



(a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)
(b) Local Government Act 2001

This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000, subject to the provisions of Section 139 of the Local Government Act, 2001.

(A) The Site

The subject site is located at junction of Le Fanu Road and Blackditch Road, Ballyfermot. The proposed development, is to be located between the existing Ballyfermot Leisure Centre building and the park pavilions buildings in Le Fanu Park. The site faces a busy junction at Le Fanu/ Blackditch Road.

(B) The Proposal

The proposed works are for the provision of a new skateboard bowl consisting of a concrete skate plaza, skate bowls and skate transition area. The project includes fencing, grass mounding, pedestrian paths and bicycle stands with provision of CCTV and public lighting, in addition to play areas. The works allow for excavation, earthworks, drainage and extensive planting.

Attached to this report is a site location map and drawings, illustrating the proposed development.

(C) Site Planning History

Plan ref no 3611/00 refers to the decision by Dublin Corporation to provide a new sports facility on a site of 1,525sq m at Le Fanu Road, Ballyfermot, Dublin 10, approximately 80 metres southward of the existing pool. The facility will consist of: Swimming pool, gymnasium, changing areas, sauna, steam room, reception area, offices and related facilities, six five a side football pitches and changing rooms. The building will be on two levels and arranged in two linked areas, one containing the swimming pool, the other containing the ancillary accommodation. The pool hall, changing area, public viewing area, reception space, first aid and ticket control area are to be located on the ground floor. The five a side changing area will also be located on the ground floor level. The first floor level will accommodate the gymnasium and associated changing facilities. In order to achieve this objective, the existing swimming pool will be demolished and the new buildings constructed to provide the facilities outlined above.

(D) Area Committee

The South Central Area Committee was informed of the initiation of the Part 8 planning process for the proposed development at its meeting on the 15th June 2016.

(E) Submissions/Observations

No submissions/observations were received in respect of this proposal.

(F) Evaluation

Appropriate Assessment:

The attached report 'Part 8 Report', Consultants Recreational Urbanism Annex 2, titled Natura Impact Statement: Appropriate Assessment Screening indicates that the subject site combined with the nature of the proposed development would have no significant cumulative, direct or indirect, impacts upon any Natura 2000 site. Therefore the requirement to proceed towards Stage 2 of an Appropriate Assessment is not required.

Having regard to the provisions of Article 6 of the Habitats Directive (92/43/EEC) and having regard to the location of the subject site in relation to Natura 2000 sites and to the nature and scale of the proposed development, the proposed project will not adversely affect the integrity of any Natura 2000 sites. It is therefore considered that an Appropriate Assessment under article 6(3) of the Directive is not required.

Location of the Site

The subject site is located at 'junction of Le Fanu Road and Blackditch Road, Ballyfermot. The proposed development, a skate / bike / play park, would be located between the existing Ballyfermot Leisure Centre building and the park pavilions buildings in Le Fanu Park. The site faces a busy junction at Le Fanu/ Blackditch Road.

Zoning

The site is located in an area subject to land use zoning objective 'Z9', which states '*To preserve, provide and improve recreational amenity and open space and green networks*'

The proposed development, involving an intensification of recreational use and the alteration of an existing public park for recreational purposes is entirely consistent with the zoning objective.

The proposed development would involve the construction of the following:

- a. The provision of a new skateboard bowl consisting of a concrete skate plaza, skate bowls and skate transition area
- b. The provision of fencing, grass mounding, pedestrian paths and bicycle stands with provision of CCTV and public lighting,
- c. The works allow for excavation, earthworks, drainage and extensive planting.

Need for the Work

The Culture, Community, Economic and Emergency Services Department indicate the upgarde in this recreational/ sports facility is needed for .

Policy

Relevant policy for sporting facilities and public open spaces is set out in Chapter 10, Greening the City, Section 10.5.8 (Sport, Recreation and Play of the Dublin City Development Plan 2016 – 2022).

