



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

(b) Local Government Act 2001 (as amended)

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: 3765/19

Proposal: LAW: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part VIII

Applicant: Dublin City Council, Culture, Recreation and Economic Services, Parks & Landscape Division.

Location: St. Anne's Park, south of All Saints Road, Raheny, Dublin 5.

Proposal: Construction of a new tennis and bowling pavilion, a new bowling green, Padel /Children's Tennis Courts and upgrades of the site and car park.

Zoning & Designations

The area of the subject project is zoned Z9 Amenity/Open Space Lands/Green Network – Zone Z9 – *To preserve, provide and improve recreational amenity and open space and green networks.*

There are no recorded protected structures on or immediately adjacent to the site. Although, there are other recorded protected structures located throughout St Anne's Park.

The Record of Monuments and Places does not show any known protected sites within or adjacent to subject site.

There are no open water courses on the project lands, however the Naniken River is located nearby to the south of the site (c.42m).

Dublin Bay lies nearby which hosts among other things a designated Special Area of Conservation, Special Protection Area, a proposed Natural Heritage Area, a Statutory

Nature Reserve and a Ramsar (wetland preservation) site. UNESCO has designated Dublin Bay as a Biosphere.

The lands lie within Flood Zone C catchment.

City Development Plan policies/objectives

10.5.3 Parks and Open Spaces.

Parks and open spaces also require protection to meet the recreational and conservational needs of the city.

10.5.8 Sport, Recreation and Play.

GI31 To improve on existing sports/recreational facilities in the city.

To encourage and facilitate the introduction of amenities in parks such as table tennis, games tables, outdoor gyms, adult exercise equipment, bowling greens, etc.

Site Description/History

The subject lands are located on the northern side of St Anne's Park adjacent to All Saints Road, with the development site being the existing and operational St Anne's tennis court facility.

The subject tennis court facility was previously an all tarmac-surfaced facility and had also included what is now the southern portion of two tranches of car parking. The former tennis court to the north still retains markings and lighting columns. The existing residual operational tennis court facility has been partially upgraded and resurfaced at some stage, and hosts 11 usable tennis courts with also two further courts in the south west corner of the existing facility, seemingly fenced off and abandoned – with the space possibly being used for incidental/informal storage of materials. A single storey pitched roofed pavilion structure is located to the eastern side of the facility alongside a park foot path. The facility looks somewhat run down and the wire boundary fencing looks dilapidated.

The main access to the existing car parking areas is from All Saints Road to the north east. Ramps have been added to allow vehicular access down into the former tennis court area.

St. Anne's Park Pitch & Putt course is located to the east side of the perimeter access footpath. Across the naturally screened Naniken River to the south is a relatively new fenced-in and floodlit astro pitch (Reg. Ref. 2191/14 refers). More informal park landscaping bounds the western side of the tennis court facility.

Proposal

The project involves the construction of a new tennis & Bowling Pavilion, new bowling green, Padel/ Children's Tennis Courts and upgrades of the site and car park area.

Development Details

Two existing tarmac tennis courts, existing surrounding hardstanding and the existing single storey pitched roofed pavilion structure in the eastern corner of the development site

will be superseded by a new fenced-in bowling green (32m x 32m) and a new pavilion structure.

The new hipped roofed pavilion structure will contain:

Main Clubroom – which can be also be used for indoor bowls and other sports;

Changing rooms, showers and toilet facilities,

Office

Storage

Tennis store

Bowl store

The pavilion structure will have two covered terraces 'west' and south' which will overlook the new bowling green and tennis courts.

Illuminated signage consisting of individually illuminated lettering 'Pavilion' will be placed on four sides of a roof topping structure. The illumination will be static.

The pavilion building will be accessed via the eastern side of the structure alongside the eastern perimeter footpath.

The proposing department's design concept for the proposal notes that:

The proposed pavilion (which is intended to reflect the historic folly buildings of St. Anne's Park), is a perfect square in plan, with a truncated pyramidal roof and surrounded by a colonnade on all sides. This continuous colonnade, proportioned to denote the contemporary nature of the building, allows the pavilion to appear as a simple singular object, like the follies of the Park.

New Padel /Children's Tennis Courts will be developed in the south east corner of the facility – which appears to be a currently disused area of former tarmac courts.

There will be a landscaped semi-enclosed external space located to the south west side of the pavilion building – i.e. the 'External Social Space'.

Two existing trees to either side of the existing pavilion structure are to be removed, with another two trees removed near the northern corner of the site.

Some existing tennis court boundary fencing is to be removed.

The tennis court area will be extended by c.4m to the north east taking over an adjoining strip of the existing adjacent car park.

New welded mesh fence shall be erected along the new north eastern boundary and along portions of the south eastern boundary.

New 12m high floodlights are to be erected around the perimeter of the outdoor sports area (with existing floodlights to be removed).

New 5m and 6m high street lights are proposed for the car park (with existing street lights to be removed). 4m lighting columns will be provided for footpath areas.

