**MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL**

**DATE 14th December 2015**

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

**Proposed Development: Proposed Senior Centre as an extension at Sallynoggin Youth & Community Facility, Sallynoggin, Co Dublin.**

# 1. PC/HC/01/15

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, as amended, the Council gave notice of the proposed development in The Irish Independent on 10th September 2015. Plans and particulars of the proposed development were available for inspection from 10th September 2015 – 22nd October 2015 at the Housing & Community Department, and Planning & Enterprise Department, County Hall, Marine Road, Dún Laoghaire between the hours of 10.00 a.m. to 4.00 p.m. and at the Council offices, Dundrum Office Park, Dundrum between the hours 9.30 a.m. to 12.30 p.m. and 1.30 p.m. to 4.30 p.m. and at Sallynoggin Youth & Community Facility between the hours of 9.00a.m. to 12.30p.m. Monday to Friday, excluding Bank Holidays and under dlr consultations on the Council’s website homepage [www.dlrcoco.ie](http://www.dlrcoco.ie).

Submissions and observations with regard to the proposed development could be made up to and including 5th November 2015.

# 2. SITE LOCATION AND DESCRIPTION:

The Site is located off Park Close road beside the road junction with Pearse Road, Sallynoggin. Opposite the site to the North is a church, the existing Youth & Community Centre is to the East and further East within easy walking distance of the site are shops and a school. This is a quiet mature residential area.

# 3. ZONING AND OTHER OBJECTIVES:

The site is located on lands zoned Objective ‘A’- To protect and/or improve residential amenity. The surrounding land are also zoned Objective ‘A’.

# 4. DETAILED DESCRIPTION OF PROPOSED WORKS:

This is a one storey new building linked to the existing Youth & Community Centre to create a combined facility for use by all or for standalone use as a Senior Citizen Centre with its own entrance and facilities. There was a previous Senior Citizens Centre on this site which required demolition due to the state of repair.

These new facilities include a large multifunction hall, an entrance hall and storage space, one disabled WC, a kitchen, office, external relaxation area and secure bin storage area. The south facade opens up to the external relaxation area. The west façade connects to the Youth & Community Centre via a link corridor connecting both facilities. The total area of the building is 158 square meters.

# 5. APPROPRIATE ASSESSMENT

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment, Heritage and Local Government, November 2009), and the Planning and Development (Amendment) (No. 3) Regulations, 2011. These require that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 sites, that is, Special Areas of Conservation (SAC’s) and Special Protection Areas (SPA’s)

Scott Cawley Limited has reviewed the proposed development with respect to the requirement for an Appropriate Assessment and submitted their report.

The report concluded that “there will be no likelihood of significant effects on any European sites and no impacts to European site integrity, either alone or in combination with other plans or projects. Therefore it is our view that an Appropriate Assessment is not required.”

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

In accordance with the DLR County Development Plan 2010-2016 for sustainable development, Policy 8.3.1 of the DLR Development Plan 2010-2016 states that it is Council policy to support “the need to integrate housing with the provision of supporting community and social infrastructure. The Guidelines acknowledge that community facilities should be located within, or close to neighbourhood centres and be well served by public transport. Dún Laoghaire-Rathdown County Council recognises that the facilities that cater for social and community needs are an essential component in designing for sustainable communities. Meeting halls and community centres, along with schools, health centres, doctors’ surgeries, libraries and churches provide a communal resource through which the residents of a neighbourhood can gain information, education, medical or welfare assistance and social contact. The Council will ensure that an appropriate range of community facilities are provided across the County to ensure that the vitality and sustainability of residential neighbourhoods in Dún Laoghaire–Rathdown are fostered. In designing for new facilities it is essential to ensure that they are adaptable over time to meet the changing needs of the population and to provide potential for maximising their dual usage during evenings/weekends/school holidays.”

# 7. INTERNAL REPORTS RECEIVED

**Transportation and Drainage Services:**

In report dated 4th June 2014 the Transportation Department has no objection to the proposed at Sallynoggin Senior Centre.

On 18th July 2014 Drainage Services sought information on a technical query which has since been clarified and they have no objections.

**Corporate Services and Human Resources Department – Property Management Section:** In correspondence dated 10th September 2014 the Corporate Services Department raised no issues with the development.

**Architects Department:** In a report dated 26th May 2014 the Architects Department commented the proposed development will add to the visual and recreational amenity of this area and will provide high quality facilities on the previously removed Senior Citizen Centre.

**Environment Department – Parks Section:** In a report dated 8th July 2014 the Parks Department advised that they had no objection to this development.

**Planning and Organisational Innovation - Planning Department**: In a report dated 9th September 2015 the Planning Department commented that the proposed Centre would not have a negative impact on the residential amenities of the area and is in accordance with the proper planning and sustainable development of the area.

It is considered that the proposed development can proceed to the Statutory Process in accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended).

# 8. STATUTORY BODIES/ORGANISATIONS:

There were no submissions from the prescribed bodies:- National Transport Agency, Development Unit, Department of Arts, Heritage & the Gaeltacht.

# 9. SUBMISSIONS/OBSERVATIONS

## 9.1. Submissions

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, as amended, the Council gave notice of the proposed development in the Irish Independent on Thursday 10th September 2015 indicating that submissions would be accepted up to and including Thursday 5th November 2015.

A site notice (in the prescribed format) was also erected on the site and maintained in place for the prescribed period. Three submissions were received within the stipulated time period and are listed as follows:

## 9.2 TABLE A: List of persons/bodies who made submissions

|  |  |
| --- | --- |
| **No.** | **Name** |
| **1.** | **Ann Carter** |
| **2.** | **Gabrielle O’Kelly** |
| **3.** | **Anonymous** |

## 9.3 Summary of the issues raised in the submissions/observations received

There was support for the development, however, some issues in relation to the proposal were raised. The submissions (and the detail pertinent to the respective submissions) are duly noted, and have been assessed accordingly. The pertinent issues raised and the Chief Executive’s responses are summarised as follows:

Issue Response

|  |  |  |
| --- | --- | --- |
| 1. | External Finish. | Design process taken into account the differing uses and finishes while being sensitive to the existing building. |
| 2. | Bin storage and collection. | Provision for a bin store and access to same is included in the design. |
| 3 | Traffic management and parking allocation. | Delineated parking has been included in the design. The building is accommodating similar groups which were previous located on the site and Transport have raised no objections. |
| 4 | Provision for shrubbery & trees along inside wall along Park Close. Garden of Remembrance with stone plaque | Landscaping will be designed in consultation with Users and Parks Department |
| 6 | Additional accommodation for live-in caretaker | Not related to the Part 8 |

# 10. CONCLUSION:

The proposed development is in accordance with the zoning objective of the area as set out in the Dún Laoghaire-Rathdown County Development Plan, 2010-2016. The development accords with the proper planning and sustainable development of the area.

# 11. RECOMMENDATION:

The proposed development is considered to be in accordance with the provisions of the 2010-2016 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. In accordance with the legislation, the proposed development may be carried out as recommended in the Chief Executive’s Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

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 on display and to any such minor or immaterial alterations to the plans and particulars of the development.

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

Dearbhla Lawson,

Director of Economic, Community & Cultural Development