

**Culture, Recreation and Economic Services,  
Block 4, Floor 0, Civic Offices, Wood Quay,  
Dublin 8.**

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

---

**PART 8 NOTIFICATION OF APPROVAL –**

Plan No. **3267/22:** Part 8 Planning Application for development by Dublin City Council at the existing Dublin City Council Depot located in the south west area of Palmerston Park, Rathmines, Dublin 6.

The proposed development will include the alteration, refurbishment and change of use of the existing Dublin City Council Depot Building from a defunct 1970's parks depot building to a tearoom with publicly accessible toilets. It comprises an internal roof-lit seated area incorporating east and west-facing glazed door screens, fully serviced kitchen with window hatch to the external area, staff WC, staff changing area, refuse store, chair store off the public tearoom, universal access toilet and male / female WC. A west-facing external area is proposed with a retractable cloth canopy the length of the public tearoom, steel door shutters that allow for security to the principal door openings at night, some selective clearance of the hedgerows is proposed in order to encourage permeability to the public tearoom. Landscape treatment has been development to allow for a grouping of permeable, oblong islands with low planting to the perimeter of the depot site. Mid to large size trees are all retained, tarmac is replaced with a compacted accessible hoggin / granite dust surface. Bicycle parking is also provided.

Three observations were received within the prescribed period, primarily pertaining to the condition of the park, issues around operation of the tearoom and concerns about anti-social behaviour, litter and additional traffic.

The Planning Authority notes that the development of tea rooms at Palmerston Park is generally supported as set out in letters of submission. Concerns regarding increased litter, additional parking and traffic issues are noted. The Planning Authority notes that the tea rooms will be run by an operator who is likely to be responsible, together with Dublin City Council Parks, for general maintenance of the tea rooms and its surrounding area. With regards to traffic, it is noted that there are existing parking restrictions in the surrounding area and it is likely that the tea rooms will generate customers within walking and cycling distance of the park. The tea rooms are not of sufficient scale to generate a significant increase in traffic to this area.

A notification of approval to carry out the development, subject to a number of conditions, has been issued to Culture, Recreation and Economic Services.

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.”*

As it is now intended to present this development proposal to the City Council for approval, the South East Area Committee is being advised as required. The approval of a Part 8 is a reserved function of the City Council.

**Bernard Brady**  
**Senior Executive Parks and Landscape Officer**  
**Project Manager**