



(a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)
(b) Local Government Act 2001

In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

(A) The Site

Subject site is located in within the Orchard Community Development Centre at Cherry Orchard Grove, Cherry Orchard. The Orchard Community Development Centre forms part of a complex of civic related structures, such as a Catholic Church, St Ultans Primary school, Health Clinic and children's play grounds set in an extensive parkland area.

(B) The Proposal

The proposed development would involve the construction of the following:

- a. The construction of a two storey, multi-use sports hall
- b. Ground Floor: c. 360 sq. m double height, multi-use hall, to include sports facilities, together with associated showers, changing and sanitary facilities.
- c. First Floor: c. 150 sq .m of open floor balcony space for use as an exercise/ training area.
- d. Scale: The finished height of the roof of the proposed extension would match that of the existing sports hall roof.

The applicant indicates that it is intended that the proposed latest intervention would make a minimal visual impact as the present facility has been subject to a number of additions and alterations over the years since it was first opened. The proposed structure would be located in the south west corner of the Community Structure and faces on to its boundary with St Ultan's National school and playground.

The proposal involves the provision of 510 sq metres which would include a large assembly hall and toilets at ground floor level and two staff rooms at first floor level. The first floor level would have an open floor balcony for use as an exercise training area. The proposed additional structure would be located against its boundary with St Ultans and should not contribute to overshadowing, overlooking and overbearing upon neighbouring properties.

(C) Site Planning History

Plan ref no 2327/97 refers to the decision to grant permission for an extension of approx. 500 square metres of single storey multi-purpose community uses including a drop-in coffee area, offices, community facilities, shower facilities, meeting rooms, communal areas, multi-purpose hall and ancillary car parking at the Orchard Community Centre,, Cherry Orchard Grove,, Dublin 10. (Subject site).

Plan ref no 2169/15 refers to the decision to grant permission for the construction of a single-storey extension to accommodate a 3 classroom Autism Spectrum Disorder (ASD) Unit (576 sqm), removal of existing temporary surface and provision of new tarmac driveway including a 6 no. new car parking spaces to link existing front (44 spaces) and rear (35 spaces) car parks, new 2.4m high metal palisade fencing to rear car park, and all associated site development works to the south west of St. Ultan's Primary School, Cherry Orchard Avenue, Dublin 10.

(D) Area Committee

At the September 2016 meeting, the South Central Area Committee were informed of the commencement of a Part 8 application for this project.

At its meeting held on **21st June 2017**, the South Central Area Committee were presented with a report which recommended proceeding with the development. This report was agreed by the South Central Area Committee.

(E) Statutory Submissions/Observations

None

(F) Evaluation/Assessment

Appropriate Assessment:

The applicant indicates that the proposed additional rainwater generated by the proposed structure, will be disposed of in a sustainable manner via an "attenuation area" be provided for in the adjacent DCC park/ playground. Having regard to the provisions of Article 6 of the Habitats Directive (92/43/EEC) and having regard to the location of the subject site in relation to Natura 2000 sites and to the nature and scale of the proposed development, the proposed project will not adversely affect the integrity of any Natura 2000 sites. It is therefore considered that an Appropriate Assessment under article 6(3) of the Directive is not required.

Zoning Objectives of the 2016 –2022

The site is located in an area subject to land use zoning objective 'Z15', which states '*To protect and provide and for institutional, educational recreational community, green infrastructure and health uses*'.

The proposed provision of additional space for the creation of sporting opportunities is entirely consistent with the zoning objective.

Policy

Relevant policy for sporting facilities and public open spaces is set out in Chapter 10, Greening the City, Section 10.5.8 (Sport, Recreation and Play of the Dublin City Development Plan 2016 – 2022).

The following policies are relevant:

Policy seeks 'GI31: *To improve on existing sports/recreational facilities in the city through the implementation of the Dublin City Sport and Active Recreation Strategy 2009-2016 and to ensure the availability of a range of recreational facilities to the general population of all ages and groups at locations throughout the city, including ice-skating. In areas where a deficiency exists, Dublin City Council will work with the providers of such facilities, including schools, institutions and private operators, to ensure access to the local population.*

GIO30: *To support the implementation of the Dublin City Play Plan 2012-2017, which aims to provide inclusive and accessible play opportunities for children and young people.*

GIO32: *To endeavour to provide play spaces in every neighbourhood in the city, which are open to public use.*

Interdepartmental Reports

Planning Division: The site of the proposed development, located on Cherry Orchard Grove is zoned Z14 *'To seek the social, economic and physical development and /or rejuvenation of an area with mixed use of which residential and Z6 would be the predominant use'* in the Dublin City Development Plan 2011-2017.

The community centre, its use and its proposed extension are a permitted use in this zone. The site also forms part of Strategic Development and Regeneration Area (SDRA) no.4. Park West/Cherry Orchard.

Drainage Division: Report dated 04/10/16 indicates no objections to the proposed development subject to conditions.

The Culture, Community, Economic and Emergency Services Department: Have stated that the expansion of the sports facility is needed for local sports clubs and schools.

