



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: 3268/22

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

Applicant: Culture, Recreation and Economic Services Department

Location: Fairview Park, Clontarf West, Dublin 3.

Proposal: The development includes the provision of a new tearooms, public toilets, changing places facility, associated landscape improvements and demolition of current depot structures.

Lodged: 11/02/22

Departmental Reports:

Archaeology: No report attached to file (APAS).

Roads and Traffic Planning Division: Report dated 11/03/21 indicates no objections subject to conditions

Drainage Division: Report dated 26/02/21 indicates no objections subject to conditions.

Planning History

Plan ref no: LAW 2162/21 refers to the report relating to the previous application onsite which was withdrawn. The development included the provision of a new tearooms, public toilets, changing places facility, associated landscape improvements and demolition of current depot structures.

Proposed works include the following;

- a. New single-storey tearooms (165m²) including a dining area, server, kiosk, external terrace, kitchen store, WC's, staff facilities, plant/storage areas, public accessible toilets and baby changing facilities.

- b. The conversion and renovation of former toilet building (54m²) to include changing places facility, bin store and general storage facility.
- c. New public space and landscaping, an enclosed garden court and terrace to the south of the tearoom, external lighting and alterations to existing landscape and pathways.
- d. The demolition of current depot buildings excluding former toilet (308m²) and removal of fences and railings around the depot site.
- e. The proposed project does not require the production of an Environmental Impact Assessment Report (E.I.A.R)

Plan ref no: 2039/17- refers to the decision to grant planning permission for: Part 8 Development for Clontarf to City Centre Cycle Route, Clontarf Road/ Alfie Byrne Road, Dublin 3 to Amiens Street/ Talbot Street, Dublin 1.

Consultees

Irish Water: No report attached to file (APAS).

Iarnrod Eireann: No report attached to file (APAS).

LAW: Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001 (as amended) - Part 8

The site includes the current park depot and an additional strip of park land to the west. The site is beside the park playground and opposite the junction of Annesley Bridge Road and Fairview Strand.

Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposed development in Fairview Park by Dublin City Council. The development includes the provision of a new tearooms, public toilets, changing places facility, associated landscape improvements and demolition of current depot structures.

Proposed works include the following:

- a. New single-storey tearooms (165 sq. m) including a dining area, server, kiosk, external terrace, kitchen/ store, WC's, staff facilities, plant/ storage areas, public accessible toilets and baby changing facilities.
- b. Conversion and renovation of former toilet building (54 sq. m) to include changing places facility, bin store and general storage facility.
- c. New public space and landscaping linking up with planned 'Clontarf to City Centre' cycleway to the north of the tearoom, enclosed garden court and terrace to the south of the tearoom, screening to external chlorine dosing station, external lighting and alterations to existing landscape and pathways.
- d. Demolition of current depot buildings excluding former toilet (308 sq. m) and removal of fences and railings around the depot site.
- e. The proposed project does not require the production of an Environment Impact Assessment Report (E.I.A.R.)

Plans and Particulars of the proposed development were available for inspection by appointment or purchased for a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from Friday 11th February 2022.

It is noted that the current proposal is identical to the proposal assessed under plan ref no. 2162/21 LAW which was withdrawn.

Public Notice

In accordance with Part 8, Article 81 of the Planning and Development Regulations 2001 as amended the Council gave notice of the proposed development in the Irish Independent on 11/02/22.

Environmental Impact Assessment

An assessment is made regarding the requirement to submit an Environmental Impact Assessment (EIA). As set out in Schedule 5 (Development for the Purposes of Part 10) of the Planning and Development Regulations 2001 (as amended).

