

**Culture, Recreation & Economic Services Department
Sport & Recreation Section**

**To the Chairperson and Members of the
South East Area Committee**

**PART 8 NOTIFICATION OF APPROVAL: for construction tea room, upgrade of existing
bandstand and ancillary landscape works at Bushy Park**

Plan No. 2480/17

At its meeting on the 10th October 2016, the South East Area Committee was informed of the initiation of the Part 8 planning process for the construction of a new tea room, upgrade of existing bandstand and ancillary landscape works at Bushy Park, off Rathdown Avenue in Terenure, Dublin 6W. The Part 8 Procedure for Works by a Local Authority requires that:

"Before any project is presented to council, a report shall be made to the local area committee informing them of the intention to present the proposal to the city council and advising them that the process for approval of a Part 8 is a reserved function of the city council."

Submissions / Observations:

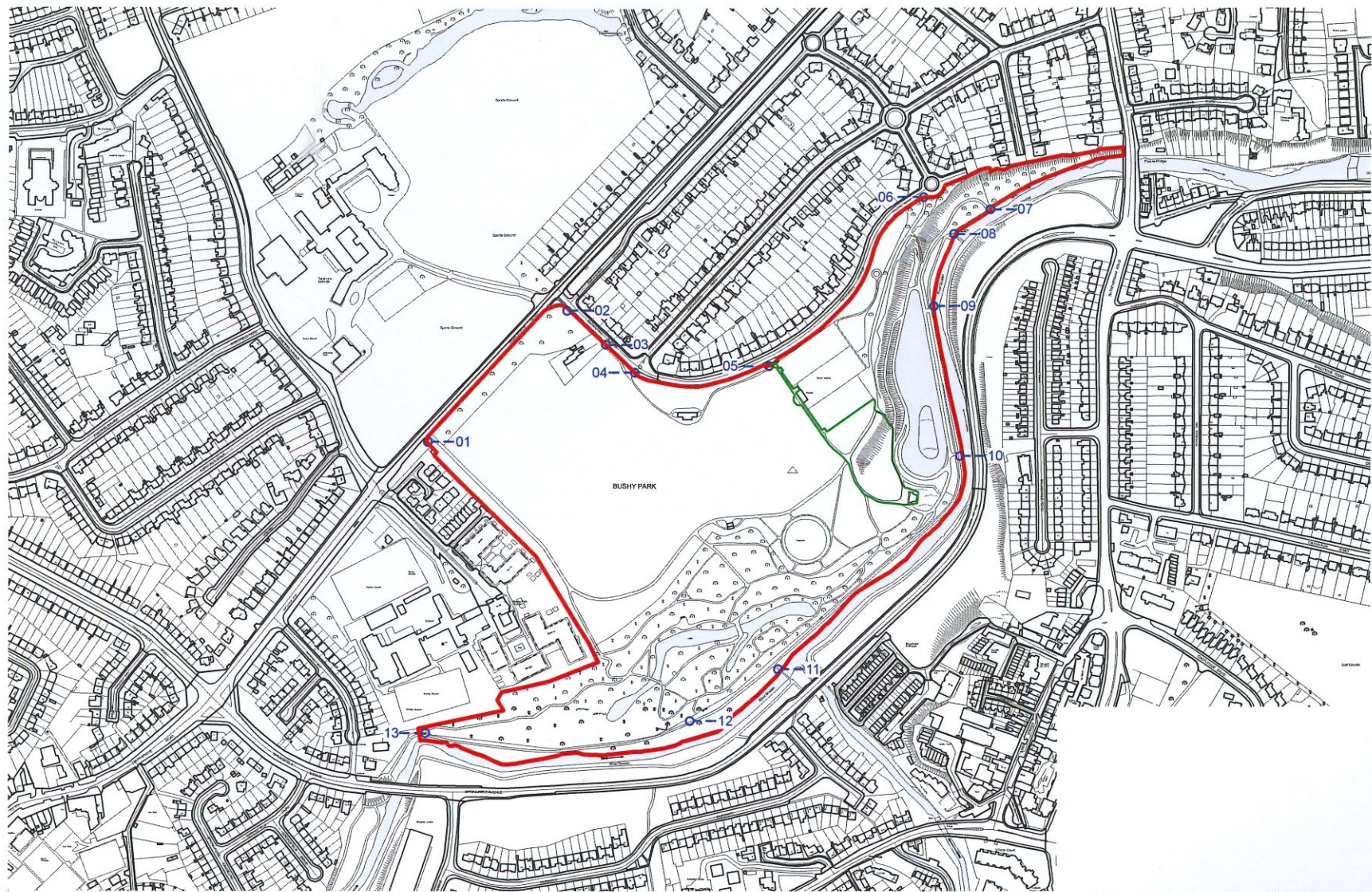
Six submissions / observations have been received in relation to this application. The main concerns raised relate to the traffic and parking issues at Bushy Park, and the potential impact of the proposed development on existing facilities.