Conclusion

The proposed development, the provision by the Local Authority Dublin City Council of an expansion to an existing sports/ community facility, would be consistent with the established use on site and the existing multi-functional operation of the site. The provision of an increase in recreational and/ or sporting facilities would be consistent with planning policy as set out under the Section 10.5.8 (Sport, Recreation and Play) of the Dublin City Development Plan 2016 – 2022 and the zoning objective Z15, *To protect and provide and for institutional, educational recreational community, green infrastructure and health uses'.*

Recommendation:

I am therefore satisfied that the proposed development would be consistent with the provisions of the Dublin City Development Plan 2011-2017 and would be in accordance with the proper planning and sustainable development of the area. Accordingly it is recommended that a decision be made by the elected members of the Council to proceed with the proposed development, subject to the requirements of the respective Division of the City Council provided below.

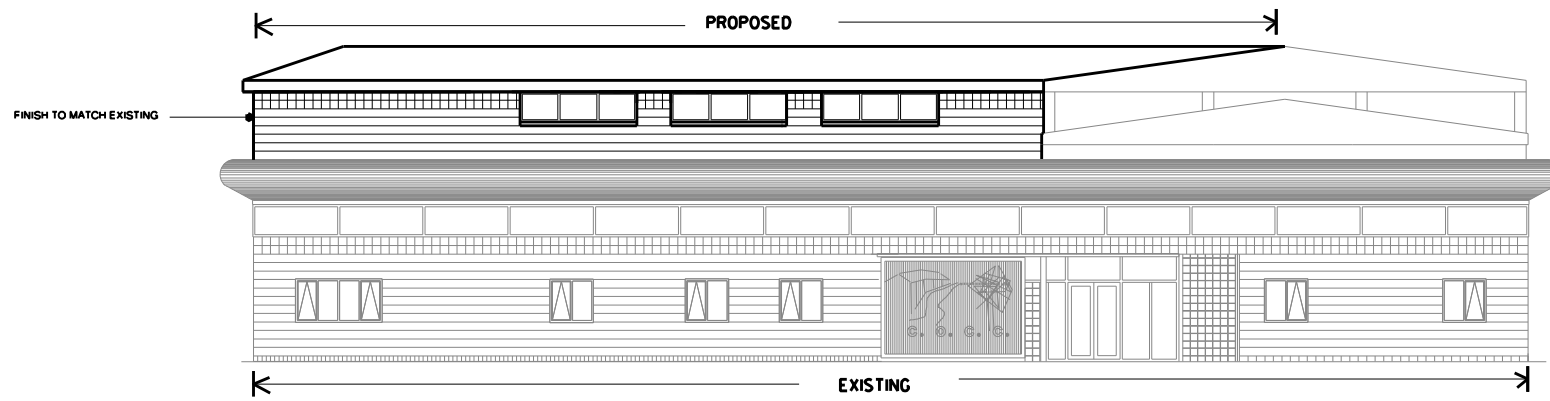
1. The following requirements of the Council's Drainage Division shall be complied with:
 - a. The proposed development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).
 - b. The drainage drawings submitted are not acceptable. The developer shall submit two revised copies of a detailed site drainage plan to the Drainage Division for written approval. These plans shall be submitted not later than the submission of the commencement notice for the development. The main points to note in the revised drawings are:
 - c. The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.
 - d. The development shall incorporate Sustainable Drainage Systems in the management of stormwater.
 - e. All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. Are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reason: In the interest of orderly development.

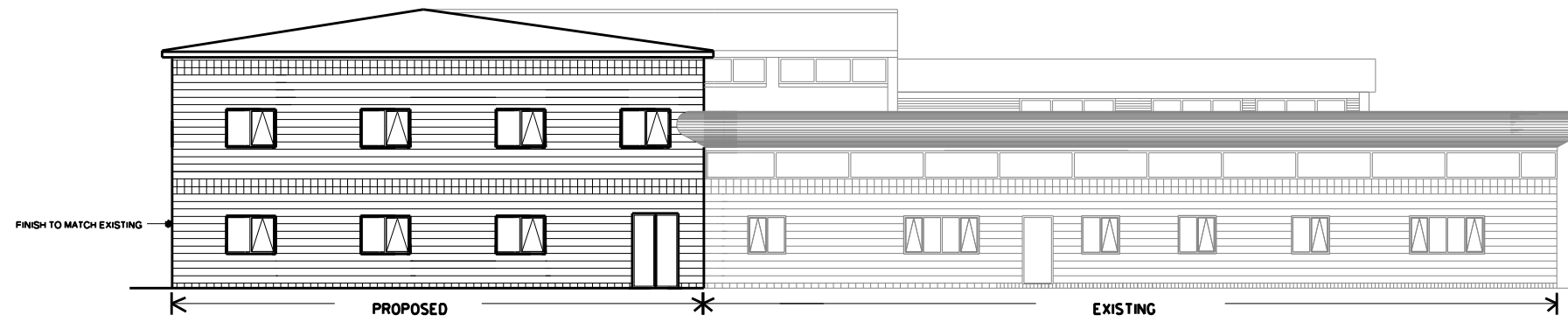
This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000, subject to the provisions of Section 139 of the Local Government Act, 2001.