The existing footpath from the general park area will be realigned north-eastwards where it skirts by the tennis courts and enters the setback car park area. There are new pedestrian gates from the amended car park area directly into the playing area.

The existing car park layout area will be formalised to provide 133 no. car parking spaces, which will include 4 no. disabled parking bays.

Planning History

Adjacent:

2191/14 Part 8 for Construction of a synthetic all-weather football pitch.

Submissions

One submission has been made by Cllr Haughey – which seeks the delivery of the bowling green at the same time as the pavilion, and that funding should be sourced as soon as possible. It is recommended that the c. 32m x 32m Bowling Green be enlarged to international competition size. It is suggested that it could be relocated on site.

While the submission is noted any substantial amendments to the subject proposal will be outside the scope of the current 'Part 8' application, and would have to form part of a future review of on-site recreational amenities. The Parks & Landscape Division note that they have had pre-application discussion with relevant stakeholders. The programme for development on site and sourcing of funding will be a matter for DCC's Parks & Landscape Division.

Assessment

Compatibility with Z9 Zoning Objectives in the 2016-2022 City Development Plan (CDP).

The following is noted:

'Club house and associated facilities' comes under the permissible uses category within Z9 zoned lands.

'Open space' comes under the permissible uses category within Z9 zoned lands.

'Cultural/Recreational buildings' comes under the open for consideration category within Z9 zoned lands.

'Open space' is defined under Appendix 21 of the CDP as:

Any land, including water, (active or passive use) whether enclosed or not, on which there are no buildings, (or not more than 5per cent is covered with buildings), and the remainder of which is laid out as a garden/community garden or for the purposes of recreation, or lies vacant, waste or unoccupied. It also includes school playing Felds, playgrounds, urban farms, forests, allotments and outdoor civic spaces, passive play areas and outdoor exercise facilities.

'Cultural/Recreational buildings' are defined under Appendix 21 of the CDP as:

A building, or part thereof, used for purposes of a concert hall/music hall, theatre, conference centre, cinema, bingo hall, swimming pool, skating rink, gymnasium, squash centre, health studio, and most indoor sports facilities not involving the use of firearms or motorised vehicles. It also includes:

An art gallery (but not for the sale or hire of works of art)

A museum

A public library or public reading room

A public hall

An exhibition hall

A social centre, community centre, or non-residential club, but not a dance hall.

There is no land use definition provided for ‘*Club house and associated facilities*’ under Appendix 21.

It is considered that the subject proposal would subscribe to a combination of the above uses. It is also noted that the existing site is already subject to recreational and clubhouse uses to varying degrees.

Design & Function

Noting the somewhat rundown nature of the facility, it is considered that the proposed design of the pavilion structure along with the new bowling green, new courts, social space, new landscaping/boundary treatments etc. is appropriate for the location which is an already active outdoor recreational facility.

It is considered that the updated and enhanced facilities will improve the attractiveness of the existing active recreational amenities. The proposing department notes that the clubroom and external social space will be used by both the club and the local community where desired. The proposing department notes that they do not foresee a formal relationship between the new pavilion and the existing pitch & putt course adjacent – but can be reviewed going forward.

Operational times for the enhanced facility will be 9AM to c.9.45PM, with floodlights cutting off by 10PM.

Impacts on 3rd residential amenity

It is considered in this instance that the site and proposed development works are sufficiently distant from the nearest 3rd party residential locations so as to have no significant impact on their amenity in terms of overlooking, outlook, loss of daylight or loss of sunlight.

Lighting

The illuminated signage to the pavilion building will be static.

The proposing department’s has provided a technical report on the proposed illumination of playing surfaces within the reorganised facility and states that it meets with the recommendations of the CIBSE’s LG4 - Sports Lighting. LG 4 sets out the illumination requirements for many indoor and outdoor sports including tennis courts and outdoor bowling. It is also distinguishes between the illumination levels required between training and international competition.

The report notes that there is existing floodlighting of the subject site and adjacent all-weather pitch. The applicant notes that the proposed LED lighting will have no UV component – and while it is noted that lower UV components attract less invertebrates and warmer colours will have less impact on bats. The report notes that floodlights will be mostly for winter use when bats are hibernating and will be switched off at 10PM.

The same considerations have been given with regard to minimising impacts on wildlife and residential amenity from the lighting provided for the car park, court-side card readers, the clubhouse pathway and the external footpath. The operation of these lights, which will switch on when daylight levels fall below 20Lux, will also be time restricted.

The positioning of floodlight columns, the use of focused beams down onto the playing surfaces, and cowlings if required will limit light spill and glare emissions and impacts upon 3rd party residential areas.

Floodlighting can be controlled by smart-access fobs allocated to members or by way of a coin system for each court. It is recommended that there is an automatic cut-off system at curfew time.

Landscaping

A landscaping report has been submitted the proposal detailing hard and soft landscaping proposals. It is noted that DCC's Parks & Landscape Division are the proposing department in this instance.