Planning Considerations:

Concerns raised in the submissions relate to the impact on amenity space, traffic and parking issues, however, it is considered that the proposal for the tea room and the up-grade of the bandstand will enhance and complement the existing recreational facilities rather than create a new attraction in its own right. South Dublin County Council has proposals for a greenway (cycle / pedestrian route) and car parking along the Dodder to the south of this proposal. Although this scheme is not yet permitted, the proposals if it were to proceed would further serve to ventilate this area with pedestrian and cycle access.

As it is now intended to present this development proposal to the city council for approval, the South East Area Committee is being advised as required.

**Bernard Brady
Senior Executive Parks Superintendent**



USE FIGURED DIMENSIONS ONLY.
DO NOT SCALE DRAWINGS.
READ IN CONJUNCTION WITH SPECIFICATION
AND CONSULTANTS DRAWINGS.
REPORT ANY DISCREPANCIES IN DRAWINGS TO
ARCHITECT BEFORE PUTTING WORK IN HAND.
CHECK ALL DIMENSIONS ON SITE.
THIS DRAWING IS THE COPYRIGHT OF HOWLEY
HAYES ARCHITECTS AND MAY NOT BE
REPRODUCED, IN WHOLE OR PART, WITHOUT
PRIOR AGREEMENT.

Site Boundary —

Site Area of Application —

Location of Site Notice ○- - - -01



REV	NOTES	DATE
P	Part B Notification	14 / 09 / 2016

HOWLEY HAYES ARCHITECTS
19 Rock Hill, Blackrock, Co. Dublin info@howleyhayes.ie T 01 278 4844 F 01 278 4484

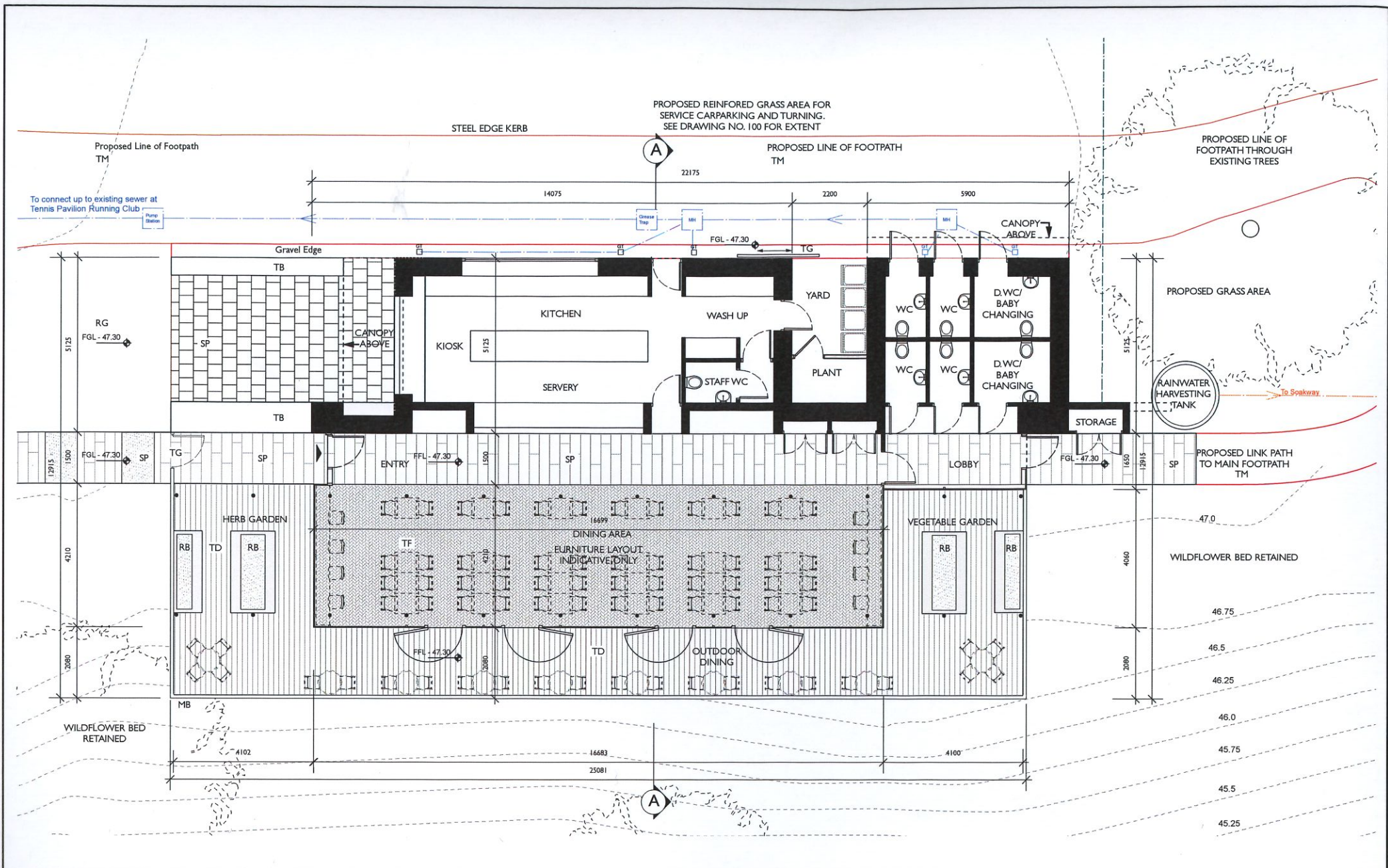
PROJECT: Bushy Park Tearrooms and Bandstand