Owen P. Keegan
Chief Executive

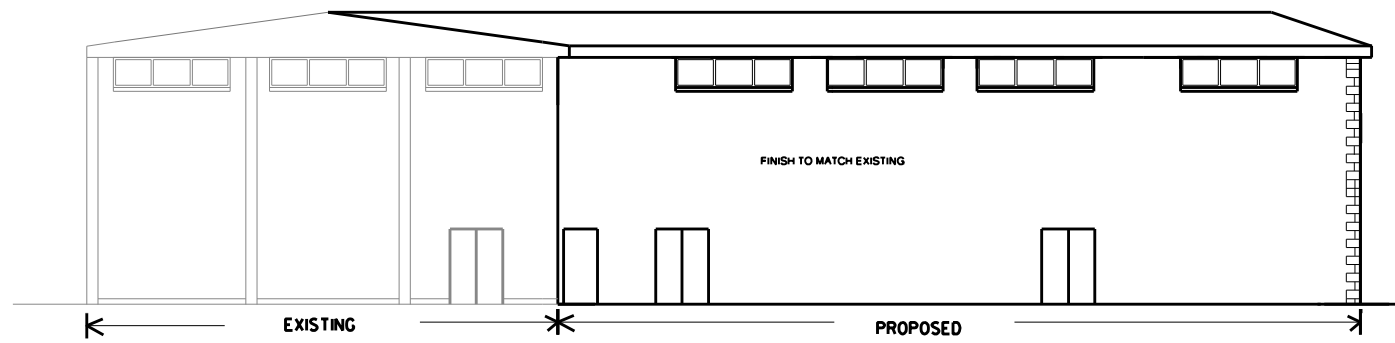
Date 21st June 2017



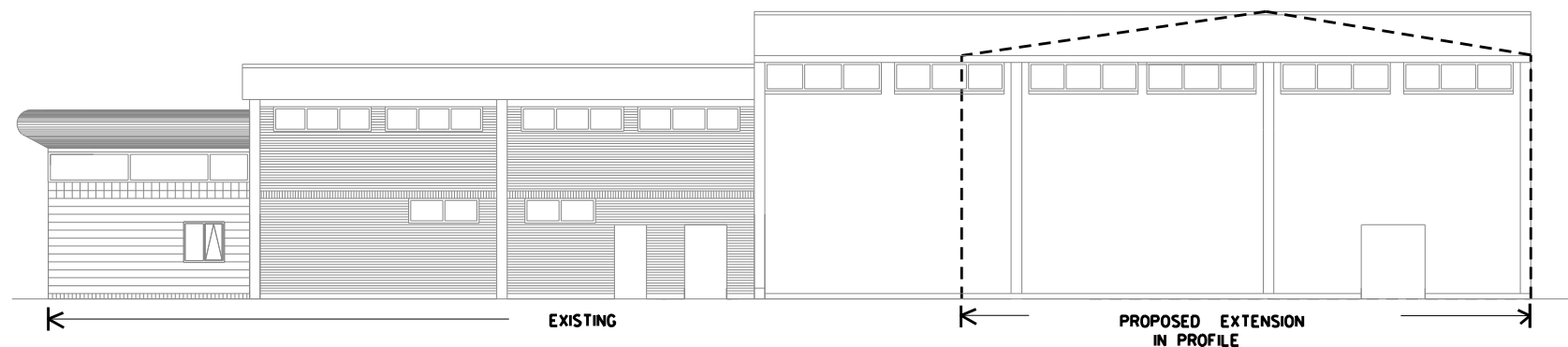
EAST ELEVATION



SOUTH ELEVATION




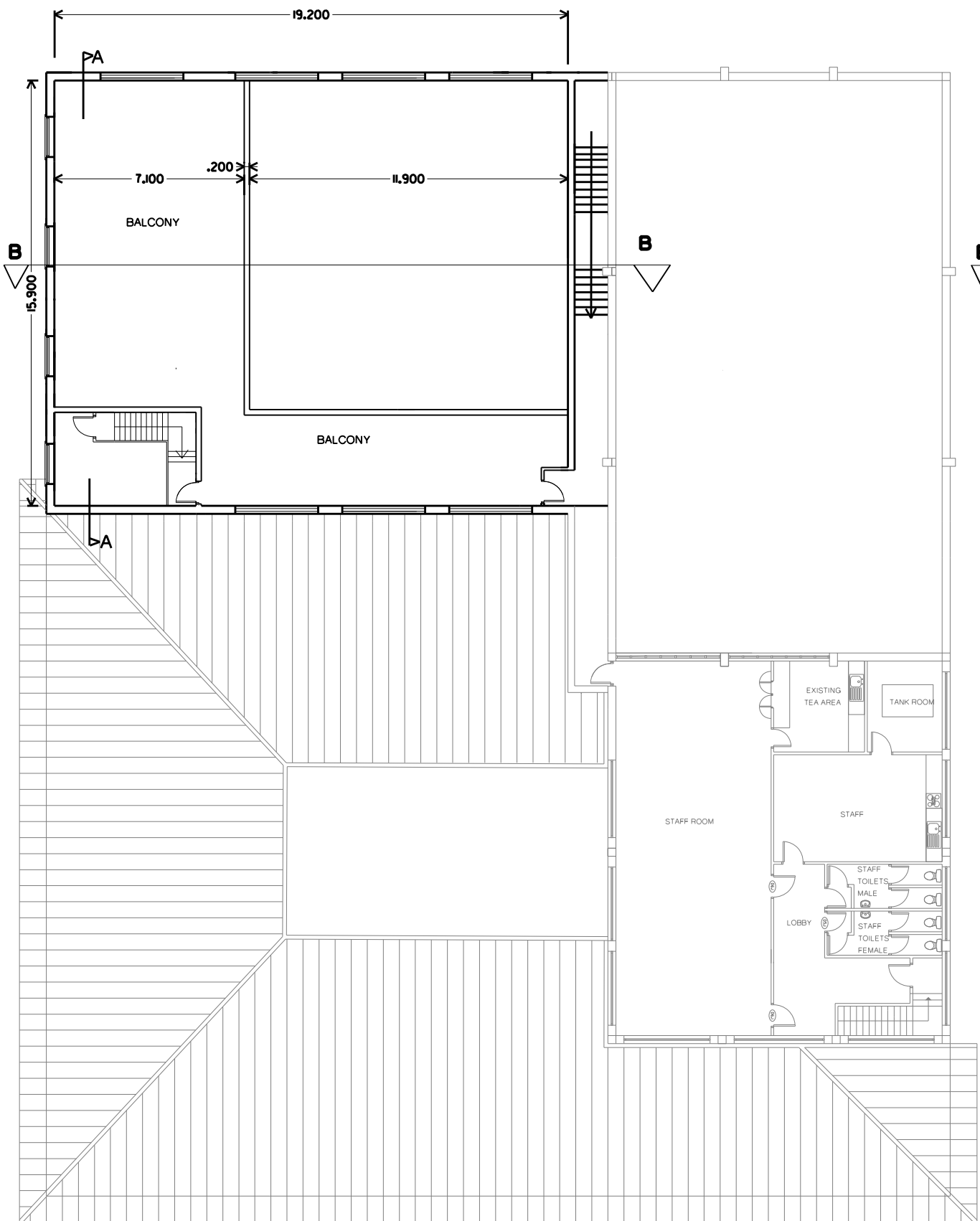
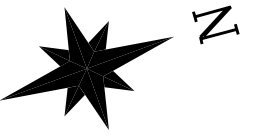
WEST ELEVATION