Note: While a proposed development may be below the thresholds set out in the Regulations for requiring an E.I.A.R. An E.I.A.R. may still be required if the development (including demolition) is likely to have significant effects on the environment by virtue of its nature, size or location or due to cumulative effects when combined with other projects

Section 172(1) of the Planning and Development Act 2000 (as amended) requires that an EIA must be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for:

- (a) The proposed development of a class specified in Schedule 5 of the Planning and Development Regulations, 2001 which exceeds a quantity, area or other limit specified in that schedule or
- (b) The proposed development of a class specified in Schedule 5 which does not exceed the specified quantity, area or limit but which the planning authority or the Board determines is likely to have significant effects on the environment.

Schedule 5

The proposed development, the provision of a tearoom/ café, the restoration of Fairview Park Lodge for multi-purpose community use, the provision of public open space, cycle parking, seating, the improvement of existing open space and the provision of connections to an approved cycle-way, are not scheduled uses and do not exceed the quantity, area or other limit specified in Schedule 5, Parts (1) and (2), (Development for the Purposes of Part 10) of the Planning and Development Regulations 2001 (as amended).

Schedule 7

The proposed development, including the demolition of the Parks Maintenance Depot, would not exceed the specified quantity, area or limit set out under Schedule 5 of the Regulations, by reason of Characteristic of development, Location and Characteristic of potential impacts scale and character (Criteria for Determining whether a Development would or would not be likely to have a significant effect on the Environment) is unlikely to have significant effects on the environment as set out under Schedule 7 of the Regulations.

(i) Conclusion- EIA

The proposed development involves non-specified uses with regard to the specified uses for development which require an EIA under Schedule 5 of the Planning and Development Regulations 2001 (as amended). The proposed development, by reason of the nature of the characteristics of the development, the location of the development and the characteristic of potential impacts, is unlikely to have significant effects on the environment, as set out under Schedule 7 of the Planning and Development Regulations 2001 (as amended).

Therefore the proposed development does not require an EIA.

Protected Structures and Architectural Conservation Area

There are no protected structures within the subject site or affected by the proposed development. The subject site is not located within an Architectural Conservation Area, but lies adjacent to the Tolka River Conservation area.

(ii) Conclusion- No protected Structures or Architectural Conservation Area.

Appropriate Assessment

The Dublin City Development Plan Section 10.4.1 (Appropriate Assessment) states;

The Council will ensure that all developments relating to Green Infrastructure and Open Space are subject to Article 6 EU Habitats Directive Assessment to ensure that there are no likely significant effects on the integrity of any European Site(s). The development will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the development is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of the EU Habitats Directive.

The Proposing Department was required to demonstrate that there are no elements of the project, either alone or in-combination with other projects, that would likely give rise to impacts on the Natura 2000 Site. As such, a Stage 1 (screening out) Appropriate Assessment should demonstrate there would be no requirement for Stage 2 Appropriate Assessment.

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 should 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.

Observations

No observation on file (APAS)

Objections

The Planning Authority has not received any objections to the proposed development.

Policy context

It is the Policy of Dublin City Council:

GI10: To continue to manage and protect and/ or enhance public open spaces to meet the social, recreational, conservation and ecological needs of the city and to consider the development of appropriate complementary facilities which do not detract from the amenities of spaces.

GI 12: To ensure equality of access for all citizens to the public parks and open spaces in Dublin City and to promote more open space with increased accessibility and passive surveillance where feasible. In this regard the 'Fields in Trust' benchmark for green/recreational space city wide shall be a

G1 011: To support the implementation of the Dublin City Council Parks Strategy.

GI 012: To improve visitor facilities, including cafés, toilet, shower and changing-room facilities, based on the recommendations of the Parks Strategy

Section 10.5.8 of the Dublin City report Sport, Recreation and Play 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. Facilities for both formal and informal recreation and catering for persons at all stages in their lifecycle, all abilities and diverse cultures are required. 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. In this regard, 'Dublin City Sport and Active Recreation Strategy 2009–2016' outlines how the Council can work with interested parties to deliver high-quality and sustainable sport and active recreation services. In relation to sports and recreation facilities, the policy aims to seek appropriate levels of provision for a variety of uses for all ages.

