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

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**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:**

**Refurbishment of existing single storey changing building and the construction of a new single storey extension at Markievicz Park, Ballyfermot, Dublin 10**

**Planning File Reference: 4001/17**

The proposal is to refurbish a single story changing building and the extension of a single storey extension

Attached to this report is a site location map illustrating the proposed development.

**Zoning:**

In the 2016 – 2022 Dublin City Development Plan the site is zoned “Z9: To preserve provide and improve recreational amenity and open space and green networks.” The site is located within a conservation area. The site is located within the Zone of Archaeological Interest.

**Site Description:**

The subject site is located within Markievicz Park on the eastern portion of the Park bordering O'Hogan Road. There exists on site a single storey changing building

**Proposed Development:**

The proposed works will comprise:

The refurbishment of the existing single storey changing building and the construction of a new single storey extension.

The works will include amending the existing layout to provide: a fully accessible changing room with shower and toilet; ambulant disabled toilet facilities; 2 refurbished and 2 new changing rooms; new showers; a referee changing room; circulation areas; a small store and services room.

General external alterations include: integration of the new extension into the existing building; new render finishes; new glass block windows with protective screens to all sides; new entrance doors to the park side (east), and road side (west); a new service door to the side (north); new profiled metal roof; external steel goalpost storage cage; extended enclosing weld mesh fencing. There will be modifications to the pathways in the vicinity of the building.

**Submissions/Observations:**

None received.

**Interdepartmental Reports:**

The report of the Drainage Division dated 27th August 2017 has no objection and recommends conditions.

**Planning Assessment:**

Relevant City Development Plan policies which have been considered in this assessment

**Policy GI10:** To continue to manage and protect and/or enhance public open spaces to meet the social, recreational, conservation and ecological needs of the city and to consider the development of appropriate complementary facilities which do not detract from the amenities of spaces

**Policy GI12:** To ensure equality of access for all citizens to the public parks and open spaces in Dublin City and to promote more open space with increased accessibility and passive surveillance where feasible. In this regard the 'Fields in Trust' benchmark for green/recreational space city wide shall be a policy goal and quality standards

**Objective GIO11:** To support the implementation of the Dublin City Council Parks Strategy. The subject site is located within Markievicz Park on the eastern portion of the Park bordering O'Hogan Road. There exists on site a storey changing building. The sponsoring department seeks Part 8 approval for the refurbishment of the existing single storey changing building and the construction of a new single storey extension. The works include amending the existing layout to provide a fully accessible changing room with shower and toilet, disabled toilet facilities; 2 refurbished and 2 new changing rooms; new showers; a referee changing room; circulation areas; a small store and services room. The total floor area of the new extension proposed measures approximately 49sqm. The design of which will match that of the existing.

General external alterations within the site area also proposed, these include new render finishes; new glass block windows with protective screens to all sides; new entrance doors to the park side (east), and road side (west); a new service door to the side (north); new profiled metal roof; external steel goalpost storage cage; extended enclosing weld mesh fencing and modifications to the pathways in the vicinity of the building.

**Conclusion**

It is considered that the development as proposed accords with states policies and objectives contained within the City Development Plan 2016-2022. Having regard to the nature and scale of the proposed works, it is considered that the proposed development would positively contribute to the amenities of the area and subject to compliance with the conditions set out below it is considered that the proposed development is in the interests of proper planning and sustainable development of the area.

**Need for the Work**

The Culture, Recreation and Economic Services Department has indicated that the existing changing room building in Markievicz Park is in a poor state of repair and is non compliant in terms of current building regulations and the refurbishment and extension to the building would greatly improved this facility for the sports club and community using this park. There is provision in the Parks & Landscape Services Capital Programme for the works.

**Recommendation:**

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

The South Central Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development at its meeting on the 20<sup>th</sup> September 2017 and approved the Part 8 planning application for the proposed development at its meeting on the 13<sup>th</sup> December 2017.

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 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001.

**Resolution:**

“That Dublin City Council notes Report No 48/2018 and hereby approves the contents therein.”

**Owen P. Keegan**  
Chief Executive

**26<sup>th</sup> January 2018**



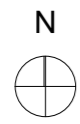
FOOTBALL PITCH

Markievicz Park

- site boundary outlined red
- existing tree to be removed
- proposed extended sports pavillion
- existing refurbished sports pavillion
- new entrance gateway

- proposed modified path shown hatched
- existing path to be altered shown dashed