The following policies are relevant:

Policy seeks 'GI31: *To improve on existing sports/recreational facilities in the city through the implementation of the Dublin City Sport and Active Recreation Strategy 2009-2016 and to ensure the availability of a range of recreational facilities to the general population of all ages and groups at locations throughout the city, including ice-skating. In areas where a deficiency exists, Dublin City Council will work with the providers of such facilities, including schools, institutions and private operators, to ensure access to the local population.*

GI030: *To support the implementation of the Dublin City Play Plan 2012-2017, which aims to provide inclusive and accessible play opportunities for children and young people.*

GI032: *To endeavour to provide play spaces in every neighbourhood in the city, which are open to public use.*

The proposing department, the Community, Culture, Economic and Emergency Services Department, The accompanying documentation includes a 'Part 8 Report', (Consultants Recreational Urbanism), which outlines the proposed development. The consultants report includes a Natura 2000 screening report, Drainage report, noise mitigation report, the noise levels and methods to mitigate them, the proposed lighting and CCTV report and the Architects Description of the Projects and Particulars.

The report includes a number of pre-planning discussions with Stakeholders, including a public survey of Skateboard Associations

The drawings attached to the file indicate the protection of some of the more mature trees on the subject site. It is acknowledged that the creation of an active skate park would inevitably result in the removal of some of the trees. The proposed development, as indicated in the drawings attached, would appear to maintain a significant number of these trees, which is a welcome element of the proposal.

The proposed lighting and CCTV report (Section 5) indicates that the light spill from the proposed skate park would be 5 Lux, which is the established maximum light spill permitted in a residential area.

Conclusion

The proposed development, the provision by the Local Authority Dublin City Council of skate park, BMX (bicycle) park and play park would involve an upgrade/ intensification to a city park adjacent to an existing sports/ community facility. The proposed development would be consistent with the established use on site and the existing multi-functional operation of the site. The provision of an increase in recreational and/ or sporting facilities, would be consistent with planning policy as set out under the Section 10.5.8 (Sport, Recreation and Play) of the Dublin City Development Plan 2016 – 2022 and the zoning objective Z9, *'preserve, provide and improve recreational amenity and open space and green networks'*

The Local Authority Authority has not received any correspondence, observation or objections from third parties or interested observers, with regard to this application. The proposed development, by reason of its nature and scale, should have little adverse impact on neighbouring residential property. The proposed development would facilitate a more

intensive use of the subject site entirely consistent with the promotion of recreational activity as outlined in Dublin City Council policy.

Recommendation:

The proposed development has been assessed and it is considered consistent with the provisions of the Dublin City Development Plan 2016-2022 and would be in accordance with the proper planning and sustainable development of the area. Accordingly it is recommended that a decision be made by the elected members of the Council to proceed with the proposed development without modification, subject to the requirements of the respective divisions of the City Council provided below.

1. The following requirements of the Council's Drainage Division shall be complied with:
 - a. The proposed development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).
 - b. The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.
 - c. The development shall incorporate Sustainable Drainage Systems in the management of stormwater.
 - d. All private drain fittings 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 interest of orderly development.

