

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

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

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**Part 8 Planning Application for the upgrade of the Depot Building and Compound at  
Eamonn Ceannt Park, Rutland Grove, Crumlin, Dublin 12.**

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**PART 8 NOTIFICATION OF APPROVAL –**

Plan No.: 4157/18

A notification of approval to carry out the development, subject to conditions, has been issued on 5<sup>th</sup> December 2018.

There was one third party submission to the proposal from Derek Fallon on behalf of Rutland Grove Residents Association. Park Services met with the Association to discuss the issues raised.

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 February meeting in 2019, therefore the South East Area Committee is being updated in respect of this Part 8 as per attached report from the Planning Department.

**Sean Redmond  
Executive Parks Superintendent**



DEPUTY PLANNING OFFICER

APPLICATION No. 4157/18  
PROPOSAL LAW: Planning and Development Act 2000 (as amended)  
Planning and Development Regulations 2001 (as amended) - Part 8  
Pursuant to the requirements of the above, notice is hereby given of the upgrade of the existing single storey Eamonn Ceannt Park Depot Building with the construction of a new single storey extension along the eastern boundary onto Rutland Grove and the construction of a new single storey extension along the southern boundary backing onto the other side of Rutland Grove; The extension of the northern Rutland Grove boundary wall up to Eamonn Ceannt Park entrance with new pedestrian gate to the proposed relocated Recycling Centre; the construction of new relocated vehicular entrance gateway onto Rutland Grove; general layout changes to the depot compound yards; at Eamonn Ceannt Park, Rutland Grove, Crumlin, Dublin 12.

LOCATION The Depot Building & Compound at Eamonn Ceannt Park, Rutland Grove, Crumlin, Dublin 12

APPLICANT Dublin City Council Parks & Landscape Services Division, Culture, Recreation & Amenity Department, Civic Offices, Wood Quay, Dublin 8

DATE LODGED 12-Oct-2018

ZONING

APPLICATION TYPE LAW

**EUF / AD**

**5 December 2018**

**Site notice: Checked and in order**

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### **Zoning**

The eastern portion of the site is located in an area subject to land use zoning objective "Z1 – "To protect, provide and improve residential amenities."  
The remainder of this fog leg site is zoned Z9

The proposed development complies with the zoning objective for the area.

### **Site Location**

The subject site is located at Eamonn Ceannt Park, Rutland Grove, Crumlin, Dublin 12. The site, located at the eastern edge of Eamonn Ceannt Park, abuts residential dwellings located in Rutland Grove to the east and south.

### **Proposed Development**

This Part 8 application seeks to upgrade of the existing single storey Eamonn Ceannt Park Depot Building with the construction of a new single storey extension along the eastern boundary onto Rutland Grove and the construction of a new single storey extension along the southern boundary backing onto the other side of Rutland Grove; The extension of the northern Rutland Grove boundary wall up to Eamonn Ceannt Park entrance with new pedestrian gate to the proposed relocated Recycling Centre; the construction of new relocated vehicular entrance gateway onto

Rutland Grove; general layout changes to the depot compound yards; at Eamonn Ceannt Park, Rutland Grove, Crumlin, Dublin 12.

#### **Departmental Reports:**

**Drainage Department:** No objection however conditions are recommended.

**Archaeology:** Condition attached

**Parks: Response to submission received by email, indicate that Parks will progress consultation with Residents**

#### **Submissions/ Observations**

*Prescribed Bodies:*

**No submission received from Prescribed Bodies**

**Third Parties:** One third party submission has been received within the prescribed period.

Derek Fallon on behalf of Rutland Grove Residents Association

Main Concerns raised relate to

- Car Parking, Traffic Management, the impact of excessive levels of unauthorised parking on footpaths and the impact on residents in the area
- Impact of machinery on the condition of the road
- Need for enhancement of green areas and planting of trees
- Need to consider parking areas within the depot for public parking
- Noise pollution, mitigation measures should be required
- With respect to waste management issues and bring centre, residents wish to be notified of any changes proposed to operational hours.

Concerns raised are noted, I note that Parks have confirmed that relevant issues raised by the residents association will be addressed at a meeting in the coming weeks. It has been confirmed that no alterations are proposed to the volume or opening hours of the bring centre. It is further confirmed in the response that the contractor will be requested to set work times to limit disruption to residents.

#### **Appropriate Assessment**

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.

#### **Assessment**

This Part 8 application seeks to upgrade the existing single storey Eamonn Ceannt Park Depot Building with the construction of a new single storey extension along the eastern boundary onto Rutland Grove and the construction of a new single storey extension along the southern boundary backing onto the other side of Rutland Grove; The extension of the northern Rutland Grove boundary wall up to Eamonn Ceannt Park entrance with new pedestrian gate to the proposed relocated Recycling Centre. The development proposed also seeks to construct a new relocated vehicular entrance gateway onto Rutland Grove with some additional general layout changes to the depot compound yards.