Traffic/Access/Parking

The Transport Planning Division comment as follows:

Pre Part 8 comments were made from the various divisions within the Environment and Transportation Department prior to the lodgement of this application.

This is a Part 8 application for renovation and redevelopment works at the Tennis & Bowling Pavilion at St. Anne's Park, Dublin 5. The works will include the demolition of existing single-storey, 108m² pitched-roof Tennis and Bowling Pavilion, moving of existing weldmesh fencing to north and east boundaries of existing playing field enclosure to facilitate the construction of 1 no. synthetic bowling green, 3 no. children's tennis courts and 1 no. Padel Tennis Court within new playing field enclosure.

Upgrading works are also proposed to the existing floodlighting to tennis courts and bowling greens. Upgrading and reorganisation of adjacent lower and upper car park, including upgrade of existing car park lighting is also proposed, along with associated hard and soft landscaping around proposed pavilion building.

Car Parking & Access

It is noted that the ancillary car park serving the tennis courts has now been included within the application boundary as recommended in Pre-Part 8 comments by this Department. It is now proposed to formalise the existing car park layout to provide 133 no. car parking spaces, which will include 4 no. disabled parking bays.

The car park will continue to be accessed via the existing arrangements from All Saints Road. The car park operates on a one-way system with two vehicular accesses, one serving as entrance only and one as exit only. This is also intended to help reduce conflict between

pedestrians, cyclists and vehicle users. Auto-track drawings have been included demonstrating the maneuverability of both fire tender and refuse vehicles and also passenger vehicles.

Cycle Parking

In terms of cycle parking, the application documents are not clear on the amount cycle parking spaces proposed. The accompanying Mobility Management Plan states that cycle parking will be provided near the proposed pavilion and will be covered.

It is difficult to identify the number of spaces proposed from the proposed plans. Drawing No. PA005 indicates c.10 no. cycle parking stands located in the car park in close proximity to the pavilion building. While this division welcomes the addition of a dedicated cycle parking area, there are concerns regarding the under provision of cycle parking and the over reliance of car parking to serve the facility. In this regard, the applicant should provide cycle parking to development plan standards which should be secure, sheltered and well lit. The cycle parking design should also allow both wheel and frame to be locked.

Recommendations

This division has no objection to the proposed development subject to the following conditions: (see below) -

Drainage

The proposing department's report notes that in order to comply with modern drainage standards, it is proposed to drain the foul and surface water generated from the new development by means of a completely separate drainage system.

The foul sewage presently generated within the development will flow by gravity to the existing public sewers. The new pavilion building will connect via the existing connections to the public sewers under the park.

The rainwater falling on the roof of the pavilion is to flow by gravity through a surface water soakaway system with an over flow connecting to the existing surface water sewer which ultimately discharges to the Naniken River.

The report notes based on OPW flood records that there no history of the site under consideration the draft report also concludes that no flood events are predicted for the site under consideration. Given the site is a commercial development, within Zone C, with no historical or predicted flooding, the proposed development is justified in terms of flood risk.

DCC's Drainage Division have no objections subject to recommended conditions.

Archaeology

An archaeological report has been included with the Part 8 application - which states that no archaeological remains have been listed for this site. A standard archaeological condition is suggested.

EIA Screening

The current proposal is a recreational project developed on an existing recreational brownfield site. Under Item 12, entitled 'Tourism and leisure', of Part 2 of Schedule 5 to Article 93 of the Planning and Development Regulations, 2001(as amended), this proposal is not a potential candidate for either EIA or sub-threshold EIA.

The submission notes that the Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

Appropriate Assessment:

A Natura Impact Statement: Appropriate Assessment of the project in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) has been prepared and included with the draft Part 8 proposal by the proposing department.

The report notes that:

The size and scale of the project are not likely to result in any direct, indirect, or secondary impacts on the Natura 2000 Site, either alone, or in combination with other plans or projects.

That project will be on an existing hard surface, and there will be no hydrological link to the Natura 2000 Sites.

There will be no land-take from the Natura 2000 sites as a result of this project, and no land-take of ex-situ feeding sites.

The proposed site is outside, but adjacent (<1km) to two Natura 2000 Sites, namely North Dublin Bay SAC, and North Bull Island SPA.

The proposed site is an existing hard surface area, and does not contain any potential ex situ feeding sites for SPA SCI's.

The proposed site is adjacent to the River Naniken which connects to the Natura 2000 Sites, however, SUDS incorporated into the project plan will ensure no hydrological connectivity between the proposed site and the river.

There will be no resources required from the Natura 2000 Sites as a result of this project.

No direct, indirect or secondary impacts of any Natura 2000 sites are predicted as a result of emissions from the proposed project.

There will be no excavation requirements which would be likely to give rise to any impacts on the Natura 2000 Sites.

There will be no transportation requirements which would be likely to give rise to any impacts on the Natura 2000 Sites.

The duration of construction (outside of the wintering bird season) and operation are not likely to give rise to any impacts on the Natura 2000 Sites.

