

**Culture, Recreation & Economic Services Department
Parks & Landscape Services Division**

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

Part 8 Planning Application for the construction of a new Playground in Sean Moore Park, Irishtown, Dublin 4

PART 8 NOTIFICATION OF APPROVAL –

Plan No.: 3956/18

There was one third party submission to the proposal from Clann Na nGael Fontenoy GAA Club, Sean Moore Park Road, Ringsend, Dublin 4.

A notification of approval to carry out the development, subject to a number of conditions, has been issued on 19th November 2018.

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.”

It is now intended to present this proposal to the City Council for approval at the January meeting 2019, therefore the South East Area Committee is being updated in respect of this Part 8 as per attached report from the Planning Department.

**Michael Noonan
Senior Executive Parks Superintendent**



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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 (as amended)**
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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:

Proposal: Planning and Development Act 2000 (as amended). Planning and Development Regulations 2001 (as amended) - Part 8. Proposal: Pursuant to the requirements of the above, notice is hereby given of proposal to construct a new playground to be located at the seaward side of Sean Moore Park, Irishtown, Dublin 4. The playground will cater for children and young teens between the ages of 2 years to 14 years in this environmentally important coastal zone.

Location: Sean Moore Park, Irishtown, Dublin 4.

Applicant: Dublin City Council, Park Services, Wood Quay, Dublin 8

Plan No: 3956/18

Site Notice:

Site notice in order on the 20/10/11

Zoning & Policy:

Site is zoned Z9 – 'to preserve, provide and improve recreational amenity and open space and green networks', as per Dublin City Development Plan 2017 – 2022

In the permissible uses is Open Space and in Appendix 21 this details the land use definitions which allows for playgrounds.

Relevant policy in the Dublin City Development Plan 2017-2022

Section 10.5.8 on Sport, Recreation and Play, this details that 'Dublin City Sport and Active Recreation Strategy 2009 – 2016' outlines how the council can work with interested parties to deliver high-quality and sustainable sport and active recreation services. In relation to sports and recreation facilities, the policy aims to seek appropriate levels of provision for a variety of uses for all ages.

Policy GI33 refers to provision of playgrounds in new residential facilities.

Policy GIO32 states "to endeavour to provide play spaces in every neighbourhood in the city, which is open to public use."

Site Description:

The application site is situated on the edge of Sean Moore Park just by Sandymount Strand. The land directly adjoins Clanna Gael Fontenoy GAA Club. Poolbeg SDZ is to the rear of the GAA club. There is a pedestrian access to the site accessed along the Strand

Road. At present the site consists of grass with some scrubs and trees, and there is pedestrian path around the circumference of the park.

Proposed Development:

Planning and Development Act 2000 (as amended). Planning and Development Regulations 2001 (as amended) - Part 8. Proposal: Pursuant to the requirements of the above, notice is hereby given of proposal to construct a new playground to be located at the seaward side of Sean Moore Park, Irishtown, Dublin 4. The playground will cater for children and young teens between the ages of 2 years to 14 years in this environmentally important coastal zone.

Planning History:

None

The South East Area Committee were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meeting's on the 9th July 2018 .

Observations/Submissions:

A submission has been received from the Clanna Gael Fontenoy Gael GAA Club. Their concerns can be summarised as follows:

- The proposed playground is very close to the end line perimeter and goals of the second GAA pitch and as such there is concern regarding being hit by a ball from hurling and the negative impact it would have on the injured party and player.
- Insurance risk and who would be liable.
- High netting would be required 13m with supporting masts in galvanized steel to be erected 10m back from the pitch perimeter.
- Need indemnity from Dublin City Council from likely injuries in the playground.

Interdepartmental Report(s):

Roads and Traffic Planning Division:

This is a Part VIII application for the construction a new playground to be located at the seaward side of Sean Moore Park, Irishtown, and Dublin 4. The playground will cater for children and young teens between the ages of 2 years to 14 years in this environmentally important coastal zone.

Traffic Planning Division Comments

Prior to submitting the Part VIII application this division was contacted to ascertain our requirements. There was no objection, in principle, to the construction of a new playground at this location.

The new play area is proposed in the north-eastern corner of Sean Moore Park. Sean Moore Park is bounded by Sean Moore Road to the west and Beach Road to the south. The proposed Poolbeg West SDZ is located to the north of the park with the sea to the east.

As detailed in the Part 8 Report, the park is a local community park comprising 2 no. large grassed pitches used predominantly by local GAA club. The park also comprises walkways to Sandymount promenade and beach, used by young children, families, joggers and the general public.

