

To the Chairperson and Members of the
South East Area Committee

**Update on Part 8 for information purposes only
Irishtown Stadium Refurbishment, 1 Kerlogue Road, Dublin 4**

29.03.2022

Introduction:

The proposed development as outlined below is to provide for the upgrade of part of Irishtown Stadium to enhance facilities for staff and users of the stadium. The proposed development was previously presented to the South East Area Committee on 8th November 2021. A Part 8 Application was lodged on 28th January 2022.

Location:

The site is located within Irishtown Stadium, which is positioned along the south-eastern boundary of Ringsend Park. On all other sides, the stadium is bounded by predominantly two storey residential development, with Kerlogue Road and Bremen Road to the south and Pine Road to the north-east. Vehicular access to the stadium is from Chapel Avenue to the south-west. There is a parking area to the front of the stadium building which is a two storey curved structure positioned parallel to the running track. Other sports facilities within the site include 5 no. synthetic grass pitches, 1 no. grass soccer pitch, a high jump area, javelin runway, steeple chase runway, pole-vault runway, a shot-put and discus/hammer area.

Scope of Development:

The proposed works consists of the following;

Ground Floor Works

- To improve security for staff by upgrading reception to include turnstiles and a new glazed single storey entrance extension to improve surveillance
- To provide toilets and staff changing area in a new single storey extension
- To provide a changing places toilet facility in a new single storey extension
- To provide a new draught lobby to rear of the existing reception
- To upgrade 2 no. existing gym changing rooms

First Floor Works

- To upgrade the existing toilets

Part 8 Process:

The Planner's Report has been completed by the Planning and Property Development Department.

Observations/Submissions:

None received.

Interdepartmental Reports:

Drainage Division: No objection subject to a standard condition.

Transportation Planning Division: No objection subject to conditions on bicycle parking.

Consultees:

Irish Water: No report received.

Planning Assessment

The proposed works are minor in scale and would provide for improved facilities (changing rooms and staff toilets), enhanced energy performance (draught lobbies), and security measures (turn stiles) in accordance with the facility operator's evolving requirements. The proposed internal works would also provide for compliance with Part M of the building regulations in respect of access and use.

The design and external finishes of the proposed extensions would be in keeping with the existing building. The proposed signage ('IRISHTOWN') would be located to the side of the main entrance and comprise surface mounted stainless steel lettering of a suitable scale.

No third-party submissions were received. Adverse impacts on the amenity of adjoining properties are not anticipated. The Transportation Planning Division has sought that cycle parking provision be made for staff and users of the facility. This matter can be dealt with by way of a condition.

The proposal is in accordance with the Z9 zoning objective for the site and is acceptable from a design and amenity perspective. It is recommended that the proposal be approved subject to compliance with the requirements of the Drainage and Transportation Planning Divisions.

Appropriate Assessment (AA)

Having regard to the nature and scale of the proposed development and associated works, and the distance to the nearest European Site, it is considered that the proposed development is unlikely to have a significant effect, individually or in combination with other plans or projects, on a European Site.

Environmental Impact Assessment

Having regard to the nature and scale of the proposed development and associated works, and the distance to environmentally sensitive sites including European Sites, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Recommendation

It is recommended that the Elected Members approve the proposed development, subject to compliance with the requirements of the Drainage and Transportation Planning Divisions.

It is the intention of the Culture, Recreation and Economic Services Department to submit the Chief Executive's Report for decision to the City Council.

The twenty week statutory period for this Part 8 application concludes on Thursday 16th June hence it will be listed for inclusion on the agenda of either the May or June City Council Meeting.

The approval or non-approval of a Part 8 is a reserved function of the City Council.

**Margret Glupker
Executive Architect**