There will be no reduction in habitat area as a result of this project.

There will be no habitat or species fragmentation as a result of this project.

There will be no reduction in species diversity as a result of this project.

There will be no changes to key indicators of conservation value as a result of this project.

There will be no impacts on climate change as a result of this project.

The NIS screening process indicates that the proposed project will not have any significant cumulative, direct or indirect impacts upon any of the Natura 2000 sites.

The NIS subsequently notes therefore it is not considered necessary to undertake any further stages of the Appropriate Assessment process. The planning authority has noted the content of the report and concurs with the conclusion of the proposer's report.

Conclusion

It is not considered that the proposal will have an adverse impact upon the amenities of the area.

The proposed project does not materially contravene the current Dublin City Development Plan.

In conclusion, the Planning & Property Development department have no objections to the proposal.

It is recommended that the development proceed subject to the recommendations of DCC departments, who have commented to date, being taken into consideration and incorporated in the development of the proposed local authority works as follows:

RECOMMENDATIONS

Accordingly, it is recommended that the proposer have regard to the following interdepartmental Recommendations:

1. Drainage Division:

There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

Records of public surface water sewers are indicative and must be verified on site.

The development is to be drained on a completely separate foul and surface water system.

There is an existing public surface water sewer running through the site. A clear minimum distance of *three metres* shall be maintained between sewers and all structures on site. The exact location of this pipeline must be accurately determined onsite prior to construction work commencing. No additional loading shall be placed on this sewer. Any damage to it shall be rectified at the developer's expense.

All surface water discharge from this development must be attenuated to two litres per second.

The development shall incorporate Sustainable Drainage Systems in the management of surface water. The SuDS proposals outlined in the Engineering Report, dated May 2019 shall be implemented in full, unless otherwise agreed with DCC Drainage Division.

The Developer's submission includes a proposal to construct a soakaway as part of this development. The design and construction of soakaways must comply with the requirements of BRE Digest 365 and CIRIA C753.

All private drainage 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 interests of public health.

2. Transport Planning Division

Cycle parking to be provided to Development Plan standards which then shall be secure, conveniently located, sheltered and well lit. Cycle parking design shall allow both wheel and frame to be locked.

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.

The developer is recommended to comply with the requirements set out in the Code of Practice.

Reason: In the interests of traffic safety.

3. Planning

That an automatic cut-off system is used for the operation of floodlighting at any designated curfew time.

That the operation of the development complies with the recommendations of the ILP's *Guidance Notes for the Reduction of Obtrusive Light* GN01:2011 (as amended).

Reason: In the interests of orderly development and control of light pollution.

Archaeological Notification;

If during the course of site works and construction archaeological material is discovered, it is recommended that the City Archaeologist shall be notified immediately. Further, it is obligatory under the National Monuments Amendment Act 1994 that such discovery is brought to the attention of the National Monuments Service and the National Museum of Ireland.

Reason: In the interest of preserving or preserving by record, archaeological material likely to be destroyed or damaged in the course of development.

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 meeting's on the 15th April 2019.

There is funding provision for this project in the 2020-2022 Capital Programme.