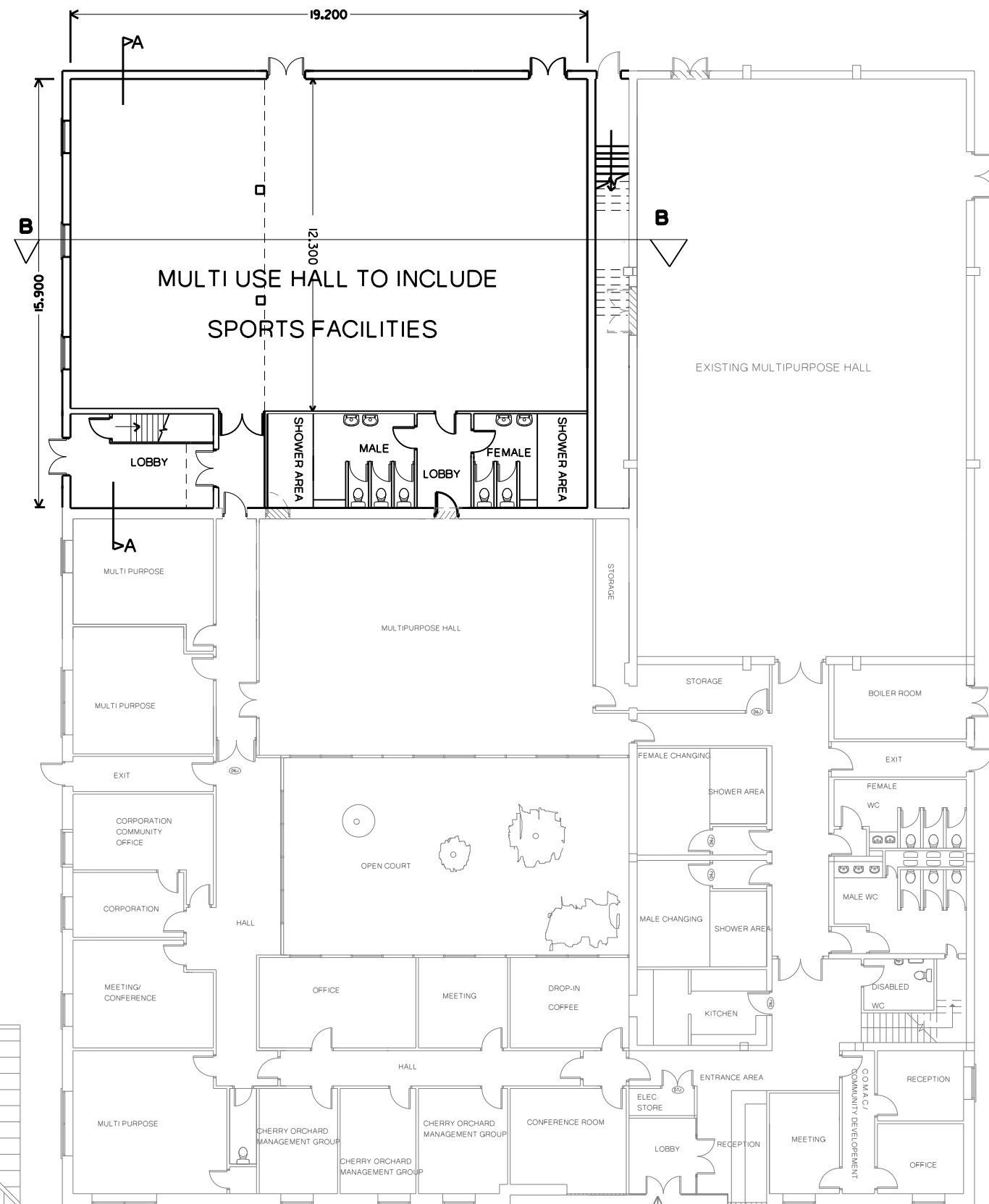
NORTH ELEVATION

Part 8 Application

 Dublin City Council Comhairle Cathrach Bhaile Atha Cliath	
CITY ARCHITECTS DIVISION RANNOG AILTIRE NA CATHRACH <small>CITY ARCHITECTS DIVISION, CMC OFFICES, WOOD QUAY, DUBLIN 8, IRELAND www.dublincity.ie T. +353 (0)1 222 3526 F. +353 (0)1 222 2084</small>	
<small>PROJECT TITLE</small> Proposed Extension to Orchard Community Centre 10 Cherry Orchard Grove Dublin 10.	
<small>PROJECT ARCHITECT G. ROWE PROJECT TEAM K. CHIFFOIL DATE 22.07.16</small>	
<small>1:100@ A1</small>	
<small>DRAWING TITLE</small> Proposed Elevations	
