



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:

Application No: 3193/22

Proposal: LAW: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) - Part VIII

Applicant: Executive Manager of Culture, Recreation and Economic Services.

Location: 1 Kerlogue Road, Dublin 4.

Proposal: Pursuant to the requirements of the above, notice is hereby given of Irishtown Stadium Refurbishment Works.

The proposed works consist of the following:

- Construction of a new single storey extension to the Front/ Western Elevation, measuring 9m², providing a draught lobby.
- Alterations to the existing reception and provision of additional security measures including turnstiles.
- Construction of a new single storey extension to the South/ Western Elevation measuring 27m², providing new staff toilets and changing areas and a combined accessible changing/shower room.
- Construction of a new single storey draught lobby to the rear of the existing reception area measuring 6m².
- Alterations and refurbishment to 2 no. existing gym changing rooms on the Ground Floor Level.
- Addition of a window above the entrance on the western elevation on the First Floor Level.
- Alterations and refurbishment of 3 no. existing toilets and provision of separate entrance to training room at First Floor Level.
- Provision of a new stepped approach from the carpark to the entrance, new entrance signage and lighting.
- Replacement of external paving at the entrance lobby and all other associated site works.

Site Notices

In place and legible 07/02/2022.

Site Description

The subject site is located to the southeast of Ringsend Park, Ringsend.

The site comprises Irishtown Sports Stadium which contains, inter alia, a soccer pitch and athletics track, 5 no. all-weather five-a-side training pitches and a two storey facilities building. A recently constructed two storey extension to the south of the facilities building contains an indoor running track and additional changing rooms. Vehicular and pedestrian access to the site is from Strand Road. The sports stadium is managed by Dublin City Council.

Proposed Development

The proposed Part 8 development comprises:

- Single storey extension (draught lobby – 9sq.m) to main front entrance.
- Alterations to building reception and provision of security measures including turnstiles.
- Single storey extension (staff toilets, changing areas and combined accessible changing / shower room – 27sq.m) to front of building.
- Single storey extension (draught lobby – 9sq.m) to rear of reception area.
- Alterations and refurbishment works 2 no. gym changing rooms on the ground floor.
- Additional first floor window on the west elevation of the building.
- Alterations and refurbishment of 3 no. toilets and provision of separate entrance to training room at first floor level.
- Provision of new stepped approach from the car park to the entrance, new entrance signage and lighting.
- Replacement of external paving at the entrance lobby.
- All other site works.

Zoning & Policy

Z9; to preserve, provide and improve recreational amenity and open space and green networks.

Section 10.5.8 of the City Development Plan states:

“The development of sport and recreation are important in encouraging a sense of well-being and social contact. Dublin City Council acknowledges the very important role that sporting and social clubs play in enhancing the social and recreational life of the city’s communities. Dublin City Council will liaise with sporting organisations to ensure where possible that the City Council responds to the needs of sports clubs and communities in the provision of quality facilities.”

Planning History

WEB1843/20: Permission granted for alterations to previously granted extension (reg. ref. 2858/18) comprising revisions to the elevations including removal of link corridor, alterations to window configuration and addition of plant room at ground floor level.

2858/18: Permission granted for two storey extension to the stadium building consisting of indoor running track, gym, meeting rooms, changing rooms and associated facilities; 2 no. external wall-mounted signs, and alterations to existing building to form new link corridor.

0530/02: Part 8 application for two storey pavilion building (1,560.sq.m) serving existing sports pitches in Ringsend Park, 5 no all-weather five-a-side training pitches, 400m athletics track and associated field facilities, upgrade of existing soccer pitch, provision of flood-lighting, perimeter fencing and associated landscaping improvements approved.

Observations/Submissions

None received.

Interdepartmental Reports

Drainage Division: No objection subject to a standard condition.

Transportation Planning Division: No objection subject to conditions.

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)

An AA screening report has been submitted with the application and concludes that the possibility of any significant effects on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond reasonable scientific doubt on the basis of the best scientific knowledge available. The content of the submitted report is noted.

The subject site is not located within, adjacent to or associated with the management of a European Site. There are no watercourses in the vicinity of the site. There are indirect hydrological pathways to European Sites in Dublin Bay via wastewater and surface water discharges to the Ringsend Waste Water Treatment Plant. Additional waste water and surface water discharges arising from the proposed development would not result in significant effects on the conservation objectives for European Sites in Dublin Bay.

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 as set out below.

Conditions

1. The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

2. The development shall comply with the following requirements of the Transportation Planning Division:

(i) Provision shall be made for cycle parking for the staff and users of the stadium and facility to a minimum of development plan standards. Cycle parking design shall allow both wheel and frame to be locked and shall be covered, conveniently located and well lit.

(ii) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

(iii) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meetings on the **8th November 2021** and **11th April 2022** respectively.

The project is being funded through Development Levies.

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

This report is submitted to the City Council pursuant to Section 179 of the Planning and Development Act, 2000 (as amended).

Resolution:

That Dublin City Council notes the contents of Report No. 121/2022 and hereby approves the contents therein.