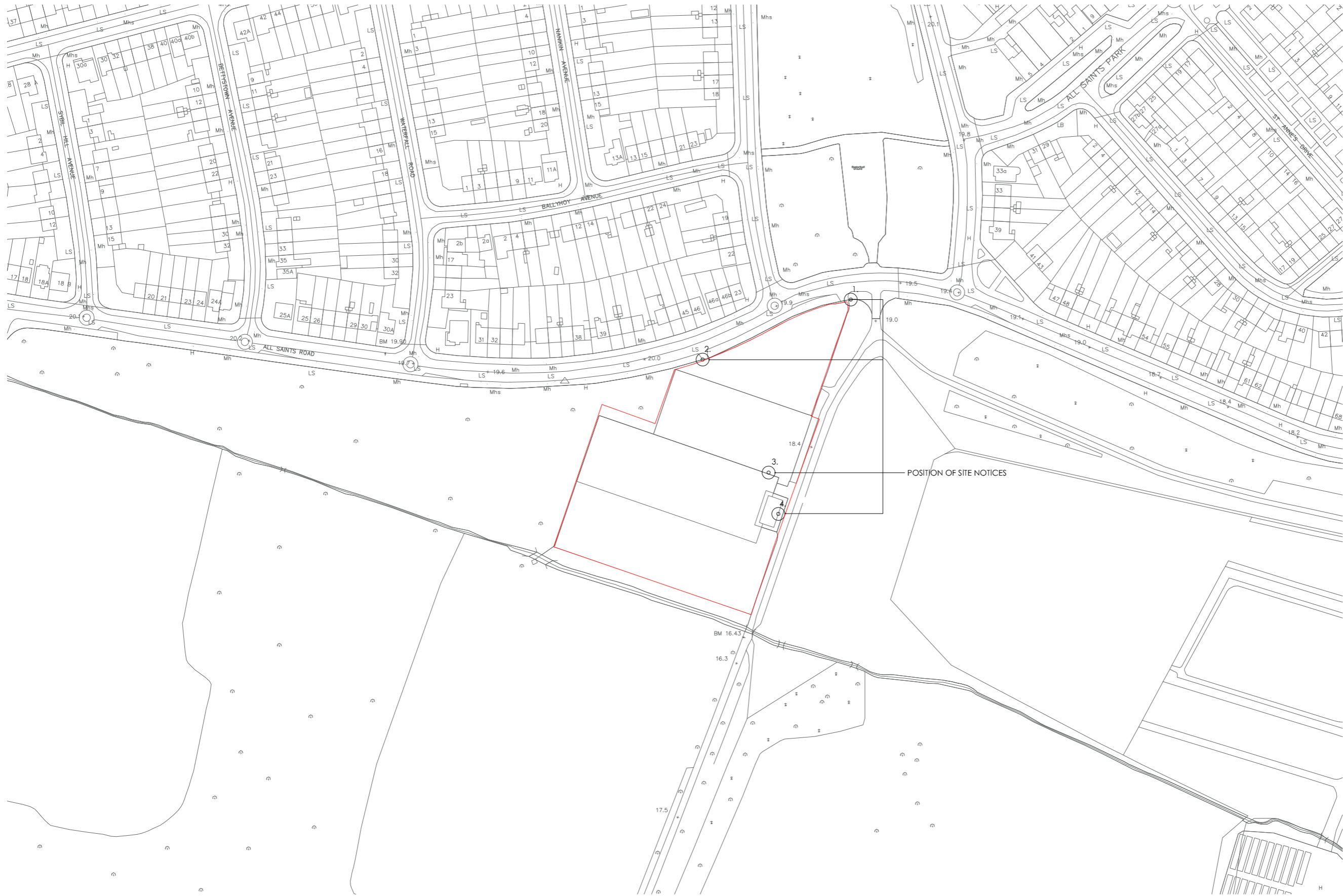
Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

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

Resolution:

"That Dublin City Council Notes Report No 367/2019 and hereby approves the contents therein."

Owen P. Keegan
Chief Executive
21st November 2019



01 SITE LOCATION MAP

scale 1:1000
TAKA architects

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t: 01 709 3004 e: office@TAKA.ie