CLIENT: DCC Culture, Recreation, Amenity and Community Development

DRAWING TITLE: Site Location Plan

DRAWING NO.: 001

PROJECT STAGE: Planning	JOB NO.: BP 432	SCALE: 1:2500@A1	DATE: 06.2016	DRAWN: JM	CHECKED BY: CC	REVISION: P
-------------------------	-----------------	------------------	---------------	-----------	----------------	-------------



PROPOSED REINFORCED GRASS AREA FOR SERVICE CARPARKING AND TURNING. SEE DRAWING NO. 100 FOR EXTENT

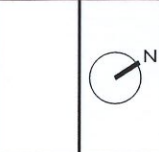
A

A

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. READ IN CONJUNCTION WITH SPECIFICATION AND CONSULTANTS DRAWINGS. REPORT ANY DISCREPANCIES IN DRAWINGS TO ARCHITECT BEFORE PUTTING WORK IN HAND. CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS THE COPYRIGHT OF HOWLEY HAYES ARCHITECTS AND MAY NOT BE REPRODUCED, IN WHOLE OR PART, WITHOUT PRIOR AGREEMENT.

Material Legend	
AD - Aluminium Door	RG - Reinforced Grass
AW - Aluminium Window	RHT - Rainwater Harvesting Tank
SP - Stone Paving	SC - Steel columns
CG - Clear Glazing	SH - Stainless Steel Cable Mesh
ERS - Exposed Roof Structure(Pergola)	STC - Stained Timber Cladding
FC - Fairface Concrete	TB - Timber Bench
MB - Metal Balustrade	MC - Metal Capping
MF - Metal Finish	TF - Timber Floor
PV - PV panels	TG - Timber Gate
RB - Raised Bed Planting	TM - Tarmacadam
RF - Roofing Finish	TS - Timber Structural Beam

Drainage Legend		Proposed	Existing
Surface Water MH	SW MH	SW MH	SW MH
Foul Water MH	FW MH	FW MH	FW MH
Foul Water AJ	FW AJ	FW AJ	FW AJ
Surface Water Pipe	SW P	SW P	SW P
Foul Water Pipe	FW P	FW P	FW P
Electric / Data Line	E/D	E/D	E/D