The provision of the playground will meet the needs for children and families in the local community (Irishtown/ Sandymount and Ringsend) and is easily accessible by local population by bicycle or on foot. Included in the application is the construction of internal playground paths to allow for ease of accessibility and link to the existing pedestrian path network.

During the construction phase, access to the site will be from Sean Moore Road using the existing parks maintenance entrance gate at this location. Public access to the new playground will be via the existing entrances and pedestrian pathways from Sean Moore Road and Beach Road.

The application documents note, it is considered that the impact of the proposal will be an overall positive one for the local community and the increase in visitor numbers and vehicular traffic will not be in excess over existing.

It is proposed to include cycle stands at the entrances to the playground to encourage cycling to and from the playground. This is welcomed by this division.

Figure 2 of the Part 8 Report details the proposed cycle way for Beach Road and Sean Moore Road as outlined in the NTA Sandymount / Merrion to Blackrock Corridor Study. This division has contacted the NTA who confirmed the cycle route is proposed to enter Sean Moore Park. However, it does not appear to impact on the proposed development. The NTA also confirmed the proposed playground is not on the NTA Core Bus Network.

It is also noted that there is an existing pedestrian crossing in place across Beach Road to the park. As the park is proposed to serve local residents, the existing pedestrian crossing is considered acceptable to serve the current users of the park and will therefore be used by people to access the playground.

The observation on file is noted.

Drainage:

- There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

-All private drainage 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.

-The development shall incorporate Sustainable Drainage Systems in the management of surface water, with a minimum requirement of a 1 stage treatment approach. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction.

Consultees / Interested Parties:

None received

Planning Assessment:

The application site is a triangular piece of land in Sean Moore Park, situated at the far end of the second GAA pitch of the Clanna Gael Fontenoy GAA club. The Poolbeg SDZ is directly to the north of the GAA club, just off the Sean Moore Road. The site also directly adjoins Sandymount Strand where there is pedestrian access from the Strand Road. The proposal is for a children's playground for the 2 to 14 year olds. The playground will comprise a selection of play features including swings, slides and bespoke pieces of play equipment. Parks Services have submitted with their application details of the play equipment whereby some of the equipment is quite large in size, i.e. lighthouse play unit along with a Play Galleon plus, which appears like a pirate ship. It will also include the installation of playground safety surfacing to meet international play equipment installing

requirements and ground contouring to maximise the play potential of the site and to retain any excavated material on site where possible.

Parks Services have submitted a written report which notes that included in the construction of the internal playground will be paths to allow for ease of accessibility and link to the existing pedestrian path network. Site drainage works to alleviate standing water, outflows will be in the form of soak away within the confines of the playground site.

It is noted that there are existing groups of young trees and scrubs located within the site comprising primarily of Pine / Sycamore / Poplars. They note that on the raised berm facing Beach Road it will be necessary to remove some vegetation to realise the 'play' potential of the site and to ensure that children can be seen by those supervising them. It is noted that some of the trees require thinning and as such this provides an opportunity to retain as much vegetation as possible and to maximise the play value of the site. The applicant further notes the young trees planted in the park and close to the site will offer protection from eastern winds.

The design of some of the play equipment has been specifically chosen for the location given its sea side location "Adventures on the Sea Shore", which is to be welcomed and will enhance the experience for all in the playground. It also is in compliance with the Disability Act 2005, and links into the proposed cycle way along Beach Road. The design has also been thought out to include existing vegetation where possible which will be for the benefit of the children and their overall experience.

The Roads and Traffic Division have reviewed the application and are satisfied with the works. The applicant states that during the construction period vehicles will be able to access the site from Sean Moore Road using the existing parks maintenance entrance gate at this location. Public access to the new playground will be via the existing entrances and pedestrian pathways from Sean Moore Road and Beach Road. They welcome the bicycle stands adjoining the park.

The third party submission submitted by the adjoining GAA club considers that suitable netting along with posts would be advisable and as such the Parks Department have agreed verbally to erect the netting and related posts at the goal side of the second pitch adjoining the proposed playground. In relation to the City Council accepting liability for any accidents this is not considered to be reasonable. In that Sean Moore is a public park maintained by the City Council, many different users use the park.

The proposal is welcomed by the Planning Authority and it is considered that it will enhance Sean Moore Park. The proposal is in line with the Z9 zoning for the site and as such it is considered to be in line with the proper planning and sustainable development of the area.

Appropriate Assessment:

A screening report has been undertaken given its proximity to the two Natura 2000 sites i.e. South Dublin Bay Special Area of Conservation (SAC) and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA). Having regard to the nature and scale of the proposed development and the proximity to the nearest European site, no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

Conclusion:

The proposal is considered to be acceptable and in line with the Z9 zoning objective of the site and the proper planning and development of the area.