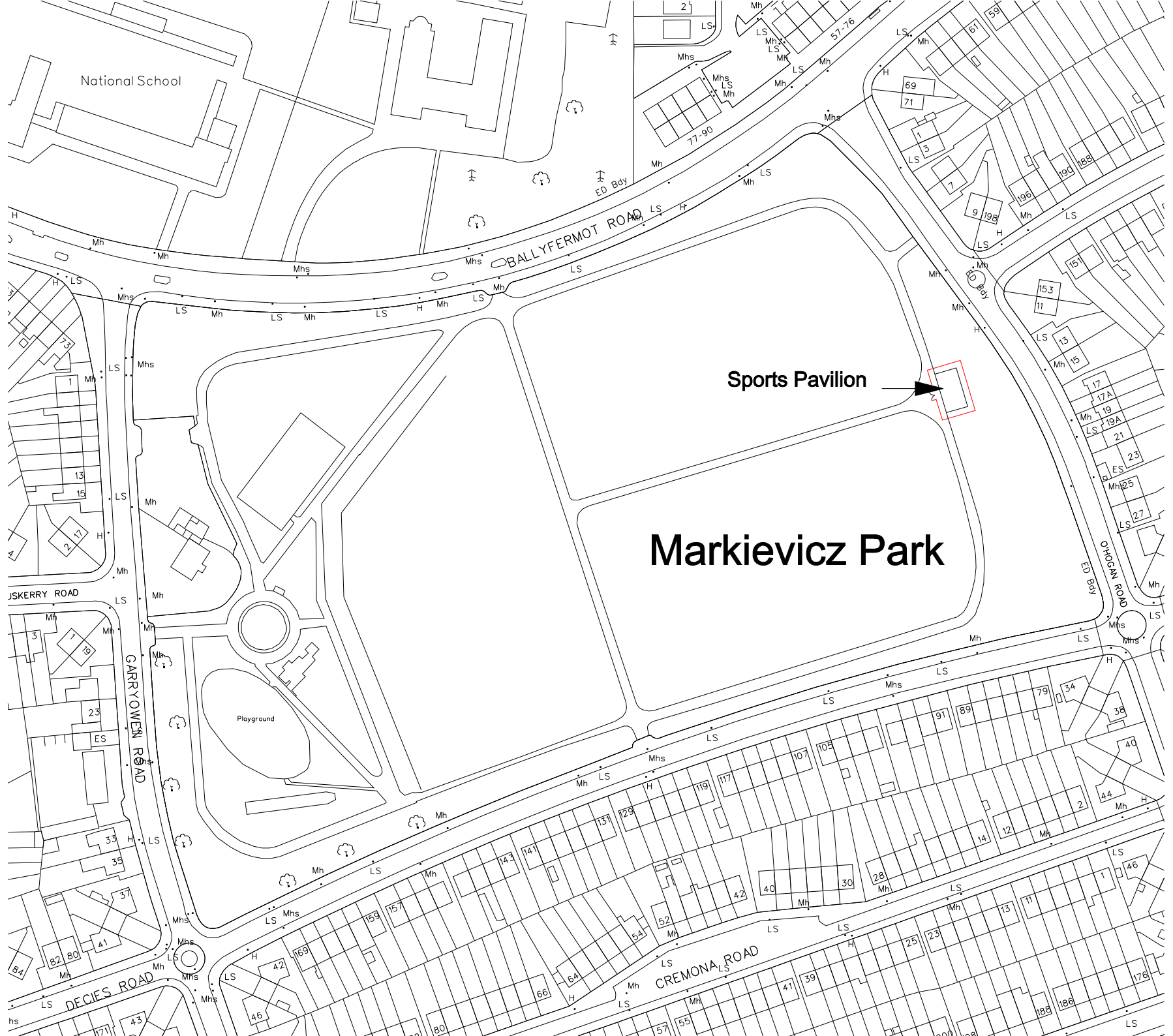
KEY	
proposed extended pavillion	
existing refurbished pavillion	
existing path	
altered pathways	
existing 3.1m high weldmesh fence	
proposed 3.1m high weldmesh fence to match existing	
site boundary	



SITE PLAN 1:500

ISSUED FOR PRE PART 8 12.9.17

 C 1 THE STEELWORKS FOLEY STREET DUBLIN 1 IRELAND TEL 01 855 9057 FAX 01 855 9059 email info@dorman.ie web www.dorman.ie	PROJECT Markievicz Park Sports Pavillion Upgrade		JOB. NO. <b>17-MRZ</b>
	DRAWING Proposed Site Layout Plan		REVISION <b>P8</b>
REVISION <small>CONFIRM DIMS ON SITE BEFORE FABRICATION OFF SITE. REFER ANY DISCREPANCIES TO ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT ©.</small>	DATE	DRAWN BY 17-Mrz-005	SCALE 1:500 @ A3
		DATE September 17	



National School

BALLYFERMOT ROAD

Sports Pavilion

Markievicz Park

JKERRY ROAD

GARRYOWEN ROAD

DECIES ROAD

CREMONA ROAD

O'HOGAN ROAD

Playground

