to the Luas Overhead Line Equipment. The wind turbines are not included in Phase 1 stage of the project, however the design team will liaise with the RPA on this subject at such time as Phase 2 is to be embarked.
10	10 KV Line	The design team will liaise with the ESB and the RPA in relation to the relocation of the 10 KV electrical line, to the south-east of the site.
11	Pedestrian Crossings.	The design team will liaise with the RPA in relation to the pedestrian crossings proposed to offer access to the new Community and Sports campus. It is not proposed to include the pedestrian crossing to the south-west of the site, in the vicinity of the sub-station, in Phase 1 of the project.

CONCLUSION

The proposed development is considered to be in accordance with the provisions of the Dún Laoghaire-Rathdown County Development Plan, 2010-2016; it will enhance and improve the facilities and amenities available to the public and it accords with the proper planning and sustainable development of the area.

RECOMMENDATION

The proposed development is considered to be in accordance with the provisions of the Dún Laoghaire-Rathdown County Development Plan, 2010-2016 and with the proper planning and sustainable development of the area. It is recommended that a decision be made by the Elected Members of the Council to **proceed** with the proposed development in accordance with the drawings, which were available for inspection and to any such minor and immaterial alterations to the plans and particulars of the development, subject to the following condition:

1. The development shall be completed in accordance with the requirements of the Transportation Department.
REASON: In the interest of traffic safety and the proper planning and sustainable development of the area.

Subject to the above approval, members are hereby notified in accordance with Section 138 of the Local Government Act, 2001, of the intention to proceed with the proposed development.

Accordingly, it is recommended that the following resolution be passed by the Council:

"The foregoing report of the Manager is **APPROVED** and it is **AGREED** to proceed with the proposed amendments to previously permitted Part 8 Ref. PC/14/09 for the Samuel Beckett Civic Campus providing Sporting and Community Amenities on an 18 Acre Site off Ballyogan Road, Dublin 18 in accordance with the drawings, which were available for inspection and to any such minor and immaterial alterations to the plans and particulars of the development, subject to the following condition:

1. The development shall be completed in accordance with the requirements of the Transportation Department.

REASON: In the interest of traffic safety and the proper planning and sustainable development of the area.

Kathleen Holohan
Director of Planning.