It is the Policy of Dublin City Council:

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

It is an Objective of Dublin City Council

GIO31: To encourage and facilitate the introduction of amenities in parks such as table tennis, games tables, outdoor gyms, adult exercise equipment, bowling greens, etc.

Conclusions -Development Plan Objectives

The provision of a tearoom/ café, the restoration of Fairview Park Lodge for multi-purpose community facility, the provision of public open space, the improvement of existing open space and the provision of connections to an cycle-ways would enhance public open spaces to meet the recreational needs of the city and provide appropriate complementary facilities, which do not detract from the amenities of the space as set out in policy GI10. The proposed development would involve an improvement in the existing recreational facilities as set out in the policy GI 31.

The Tearooms would be universally accessible as required under policy GI 12.

The proposed development would be consistent with the zoning objective Z9 and would be consistent with the policies of Dublin City Council as set out under the Dublin City Development Plan 2016-2022. Therefore the proposed development would not materially contravene the development plan.

Assessment:

The proposed development involves improvement new tearooms, public toilets, changing places facility, associated landscape improvements and demolition of current depot structures at Fairview Park.

The proposed development would involve the following:

- New single-storey tearooms (165m²) including a dining area, server, kiosk, external terrace, kitchen store, WC's, staff facilities, plant/storage areas, public accessible toilets and baby changing facilities.

- The conversion and renovation of former toilet building (54m²) to include changing places facility, bin store and general storage facility.
- The provision of a new public space and landscaping, an enclosed garden court and terrace to the south of the tearoom, external lighting and alterations to existing landscape and pathways.
- The demolition of current depot buildings excluding former toilet (308m²) and removal of fences and railings around the depot site.

Proposed Development: The construction of a new tearoom and conversion of an existing lodge building to a multi-use community space. The proposal also includes a new public space and ancillary landscape works to link the development into the soon to be upgraded esplanade and cycleway infrastructure at the edge of the park.

Documentation submitted by proposing department

- a. Design Report
- b. Construction and Demolition Waste Plan
- a. Engineering and Services
- b. Public Lighting Report
- c. Site Specific Flood Risk Assessment Report

A description of development

1. Demolition of the Parks Maintenance Depot
2. The restoration of the Fairview Park Lodge structure to provide a multi-use space for the community
3. Provision of seating
4. Provision of bicycle parking spaces
5. The construction of a Tearoom/ café
6. Toilet facilities within tearoom
7. Seating in café for 70 people
8. Provision of services block attached to tea room
9. The provision of a new public space
10. Upgrade of existing recreational space
11. Infrastructural upgrade along park edge
12. Connection to *Clontarf to City Cycleway* approved under part 8

Reports received:

Flood Risk Assessment

A Site Specific Flood Risk Assessment Report for Fairview Park Tearooms and Hub, Dublin 3, (O'Connor/ Sutton/ Cronin) was submitted to the Planning Authority.

- Section 4.5 (Existing Public Drainage Infrastructure) indicates that no further mitigation is required
- Section 4.6 (Proposed Drainage Infrastructure) indicates providing the proposed drainage is to be constructed as designed, the flood risks arising from the proposed drainage infrastructure would be negligible, with a positive impact on the existing surface drainage infrastructure and no further mitigation is required.
- Section 4.7 (Groundwater Flooding) concludes that the potential flood risk represented by ground water is negligible and no further mitigation is required.

Architects

The architects, Howley Hayes Architects have submitted a Design Report setting out a description of the proposed development under the following chapters

1. Site description,
2. Project description
3. Materials and structure,
4. Sustainable Considerations
5. Summary and Conclusions

Zoning Objective

In the Dublin City Council Development Plan 2016-2022 the site is zoned Z9 with the objective: *To preserve, provide and improve recreational amenity and open space and green networks*, a zoning shared with all of the historic parks in the city.