<small>REFERENCE NO.</small> CA 1437	<small>ISSUE STATUS</small> 05
<small>DWG. NO.</small> 05	<small>VER.</small>



PROPOSED FIRST FLOOR EXTENSION



PROPOSED GROUND FLOOR EXTENSION

Part 8 Application

 **Dublin City Council**
Comhairle Cathrach Bhaile Atha Cliath

CITY ARCHITECTS DIVISION
RANNOG AILTIRE NA CATHRACH

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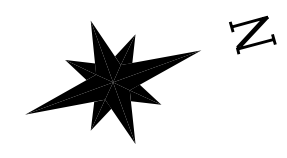
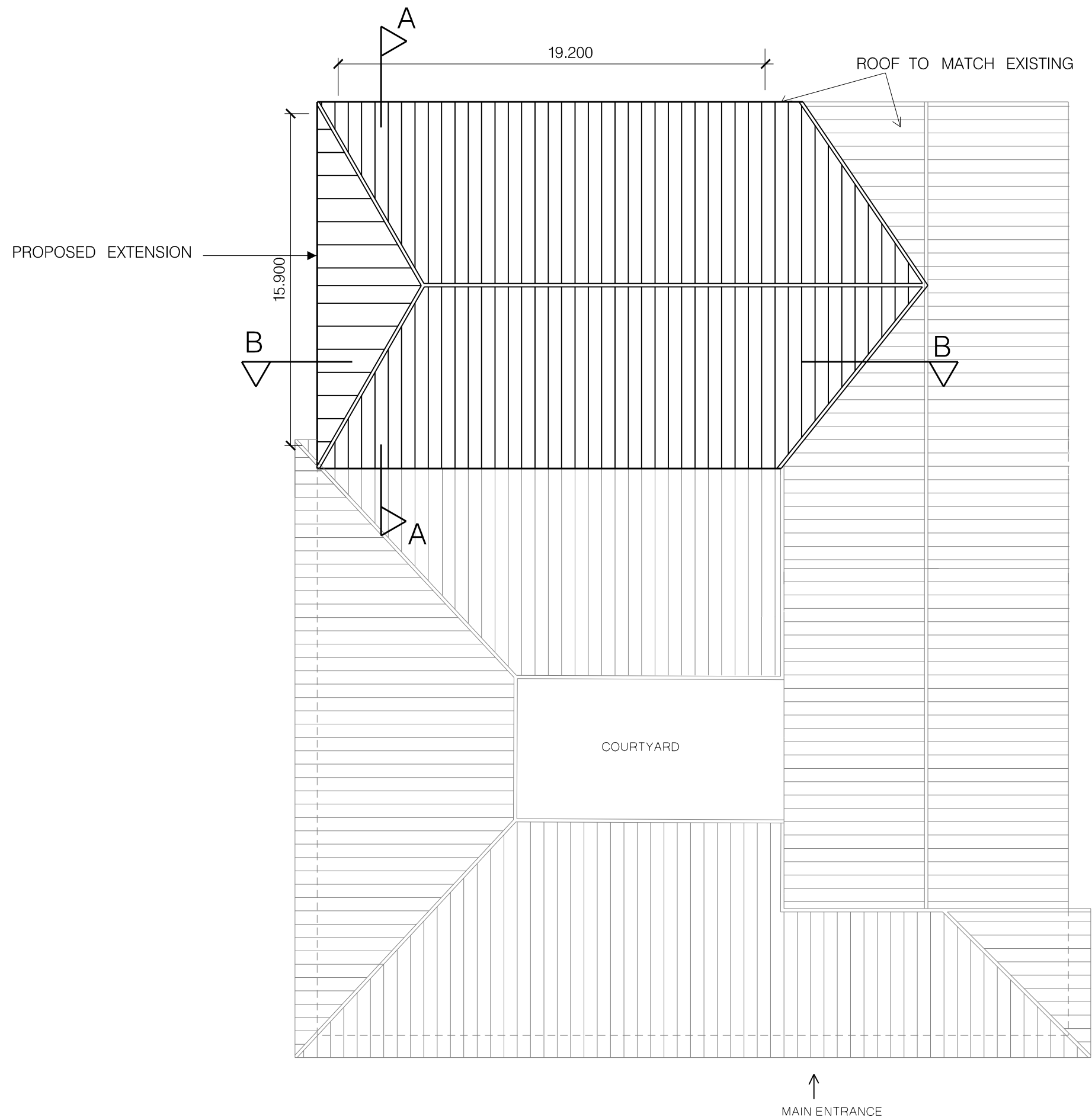
PROJECT TITLE
**Proposed Extension to Orchard Community Centre
10 Cherry Orchard Grove
Dublin 10.**