The content of the submissions received on this Part 8 proposal are noted and have been considered, I note that Parks Division have responded to the issues raised, and addressed the relevant concerns pertaining to the proposed development.

Having regard to the location of the development works proposed within the confines of the existing depot, it is considered that the development works as proposed will not negatively impact upon the residential amenities of the area. The relocation of the existing bring centre in a westerly direction will decrease the impact generated by the facility on adjoining residential dwellings. The extension proposed to the depot building to the northern elevation will comprise of an extended canteen and welfare facilities, whilst the extension to the rear of this depot will consist primarily of a machinery store. It is not considered that the development as proposed will materially impact

upon the residential amenities of the adjoining dwellings or on the amenities of the area, and will serve to improve the existing bring facility operation on site.

It is noted that the proposed development is partially situated within of the Zone of Archaeological Constraint for the Recorded Monument DU018-04302 (Watercourse), which is listed on the Record of Monuments and Places (RMP) and is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994 (Figure 1). Further, the site in question is partially located within the Zone of Archaeological Interest in the Dublin City Development 2016-22. In this regard Archaeology Division has recommended a condition be attached to any resolution on this Part 8. It is further considered that the condition attached by Drainage Division is appropriate.

The development accords with the zoning objectives contained within the City Development Plan 2016-2022 and can be accommodated on site

### **Conclusion**

It is considered that the overall design and scale of the proposal is well reasoned and can be accommodated on site. Therefore, in light of stated policies and objectives in support of developments such as that now proposed, it is considered that the development proposed, in the form provided, is acceptable; the development as proposed is considered to be in accordance with the proper planning and sustainable development of the area.

### **Recommendation**

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

The following recommendations have been received from internal Departments;

### **Appendix 1**

List of Observations/Comments/Objections

1. Derek Fallon on behalf of Rutland Grove Residents Association

1. The following requirements of the Council's Drainage Department shall be complied with:
  - a. 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](http://www.dublincity.ie) Forms and Downloads).
  - b. The development is to be drained on a completely separate system with surface water discharging to the public surface water system.
  - c. The development shall incorporate Sustainable Drainage Systems in the management of surface water
  - d. 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.

Reason: In the interests of orderly development

### **2. Archaeology**

- a. No construction or site preparation work may be carried out on the site until all archaeological requirements of the Planning Authority are complied with.

- b. The project shall have an archaeological assessment (and impact assessment) of the proposed development, including all temporary and enabling works, geotechnical investigations, e.g. boreholes, engineering test pits, etc., carried out for this site as soon as possible and before any site clearance/construction work commences. The assessment shall be prepared by a suitably qualified archaeologist and shall address the following issues.
- i. The archaeological and historical background of the site, to include industrial heritage.
  - ii. A paper record (written, drawn, and photographic, as appropriate) of any historic buildings and boundary treatments, etc.
  - iii. The nature, extent and location of archaeological material on site by way of archaeological testing.
  - iv. The impact of the proposed development on such archaeological material.
- c. The archaeologist shall forward their Method Statement in advance of commencement to the Planning Authority.
- d. Where archaeological material is shown to be present, a detailed Impact Statement shall be prepared by the archaeologist which will include specific information on the location, form, size and level (corrected to Ordnance Datum) of all foundation structures, ground beams, floor slabs, trenches for services, drains etc. The assessment shall be prepared on the basis of a comprehensive desktop study and, where appropriate/feasible, trial trenches excavated on the site by the archaeologist and/or remote sensing. The trial trenches shall be excavated to the top of the archaeological deposits only. The report containing the assessment shall include adequate ground-plan and cross-sectional drawings of the site, and of the proposed development, with the location and levels (corrected to Ordnance Datum) of all trial trenches and/or bore holes clearly indicated. A comprehensive mitigation strategy shall be prepared by the consultant archaeologist and included in the archaeological assessment report.
- e. No subsurface work shall be undertaken in the absence of the archaeologist without his/her express consent. The archaeologist retained by the project to carry out the assessment shall consult with the Planning Authority in advance regarding the procedure to be adopted in the assessment.
- f. Two copies of a written report and a digital report (on compact disc) containing the results of the archaeological assessment shall be forwarded on completion to the Planning Authority. The Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department Arts Heritage and Gaeltacht, shall determine the further archaeological resolution of the site.
- g. The developer shall comply in full with any further archaeological requirement, including archaeological monitoring, and if necessary archaeological excavation and/or the preservation in situ of archaeological remains, which may negate the facilitation of all, or part of any basement.
- h. The developer shall make provision for archaeological excavation in the project budget and timetable.
- i. Before any site works commence the developer shall agree the foundation layout with the Planning Authority.
- j. Following submission of the final report to the Planning Authority, where archaeological material is shown to be present the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council), and lodged with the Dublin City Library and Archive, 138-144 Pearse Street, Dublin 2.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.