'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 City Development Plan (CDP) as:

'Any land, including water, (active or passive use) whether enclosed or not, on which there are no buildings, (or not more than 5 per 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 fields, 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

A tearoom café / restaurant, community facilities, craft shops, crèches, cultural and or recreational buildings, kiosks, are 'Open for Consideration' uses under this zoning objective.

Site Description and history

Fairview Park, located north of the Tolka River, east of Fairview and Annesley Bridge Road and west of the Dublin-Belfast railway line was formerly a beach on the edge of Dublin Bay. During the 19th Century, the construction of the Dublin-Belfast railway line enclosed the area of the current Fairview Park creating a tidal mud flats area. The park was created informally by infill during the 1920's and was officially adopted as a City Park by Dublin Corporation in 1934. The port tunnel traverses the park beneath its surface. The site of the Tearooms and

Community Hub (proposed development) is located at the western end of Fairview Park, where Fairview continues into Annesley Bridge Road close to their junction with Fairview Strand. The pedestrian entrance would be placed at a strategic junction of routes from Fairview. There is a large playground with an extensive level of recreational equipment located directly north east of the subject site
The subject site includes the site of the depot for park maintenance.

Demolition

The proposed development would include the demolition of the existing Parks Maintenance Depot structures. These structures are late twentieth century buildings of little architectural merit. Their demolition facilitates the construction of the tearooms on site.

Lodge

The proposal also involves the restoration, renovation and re-use of the Fairview Park Lodge, an early twentieth century building which has been formerly used as public toilets. This pavilion type structure, with resonance of the 'arts and crafts' era, would be adapted from its current use as an office for the Parks Department to a structure dedicated to community uses.

Landscaping

The existing edge of the park has been approved under the Part 8 (Local Authority Works) for the provision of an esplanade as part of the *Clontarf to City Cycle Way*. The current proposal for the Tearooms and Community Hub would involve the creation of an enhanced public open space or 'plaza' between the Park Lodge and the proposed Tearooms which would be linked into the Clontarf cycle way. This public space would accommodate bicycle stands, a playground and seating while providing direct access into the park from Fairview.

Tearooms

The proposal would provide for the construction of a 'Tearoom' building or café to the south and east of the existing Park Lodge. This new structure would extend the pavilion theme into a modern day structure. The single storey structure would be characterised by a large overhanging pitched roof of pre-patinated copper, creating an enclosed space with seating for seventy people under an open roof light. The overhanging roof of the structure would be set on a brick plinth and glazed walls to provide views across the park and across the improve recreation spaces in its immediate vicinity. The structure would accommodate a kiosk which would face the newly landscaped area between the Lodge and Tearooms. The Tearoom would accommodate a seating for seventy people in a large dining space, kitchen, public and customer toilets and store rooms.

Walled garden

The Tearoom structure would be located within a walled garden, which would have a hard surfaced area for public seating. The low brick walls of the tearoom would extend to the south west and north east of the structure to provide degree of enclosure to a formal walled garden. The south and west of the walled garden would be enclosed by hedging and railings with entrances on the corners. It is proposed that the landscaping and planting design for the walled garden would be developed at a later stage.

Construction

The ancillary works will include new foul drainage connecting into the existing foul drainage system. Rainwater will run to new soak-away area within the garden.

Transportation Planning Division

The Transportation Planning Division submitted a report dated 25/03/22. The report states:

This proposed Part 8 development is made by Dublin City Council Culture, Recreation & Economic Services Department under the Planning and Development Regulations 2001 (as amended). The proposal is for the redevelopment of an area of parkland within Fairview Park and works include the demolition of existing local authority depot buildings and yard and the construction of new tearooms building, conversion and renovation of former toilet building into changing facility, general storage and refuse bin store area and new public space and landscaping including alterations to the existing pathways, provision of cycle parking and other associated works.