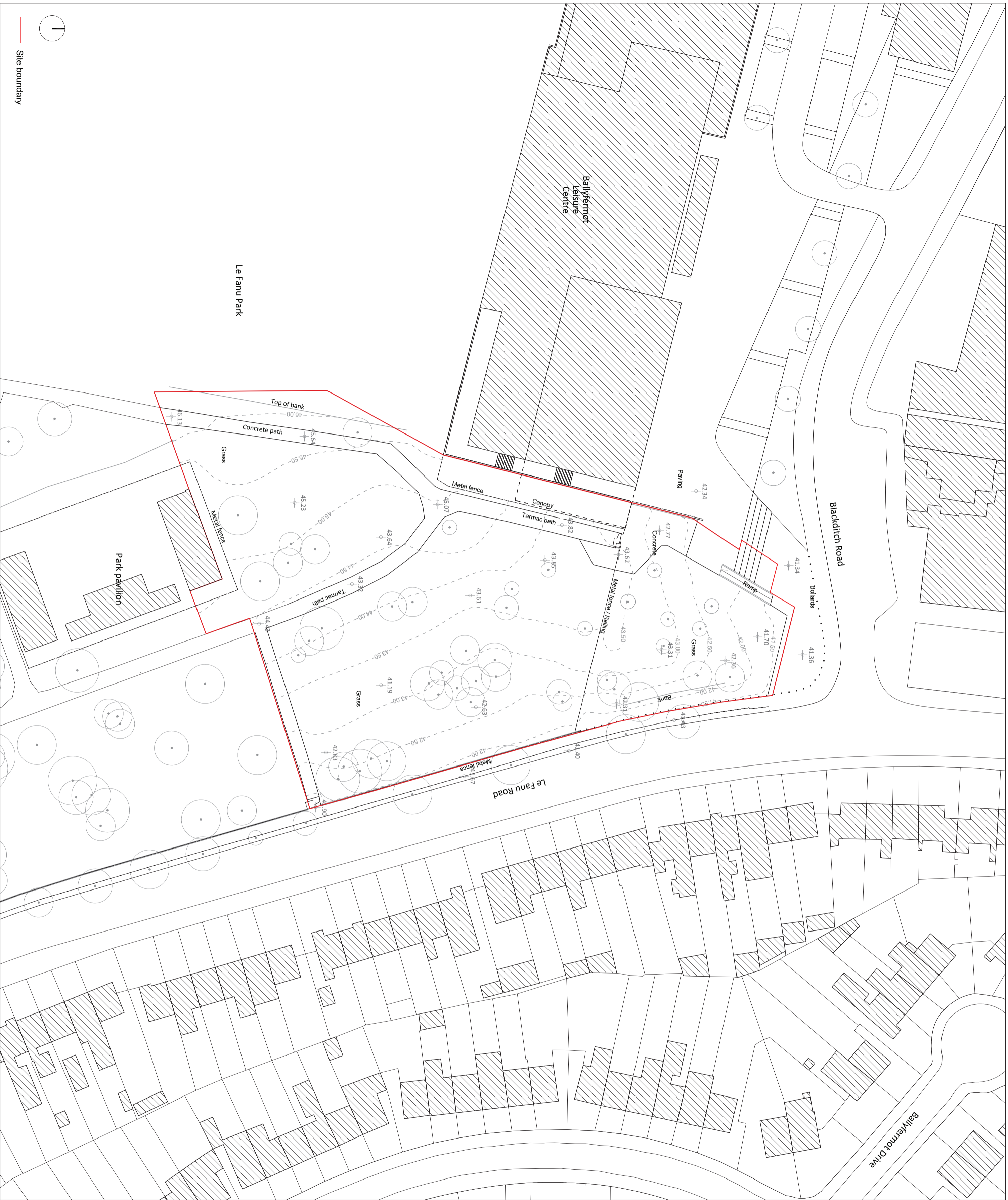
2. The proposed fencing shall not include palisade fencing. The existing railing boundary should be retained where possible.

Reason: In the interest of public safety and visual amenity.

This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000, subject to the provisions of Section 139 of the Local Government Act, 2001.

Owen Keegan
Chief Executive

8th December 2016



— Site boundary

CLIENT

Dublin City Council
 Irish Architecture Foundation
 Matheson Foundation

PROJECT TITLE

LE FANU SKATE/BMX AND PLAY PARK

STATUS

PART 8 APPLICATION

SITE

Le Fanu Park, between the junctions with Le Fanu Road and Blackditch Road adjacent to the Ballyfermot Leisure Centre, Ballyfermot, Dublin 10.

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DRAWING TITLE

CURRENT SITUATION

REVISION No. -	BY -	DATE -
DRAWN BY	JM	CHECKED
DRAWING NO.	1602-ISP-P8-A02	SCALE
		1:500@DINA2
		DATE
		6th September 2016