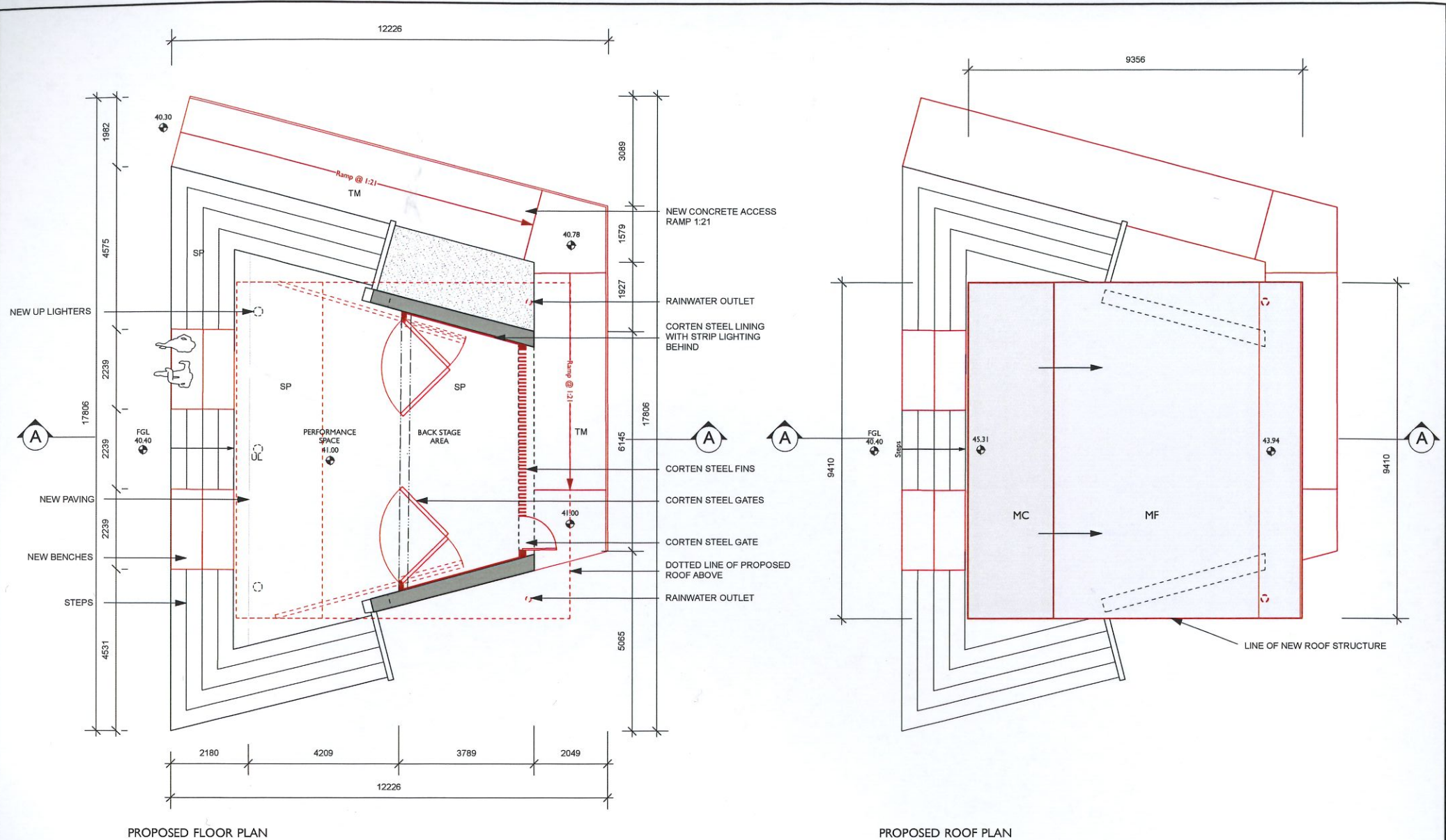
REV.	NOTES	DATE
P	Part B Notification	14 / 09 / 2016

HOWLEY HAYES ARCHITECTS
 10 Flock Hill, Blackrock, Co. Dublin info@howleyhayes.ie T 01 278 4044 F 01 278 4404

Bushy Park Tearooms & Bandstand
 CLIENT: DCC Culture, Recreation, Amenity & Community Department

DRAWING TITLE: Ground Floor Plan - Proposed Tearrooms DRAWING NO.: 110

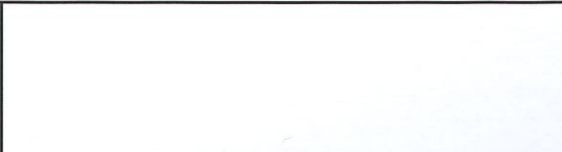
PROJECT STAGE: Planning	JOB NO.: BP 432	SCALE: 1:100@A3	DATE: 06.2016	DRAWN: cec	CHECKED BY: cc	REVISION: P
-------------------------	-----------------	-----------------	---------------	------------	----------------	-------------



USE FIGURED DIMENSIONS ONLY.
DO NOT SCALE DRAWINGS.
READ IN CONJUNCTION WITH SPECIFICATION
AND CONSULTANTS DRAWINGS.
REPORT ANY DISCREPANCIES IN DRAWINGS TO
ARCHITECT BEFORE PUTTING WORK IN HAND.
CHECK ALL DIMENSIONS ON SITE.
THIS DRAWING IS THE COPYRIGHT OF HOWLEY
HAYES ARCHITECTS AND MAY NOT BE
REPRODUCED, IN WHOLE OR PART, WITHOUT
PRIOR AGREEMENT.