The subject site is within the confines of Fairview Park and is located close to the junction of Fairview and Annesley Bridge Road (R105). The existing park playground is immediately east of the site. There is existing vehicular access onto Fairview (R105). The layout takes cognisance of the previously approved Part 8 Clontarf to City centre Cycle Route (Reg. Ref. 2039/17) which traverses along the northern boundary. The proposal includes the creation of new pedestrian access point from Fairview at the northern site boundary.

No car parking is proposed as part of the development and vehicular access will be restricted to servicing and delivery vehicles only, which is likely to be low in frequency having regard to the nature and scale of the development. Servicing and delivery vehicles will enter and egress the site via the existing service vehicular entrance which will undergo upgrade works as part of the proposal. A new turning area for delivery and service vehicles will be provided and swept path analysis drawings have been submitted. A reinforced grass area will be provided to facilitate the turning movements of service and delivery vehicles. The entrance will operate for left in / left out access only.

Drawing No. P-100 title 'Proposed Site Plan states that 60 no. bicycle parking spaces will be provided with stands positioned at three separate locations adjacent to the new tearooms building. However the supporting development drawings show only 27 no. bicycle racks totalling 54 number bicycle spaces. Revised drawings should be requested for file demonstrating the provision of 60 no. bicycle parking spaces. Having regard to the nature and location of the proposal together with the increasing popularity and variety of cycle types, this division recommend the provision of cargo cycle parking and scooter parking to serve the development. This division recommend the provision of cargo bike and scooter parking provided at a rate of 10% of the cycle parking proposed. This can be addressed by way of condition.

A Construction Traffic Management Plan has not been submitted. Pedestrian, cyclist and vehicular movements are constant at and in the vicinity of the development site and it is important that the construction traffic management plan incorporates measures to ensure safe pedestrian and traffic movement during the proposed demolition and construction works. In the event that a grant is forthcoming, the applicant should be requested to submit a Construction Traffic Management Plan to the Planning Authority for written agreement prior to commencement of development, and on appointment of a contractor. The Parks, Biodiversity and Landscape Service Department should be consulted to ascertain its requirements with regard to protection of trees during the demolition and construction phases.

The report concludes that TPD has no objections to the proposed development subject to conditions.

Conclusions

The current proposal is similar to the previously applied for development under plan ref no. 2162/21 LAW which was withdrawn. The attached drawings including drainage, architectural and layout drawings are identical to the drawings previously submitted. The Drainage

Division has not submitted a report to date so it is reasonable that the previous report relating to plan ref no. 2162/21 LAW shall still apply.

The provision of a tearoom/ café, the restoration of Fairview Park Lodge for multi-purpose community facility, the provision of public open space, the improvement of existing open space and the provision of connections to an cycle-ways would enhance public open spaces to meet the recreational needs of the city and provide appropriate complementary facilities, which do not detract from the amenities of the space as set out in policy GI10. The proposed development would involve an improvement in the existing recreational facilities as set out in the policy GI 31. The Tearooms would be universally accessible as required under policy GI 12. The proposed development is sufficiently distant from the Port Tunnel not to require a 'Development Assessment' regarding the impact of the proposed development on the structural integrity of the Port Tunnel as required under Policy MT22 of the Dublin City Development Plan 2016-2022.

The proposed development would be consistent with the zoning objective Z9 and would be consistent with the policies of Dublin City Council as set out under the Dublin City Development Plan 2016-2022.

The proposed development is for improvements to existing facilities in one of Dublin's most active city parks. The proposed development would provide an attractive and safe environment for the consumption of beverages and light snacks, cycling, walking and recreation. The proposed development is considered to be in accordance with the Dublin City Development Plan 2016-2022. Therefore, I recommend that a decision be made to grant planning permission/ approval for Part 8 works, for the proposed development, subject to conditions.

