

**To the Chairman and Members of  
The North Central Area Committee**

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**Pre-Part 8 Notification:** Construction of an 80 space car park and new exit onto Mount Prospect Avenue; a WC Pavilion comprising a Changing Places facility at the Red Stables and a WC pavilion at the playground incorporating a small refreshments outlet.

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**The Red Stables, St Annes Park over a number of years has undergone conservation and restoration for public access and improved visitor facilities. The café and weekend market have become very successful, the playground is very popular and there are other weekly and seasonal events and activities that take place which generate footfall to the Red Stables.**

**The restoration of the Red Stables will continue over the next couple of years to ensure the entire complex is fully accessible and available for community and cultural uses.**

**The greatest need of park users is the provision of toilets and resolving the traffic congestion which arises at the Red Stables car park on a weekly basis.**

#### **Parking facilities**

The existing carpark located to the south of the Red Stables is full and even over capacity on Saturdays and even during weekdays parking is regularly an issue. The problem extends onto Mount Prospect Avenue, causing a nuisance for residents whose access is impeded and Dublin Fire Brigade have also expressed concerns about fire tender access. While we want to promote public transport, Dublin Bus have to alter the route of Bus No. 130 along Mount Prospect Avenue at the weekend to avoid this bottleneck.

The problem arises because of the capacity of the car park and entrance to accommodate the existing volume of traffic. In addition, the re-configuration of the space to the south and east of the Red Stables (existing car parking) and the development of the WC Pavilion in the car park will require the relocation of 29 existing car parking spaces to the 'overflow' car park. So the net number of new car parking spaces will be 51 a 43% increase on the existing capacity. Significantly the Part 8 will also achieve a new separate exit for traffic onto Mount Prospect Avenue.

The proposed overflow carpark will have a capacity of 80 number car parking spaces and 3 bus/coach parking spaces and a new exit onto Mount Prospect Avenue with an arm barrier and gate. The carpark spaces will be surfaced in reinforced grass to provide a softer, greener appearance and facilitate more sustainable drainage.

## **WC Pavilions**

Dorman Architects and Roughan & O'Donovan Engineers have also been commissioned to design 2 WC Pavilions.

The first Changing Places pavilion will be located to the south of the Red Stables, near the existing ESB sub-station. The proposed pavilion will also include 1 no. wheelchair accessible toilet and 3 no. ambient accessible toilets. The building is designed for universal accessibility.

The Changing Places will include a ceiling track hoist, circulation space for transfers/assistants, and a changing bench. It is designed to enhance the health, safety, comfort and dignity of park visitors who may need extra support and additional equipment during personal care tasks. The location offers a discrete and convenient position for all WC users to access, before, during or after a park visit, with adjacent accessible car park spaces.

The second WC pavilion is proposed near the playground to blend into the woodland. This pavilion is proposed to facilitate the many families using the playground and attending events. At the moment these visitors have to visit the Red Stables which overcrowds and puts severe pressure on the facilities there.

This pavilion is designed as a small courtyard and will include a shelter and rest area for those using the conveniences. The courtyard will be secured by a decorative gate and will provide a small refreshment outlet to sell refreshments, thus, reducing congestion and pressure on the Red Stables.

The proposed works include the upgrade of cycle parking and auxiliary path network enhancements.

Park and Landscape Services wishes to notify the North Central Area Committee of their intentions to lodge a Part 8 in Quarter 1. 2021.