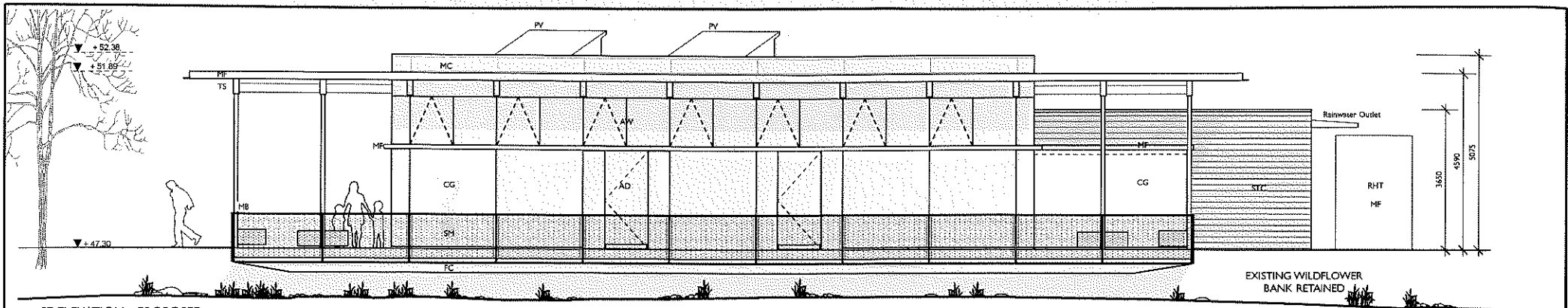
Material Legend

- FC - Fair faced concrete
- SG - Corten steel gates
- SF - Corten steel fins
- SL - Corten steel lining
- SP - Stone Paving
- MF - Metal Finish
- MC - Metal Capping
- UL - Up lighters
- RF - Render Finish
- SB - Steel beam
- TM - Tarmacadam

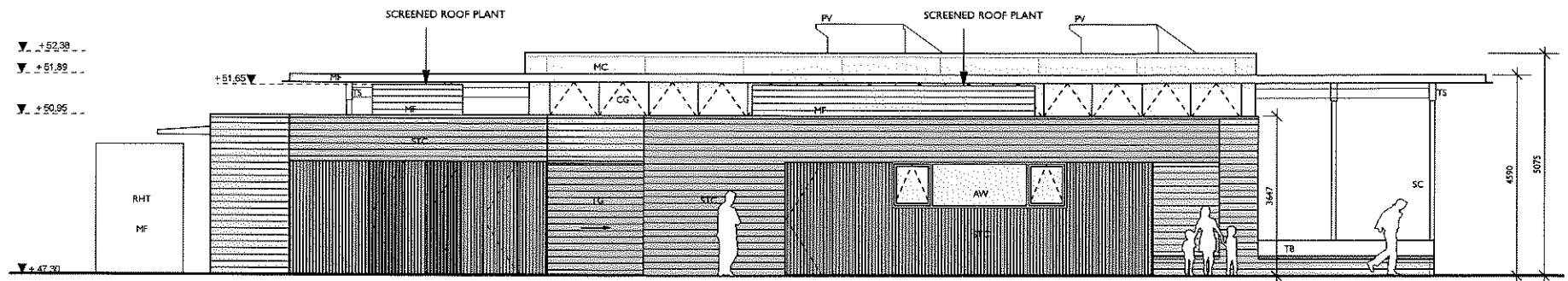


REV.	NOTES	DATE
P	Part 8 Notification	14 / 09 / 2016

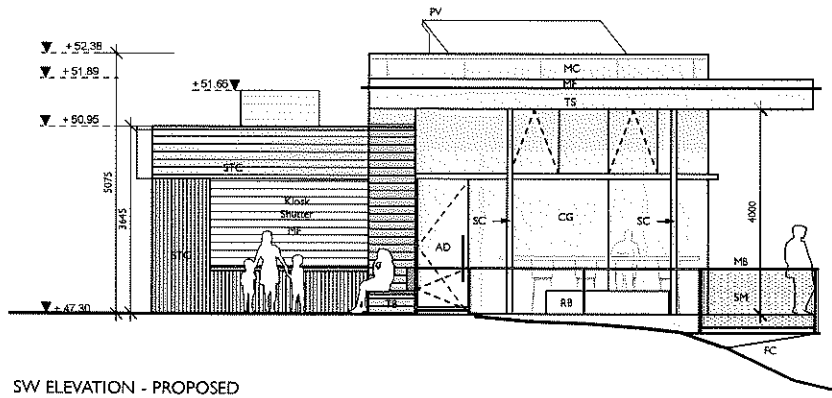
HOWLEY HAYES ARCHITECTS					
<small>19 Rock Hill, Blackrock, Co. Dublin info@howleyhayes.ie T 01 278 4644 F 01 278 4454</small>					
PROJECT: Bushy Park Tearooms & Bandstand					
CLIENT: DCC Culture, Recreation, Amenity & Community Department					
DRAWING TITLE: Proposed Plans - Bandstand					DRAWING NO.: 115
PROJECT STAGE: Planning	JOB NO.: BP 432	SCALE: 1:100@A3	DATE: 06.2016	DRAWN: JM	CHECKED BY: cc
					REVISION: P