PROJECT ARCHITECT
S. ROWE
PROJECT TEAM
K. GARROH
DATE
22/07/2016

1:100 @ A1


DRAWING TITLE
**Proposed
Ground &
First Floor Plan**

REFERENCE NO.	ISSUE STATUS	DWG. NO.	VER.
CA 1437	02		

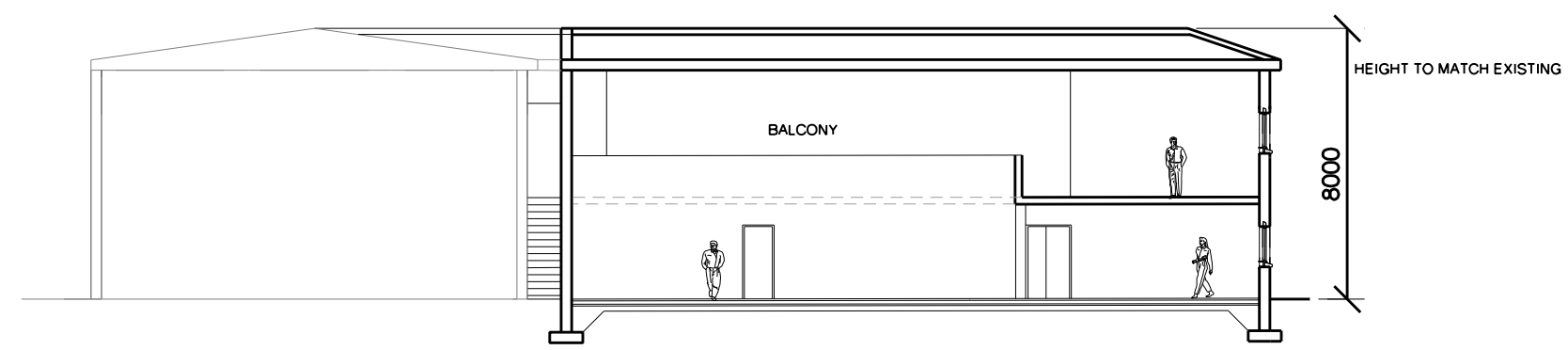


Proposed Roof Plan

Part 8 Application

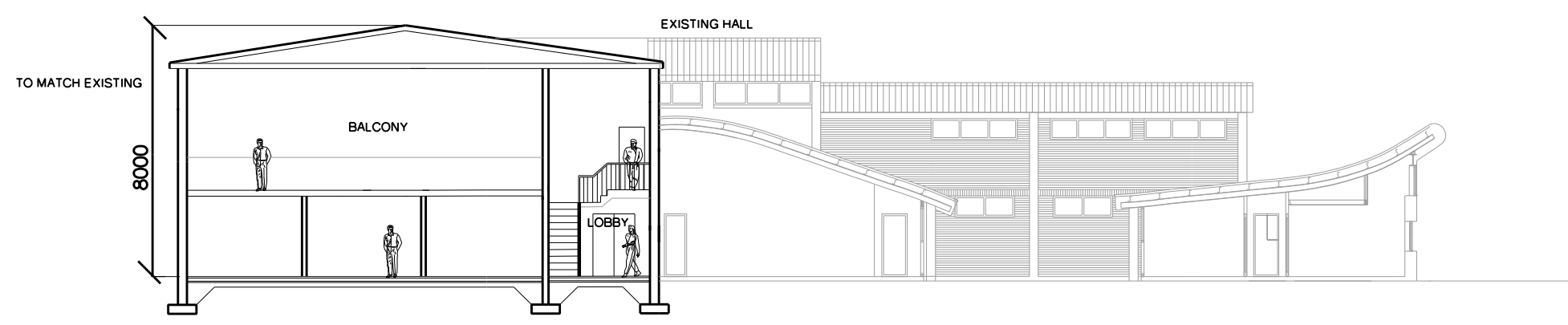
 Dublin City Council Comhairle Cathrach Bhaile Atha Cliath	
CITY ARCHITECTS DIVISION RANNOG AILTIRE NA CATHRACH <small>CITY ARCHITECTS DIVISION, CIVIC OFFICES, WOOD QUAY, DUBLIN 8, IRELAND www.dublincity.ie T. +353 (0)1 222 3526 F. +353 (0)1 222 2084</small>	
PROJECT TITLE Proposed Extension to Orchard Community Centre 10 Cherry Orchard Grove Dublin 10.	
PROJECT ARCHITECT G. BOWE	SCALE 1:100 @A1
PROJECT TEAM K. Carroll	DATE 22/07/16
DRAWING TITLE Proposed Roof Plan	
REFERENCE NO. CA 1437	DWG. NO. / VER. 03

IMPORTANT
 1 DO NOT SCALE FROM THIS DRAWING.
 2 WORK ONLY FROM FIGURED DIMENSIONS.
 3 ALL ERRORS & OMISSIONS TO BE REPORTED TO THE ARCHITECT.
 4 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS.