Owen P Keegan
Chief Executive

12th April 2022

Appendix A

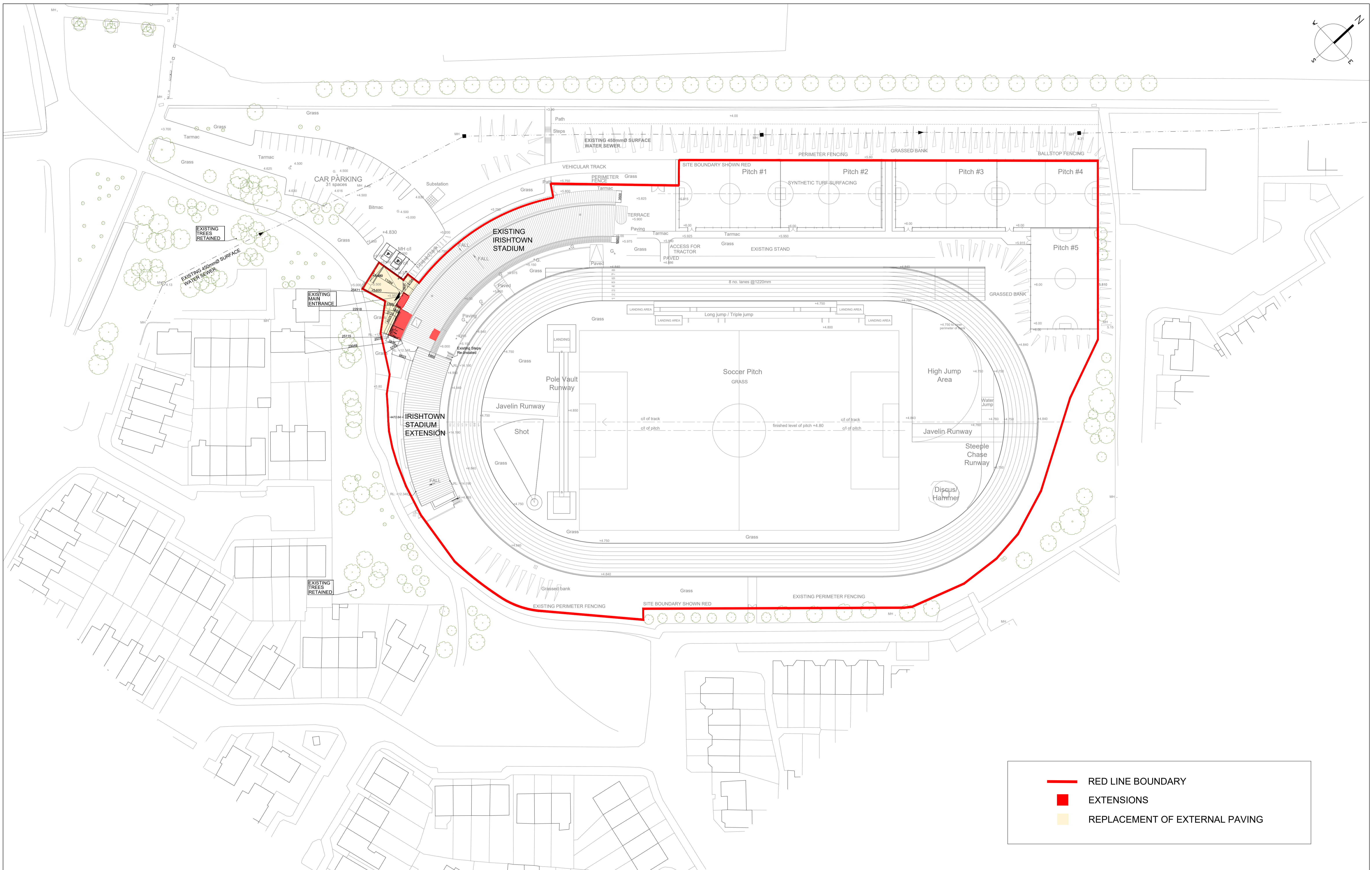
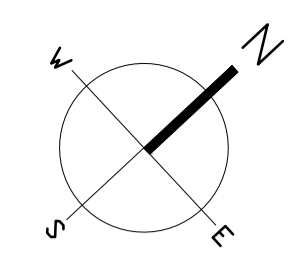
Consultees and Third Party Submissions/Observations

Consultees

Irish Water, Colvill House, 24 - 26, Talbot Street, Dublin 1

Third Party Submissions/Observations

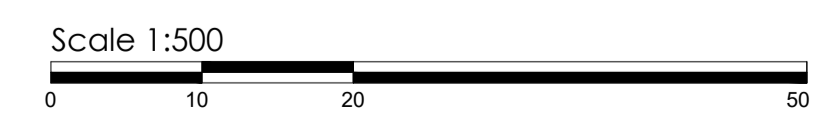
No third party submissions/observations were received



— RED LINE BOUNDARY
 EXTENSIONS
 REPLACEMENT OF EXTERNAL PAVING

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| Status: | PLANNING | Client: | Dublin City Council |
| Date: | 21/01/22 | Project Name: | Irishtown Stadium Refurbishment Works |
| Drawn by: | OM | Checked by: | PL |
| Scale: | 1:500 | Page: | A1 |
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| Amendment: | Planning | Drawn by: | OM |
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