PROJECT TITLE:
St. Anne's Park Pavilion

CLIENT:
Dublin City Council

DRAWN BY:
BD

SITE LOCATION MAP

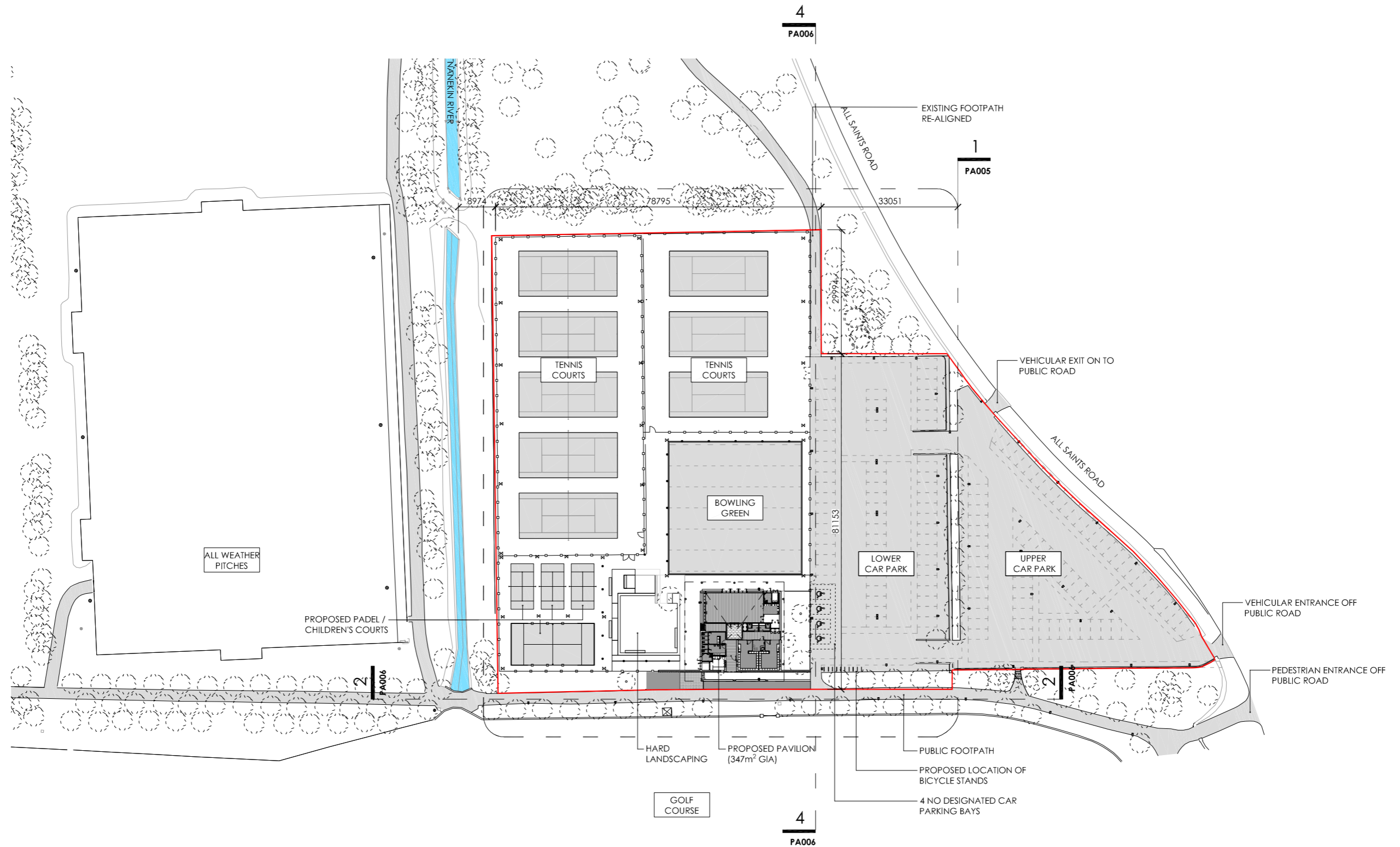
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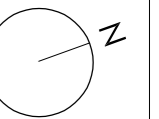
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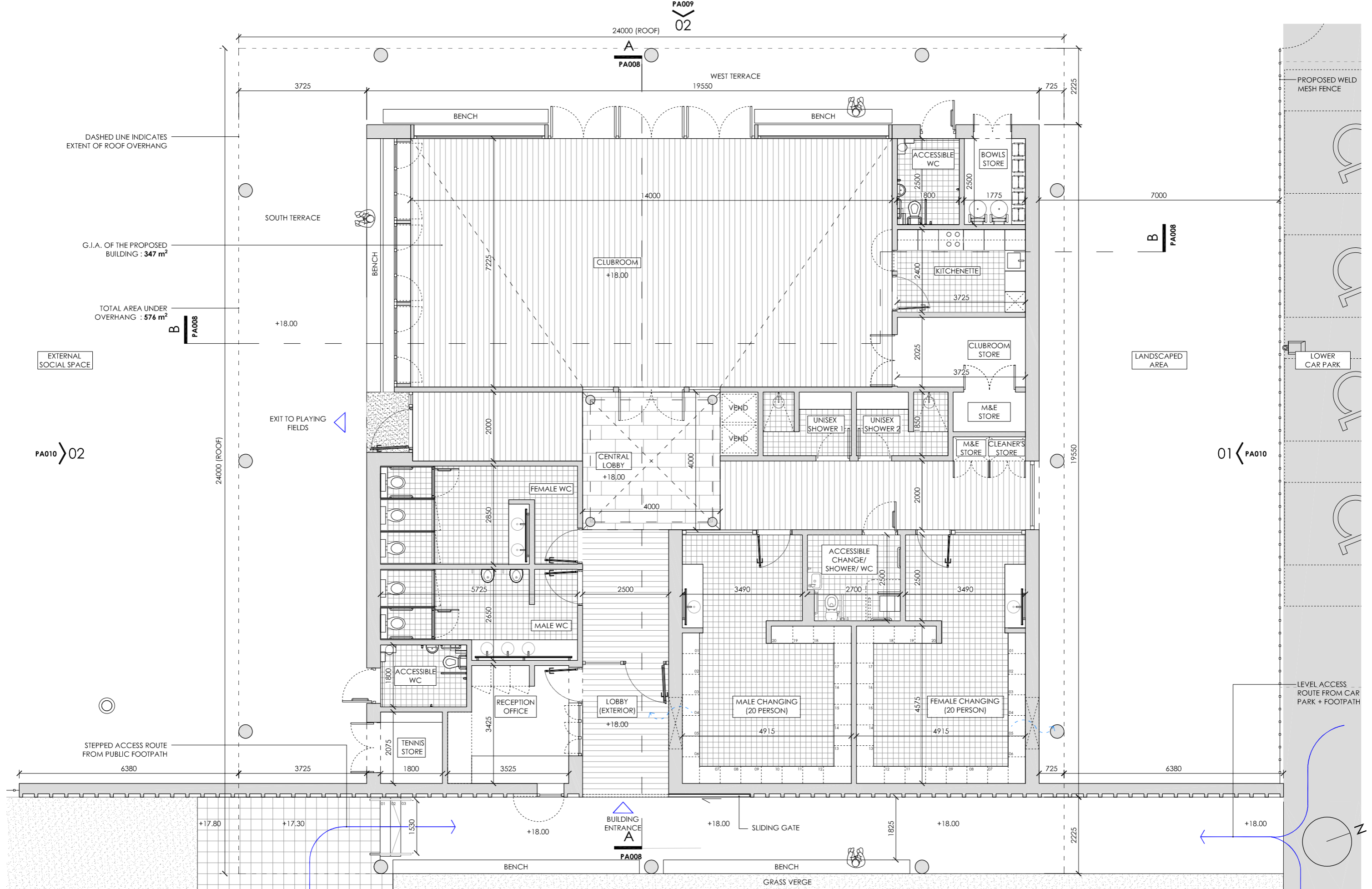
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All dimensions to be checked on site and any discrepancies notified to architect. Use figured dimensions only. Do not scale from drawings. © TAKA all rights reserved.