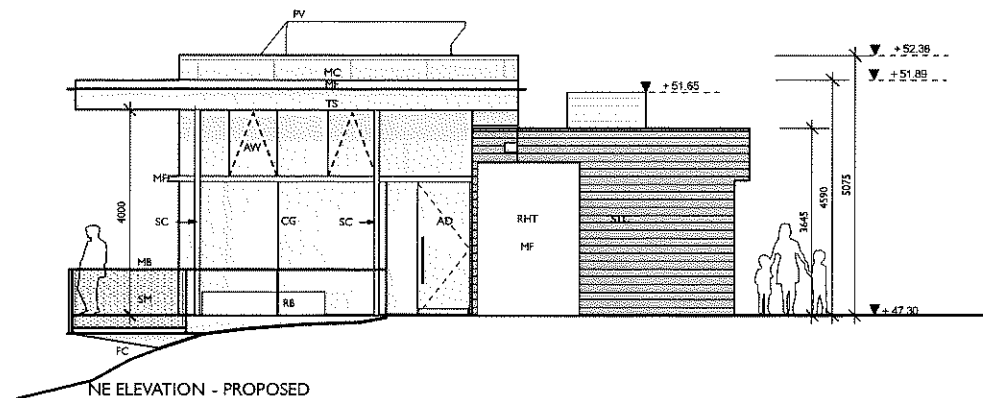
SE ELEVATION - PROPOSED



NW ELEVATION - PROPOSED



SW ELEVATION - PROPOSED



NE ELEVATION - PROPOSED

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. READ IN CONJUNCTION WITH SPECIFICATION AND CONSULTANTS DRAWINGS. REPORT ANY DISCREPANCIES IN DRAWINGS TO ARCHITECT BEFORE PUTTING WORK IN HAND. CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS THE COPYRIGHT OF HOWLEY HAYES ARCHITECTS AND MAY NOT BE REPRODUCED, IN WHOLE OR PART, WITHOUT PRIOR AGREEMENT.

Material Legend	
AD - Aluminium Door	RG - Reinforced Glass
AW - Aluminium Window	RHT - Rainwater Harvesting Tank
CG - Clear Glazing	SP - Steel Paving
ERS - Exposed Roof Structure (Pergola)	SC - Steel columns
FC - Fairface Concrete	SM - Stainless Steel Cable Mesh
MB - Metal Balustrade	STC - Stained Timber Cladding
MC - Metal Cladding	TD - Timber Deck
MF - Metal Finish	TF - Timber Floor
PV - PV panels	TG - Timber Gate
RB - Raised Bed Planting	TM - Tarmacadam
RF - Roofing Finish	TS - Timber Structural Beam

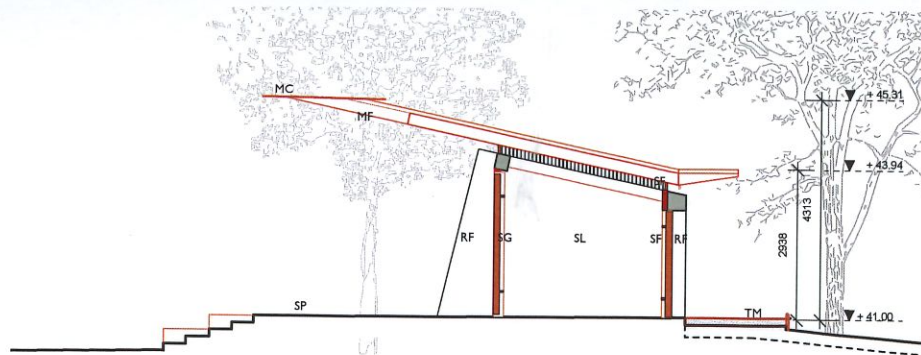
REV	NOTES	DATE
P	Part 8 Notification	14 / 09 / 2016

PROJECT STAGE	JOB NO.	SCALE	DATE	DRAWN	CHECKED BY	REVISION
Planning	BP 432	1:100@A3	06.20.16	JM	cc	P

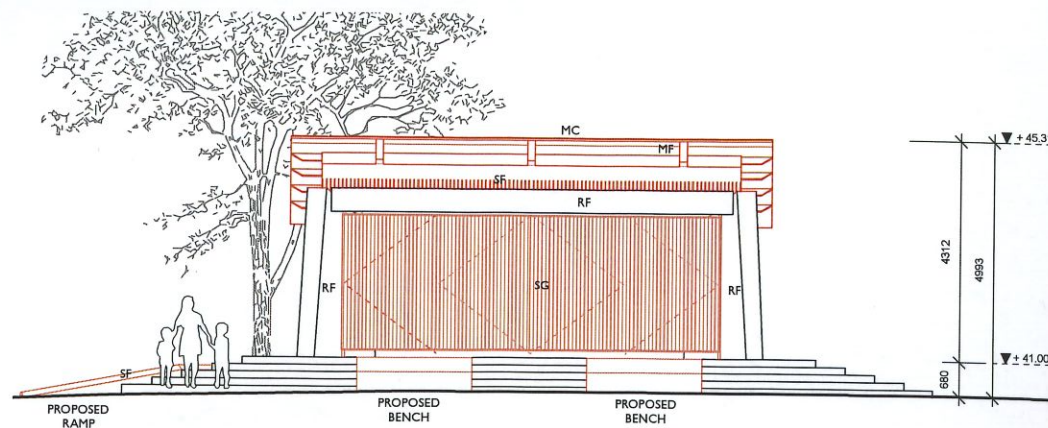
HOWLEY HAYES ARCHITECTS
 39 Erics Hill, Baskerville, Co. Dublin | info@howleyhayes.ie | 01 278 4644 | 01 278 4164