EXISTING

PROPOSED SECTION B-B



PROPOSED SECTION A-A

EXISTING

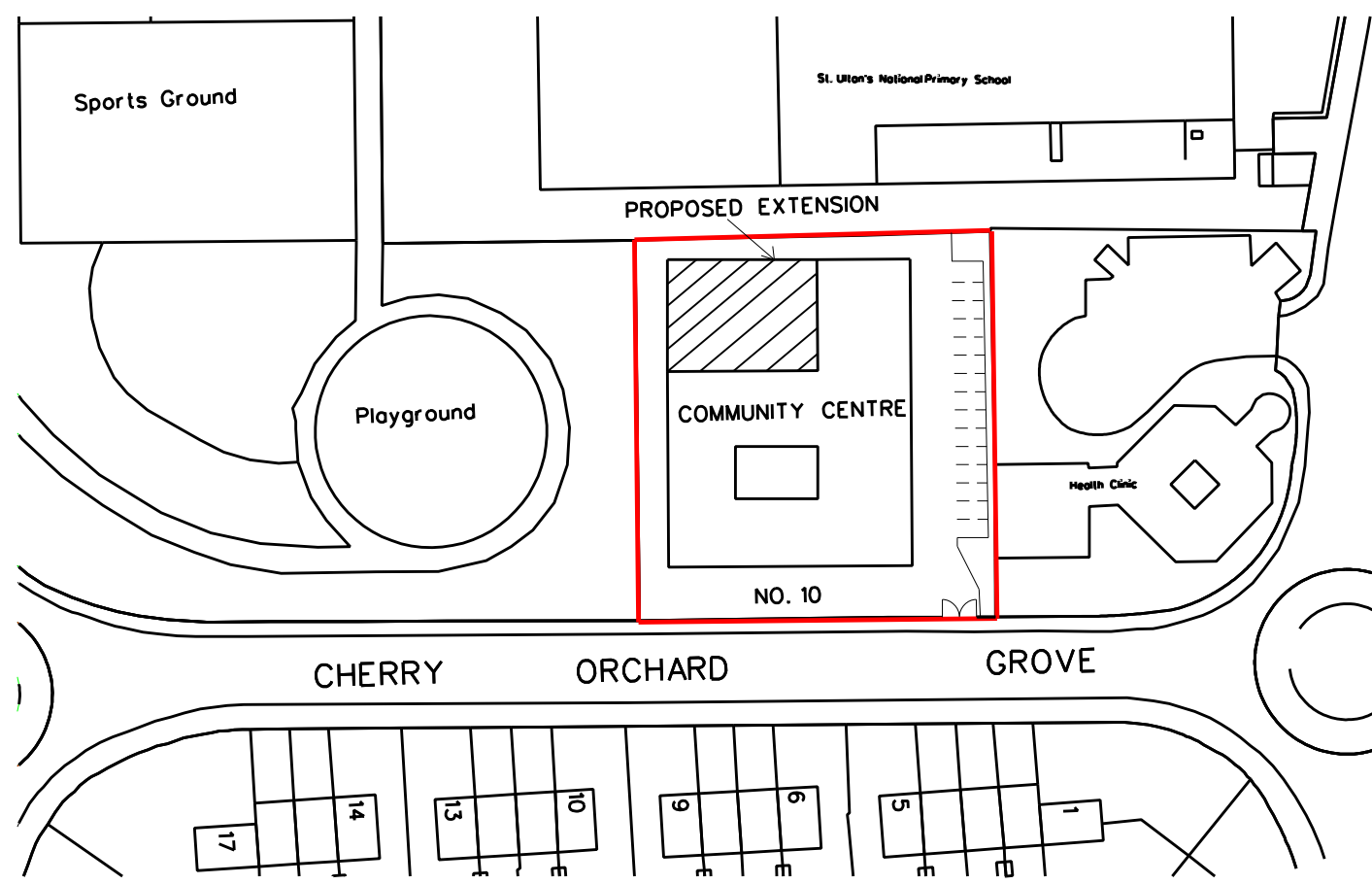
Part 8 Application

 **Dublin City Council**
 Comhairle Cathrach Bhaile Atha Cliath
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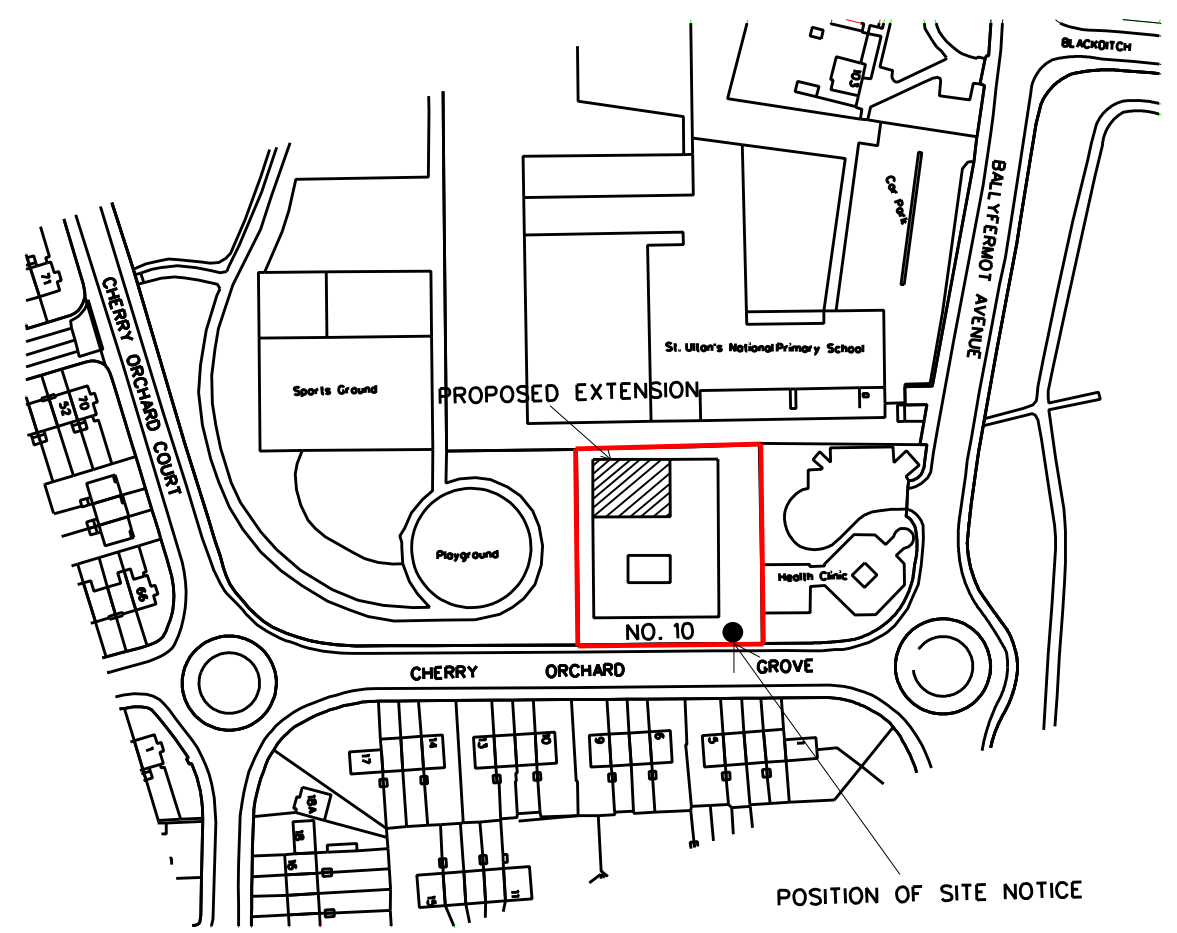
**Proposed Extension to Orchard Community Centre
 10 Cherry Orchard Grove
 Dublin 10.**
PROJECT ARCHITECT
 R. BOWE
 PROJECT TEAM
 K. Carroll
 DATE
 22/07/16 SCALE
 1:100 @ A1

Proposed Sections

REFERENCE NO.	ISSUE STATUS	DWG. NO.	VER.
CA 1437		04	




SITE PLAN
Scale 1:500



LOCATION MAP
Scale 1:1000

Part 8 Application

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PROJECT ARCHITECT			
G. BOWE			
PROJECT TEAM			
K. Carroll			
DATE		SCALE	
22/07/16		1:500, 1:1000	
DRAWING TITLE			
Location / Site Plans			
REFERENCE NO.	ISSUE STATUS	DWG. NO.	VER.
CA 1437		01	