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

The project is being funded via the Dublin Waste to Energy, Community Gain Projects Grant Scheme following a submission made by the Sandymount Tidy Towns Community Association (STTCA).

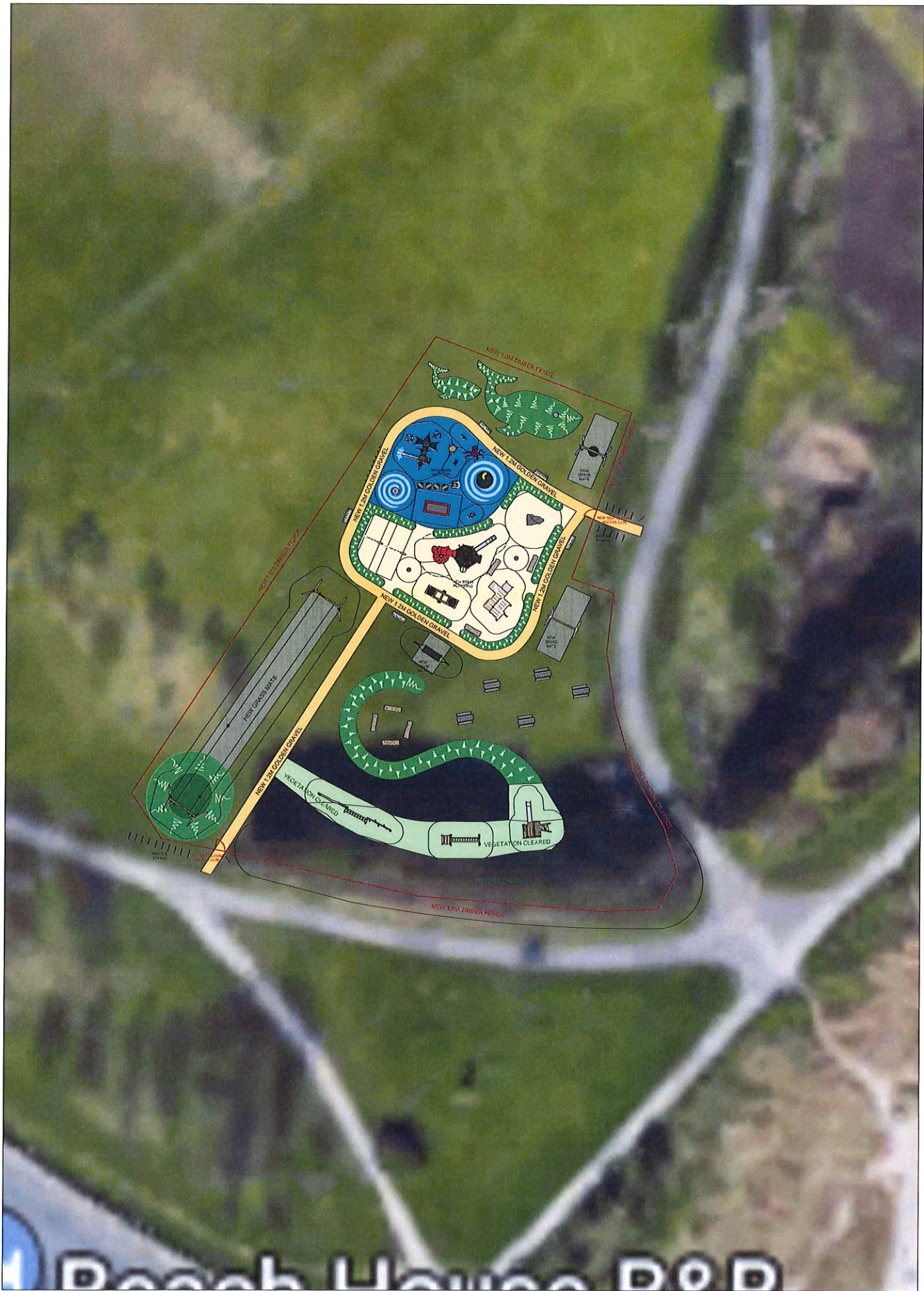
This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 (as amended) and Section 179 of the Planning and Development Act, 2000 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001 (as amended).

Resolution:

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

Owen Keegan
Chief Executive

Date



General Notes			

No.	Revision/Issue	Date

Project	5409 - REV C	Sheet	01
Date	27/11/2018		
Scale	1:200 @ A1		

Project Name and Address
 Sean Moore Park,
 Play Area,
 Beach Road,
 Inishtown,
 Dublin 4

Firm Name and Address

Hawthorn Heights Ltd.

 29 O'Connell Road,
 Dublin 4
 Tel: 01 453 5545
 Email: info@hawthornheights.ie