PROJECT: **Bushy Park Tearooms**
 CLIENT: **DCC Parks Department**

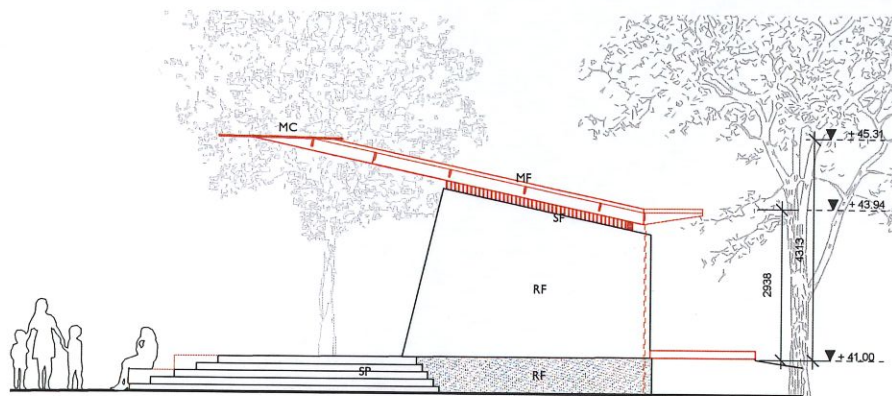
DRAWING TITLE: **Proposed Elevations Tearooms** | DRAWING NO.: **140**



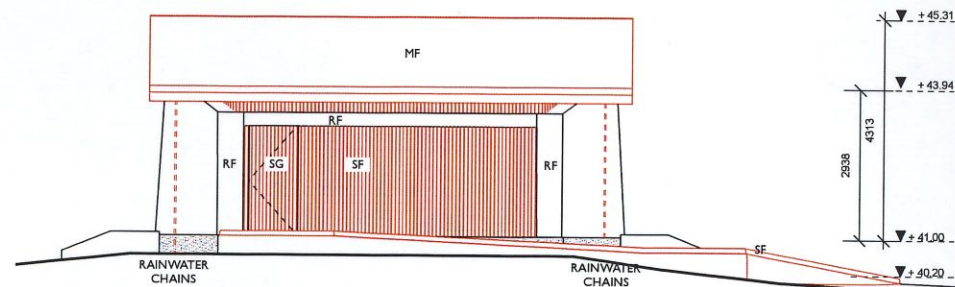
PROPOSED SECTION A-A



PROPOSED FRONT / WEST ELEVATION



PROPOSED SIDE / SOUTH ELEVATION



PROPOSED REAR / EAST ELEVATION

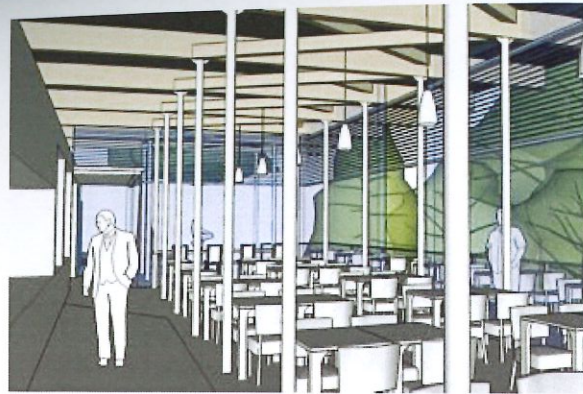
USE FIGURED DIMENSIONS ONLY.
DO NOT SCALE DRAWINGS.
READ IN CONJUNCTION WITH SPECIFICATION
AND CONSULTANTS DRAWINGS.
REPORT ANY DISCREPANCIES IN DRAWINGS TO
ARCHITECT BEFORE PUTTING WORK IN HAND.
CHECK ALL DIMENSIONS ON SITE.
THIS DRAWING IS THE COPYRIGHT OF HOWLEY
HAYES ARCHITECTS AND MAY NOT BE
REPRODUCED, IN WHOLE OR PART, WITHOUT
PRIOR AGREEMENT.