01 CONTEXT PLAN - PROPOSED
scale 1:1000





01 GROUND FLOOR PLAN - PROPOSED
scale 1:100

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PROJECT TITLE:
St. Anne's Park Pavilion

CLIENT:
Dublin City Council

DRAWN BY:
BD

DATE:
01.07.19

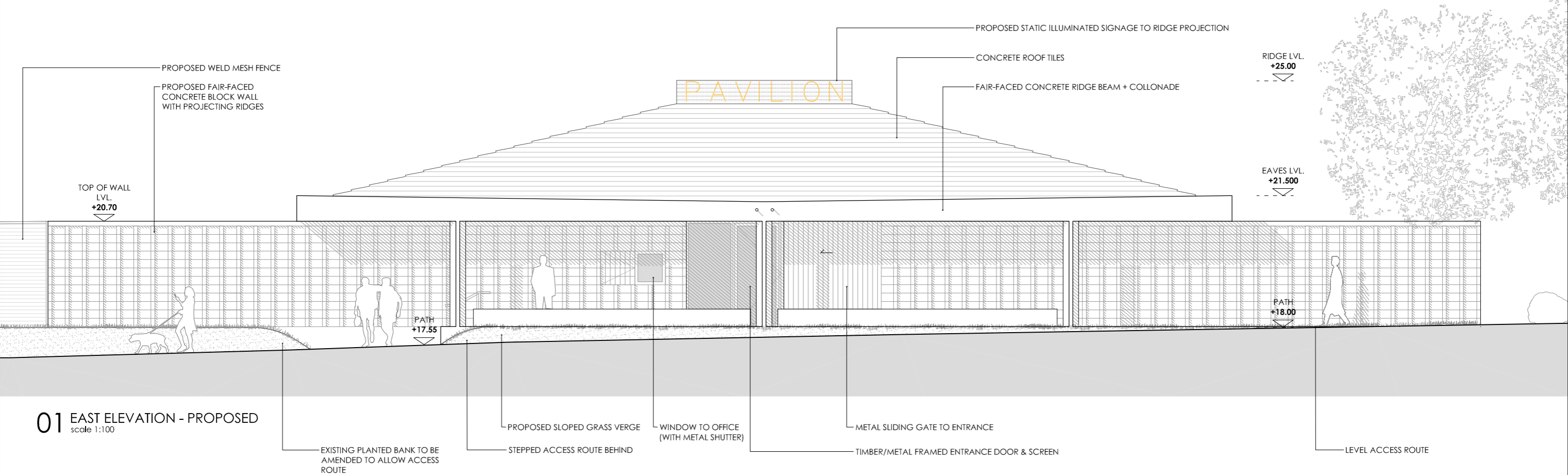
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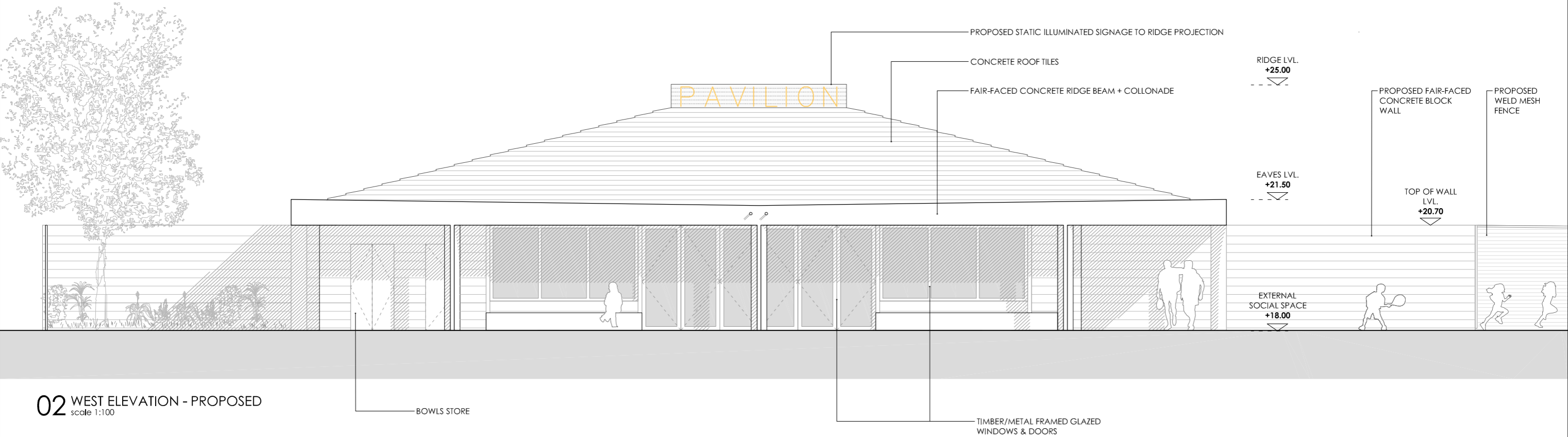
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GROUND FLOOR PLAN - PROPOSED