Material Legend

FC - Fair faced concrete
SG - Corten steel gates
SP - Corten steel fins
SL - Corten steel lining
SP - Stone Paving
MF - Metal Finish
MC - Metal Capping
UL - Up lighters
RF - Render finish
SB - Steel beam
TM - Tarmacadam

REV.	NOTES	DATE
P	Part B Notification	14 / 09 / 2016

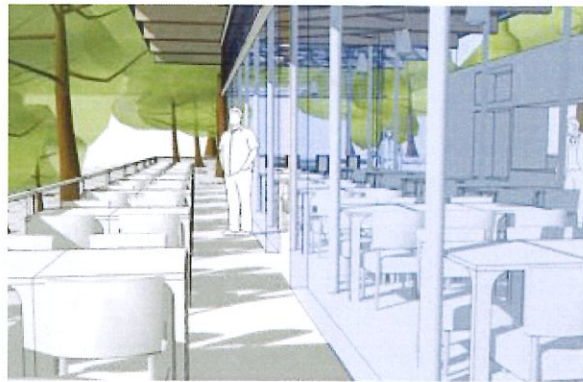
HOWLEY HAYES ARCHITECTS					
19 Rock Hill, Blackrock, Co. Dublin info@howleyhayes.ie T01 273 4644 F 01 278 4464					
PROJECT: Bushy Park Tearooms & Bandstand					
CLIENT: DCC Culture, Recreation, Amenity & Community Department					
DRAWING TITLE: Proposed Section & Elevations - Bandstand					DRAWING NO.: 145
PROJECT STAGE: Planning	JOB NO.: BP 432	SCALE: 1:100@A3	DATE: 05.2016	DRAWN: JM	CHECKED BY: CC
					REVISION: P



01 Internal View of Dining Area



02 View From Existing Steps



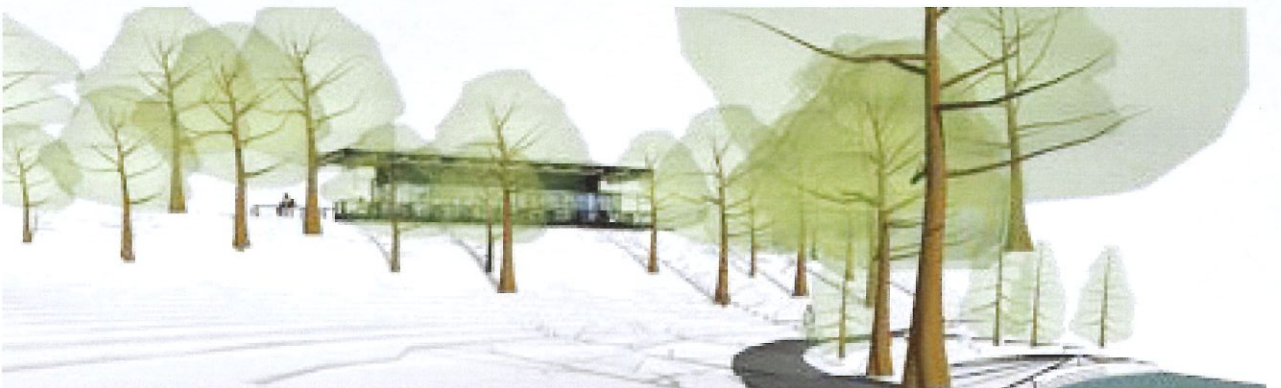
03 Outdoor Dining



04 View of Entrance



05 View from Amphitheatre



06 View from Bandstand

USE FIGURED DIMENSIONS ONLY.
DO NOT SCALE DRAWINGS.
READ IN CONJUNCTION WITH SPECIFICATION
AND CONSULTANTS DRAWINGS.
REPORT ANY DISCREPANCIES IN DRAWINGS TO
ARCHITECT BEFORE PUTTING WORK IN HAND.
CHECK ALL DIMENSIONS ON SITE.
THIS DRAWING IS THE COPYRIGHT OF HOWLEY
HAYES ARCHITECTS AND MAY NOT BE
REPRODUCED, IN WHOLE OR PART, WITHOUT
PRIOR AGREEMENT.

REV.	NOTES	DATE
P	Part 8 Notification	14 / 09 / 2016

HOWLEY HAYES ARCHITECTS					
19 Rock Hill, Blackrock, Co. Dublin info@howleyhayes.ie T.01 278 4044 F.01 276 4454					
PROJECT: Bushy Park Tearooms & Bandstand					
CLIENT: DCC Culture, Recreation, Amenity & Community Department					
DRAWING TITLE: Visualisations					DRAWING NO.: 150
PROJECT STAGE: Planning	JOB NO.: BP 432	SCALE: -	DATE: 06.2016	DRAWN: cbc	CHECKED BY: cc
					REVISION: P