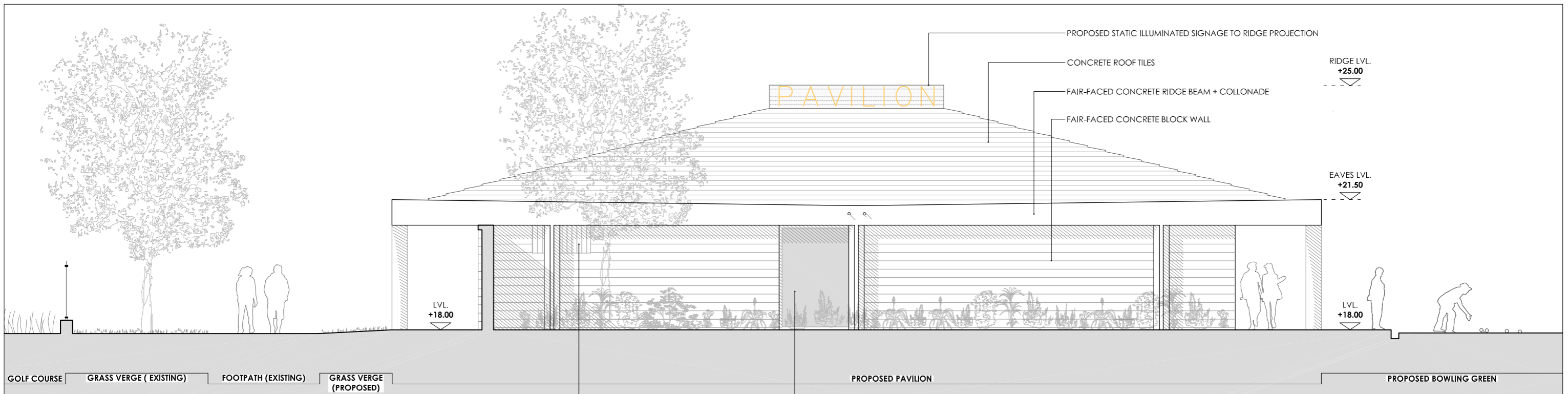
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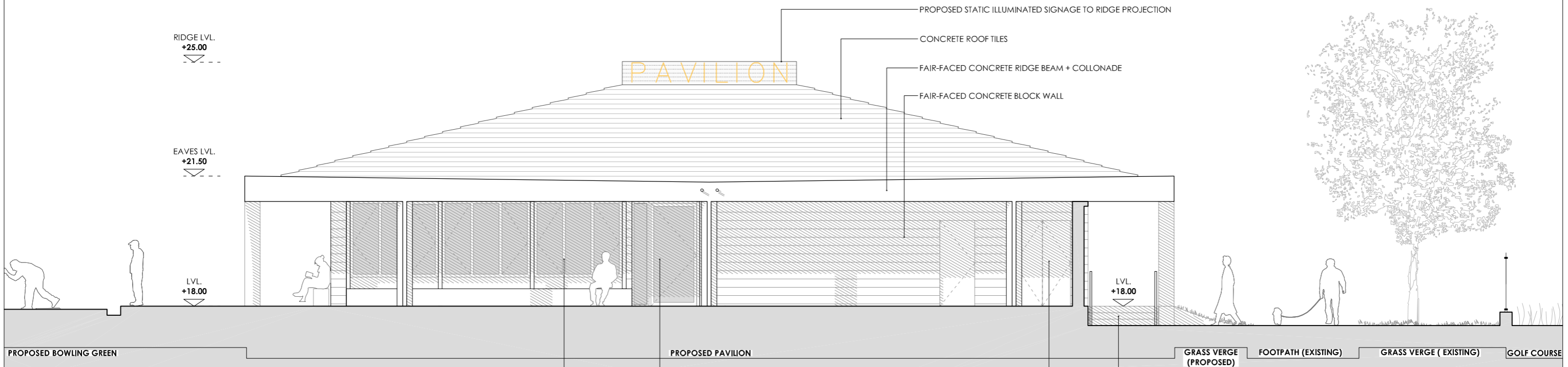
01 EAST ELEVATION - PROPOSED
scale 1:100



02 WEST ELEVATION - PROPOSED
scale 1:100



01 NORTH ELEVATION - PROPOSED
scale 1:100



02 SOUTH ELEVATION - PROPOSED
scale 1:100