Recommendation

I recommend that a decision be made to grant planning permission/ approval for Part 8 works, for the proposed development subject to the following 'recommendations':

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. The following requirements of the 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).
The development is to be drained on a completely separate system with surface water being either infiltrated on site, or discharging to the public surface water system.
 - b. Records of public surface water sewers are indicative and must be verified on site. The Developer must carry out a comprehensive site survey to establish all public surface water sewers that may be on the site. If surface water infrastructure is found

that is not on public records the Developer must immediately contact Dublin City Council's Drainage Division to ascertain their requirements.

- c. A connection from this development to the public surface water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public surface water network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept. must also be obtained for any work in the public roadway.
- d. 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.
- e. Details of the proposed backdrop manhole, surface water connection, tearoom garden boundary walls and proposed tearoom piling foundations are to be submitted for written agreement with Drainage Division prior to works commencing on site.
- f. The developer shall carry out both a pre- and post-construction CCTV survey on the public surface water sewers affected by this development, as agreed with Drainage Division. The pre-construction survey is to be submitted to the Drainage Division prior to works commencing on site. The post-construction survey is to be submitted to the Drainage Division for written approval and any damage to the sewer shall be rectified at the developer's expense.
- g. Where pipelines are to be taken-in-charge by Dublin City Council, as-constructed drawings of all pipelines complete with CCTV surveys, to a standard specified by Drainage Division, must be submitted to Drainage Division for written sign-off. This must be submitted no later than the completion of each phase of the development works on site. Please refer to Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
- h. The development shall incorporate the Sustainable Drainage Systems, as shown on Drawing No. H609-OCSC-XX-XX-DR-C-0500 Rev P06 "Proposed Drainage Services Design Layout" (rainwater harvesting, pervious paving, grasscrete) and noted in the Engineering and Services Report 26 January 2021 by O'Connor Sutton Cronin & Associates, in the management of surface water.
- i. The Developer shall ensure that an appropriate Flood Risk Assessment, in accordance with the OPW Guidelines and the Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment, is carried out for the proposed development.
- j. Demolition: The Developer shall take care to protect all public sewers that may be affected by demolition works, in particular no debris should be allowed to enter the public sewerage system. Where possible the Developer must disconnect and cap all drainage links from the private site in order to prevent any demolition debris entering the public network.

Reason: In the interest of public health and orderly development.

3. The following requirements of the Transportation Planning Division shall be complied with:
 - a. Prior to commencement of development, the applicant shall submit revised plans demonstrating a minimum of 60 no. regular bicycle parking spaces and the addition of cargo cycle parking and scooter parking provision to serve the development. Cargo cycle parking and scooter parking shall be provided at a rate of 10% of the overall cycle parking provision and location of same shall be demonstrated on the revised plans.
 - b. Prior to commencement of development, and on appointment of a main contractor, a Construction Management Plan including Traffic Management Plan shall be submitted to the Planning Authority for written agreement. This Plan shall provide details of intended construction practice for the development, including construction vehicular haul routes, site access, site compound area, construction related traffic management, hours of working, noise and dust management measures and off-site disposal of construction/demolition waste. Safeguarding of trees during the demolition and construction phases shall be agreed with the Parks, Biodiversity and Landscape Service Department of Dublin City Council prior to commencement of works.
 - c. All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of development, shall be at the expense of the developer.
 - d. The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interest of public safety and orderly development.

The North Central 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 17th February 2020 and 16th May 2022 respectively.

The project is being funded by CRES 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 179 of the Planning and Development Act, 2000 (as amended).

Resolution:

That Dublin City Council notes the contents of Report No. 173/2022 and hereby approves the contents therein.

Owen P. Keegan
Chief Executive

31st May 2022

Appendix A

Consultees and Third Party Submissions/Observations

Consultees

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

Irish Rail, Pearse Street Station, Westland Row, Dublin 2

Third Party Submissions/Observations

No third party observations received

Planning Pack Map

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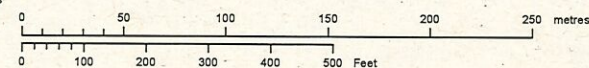
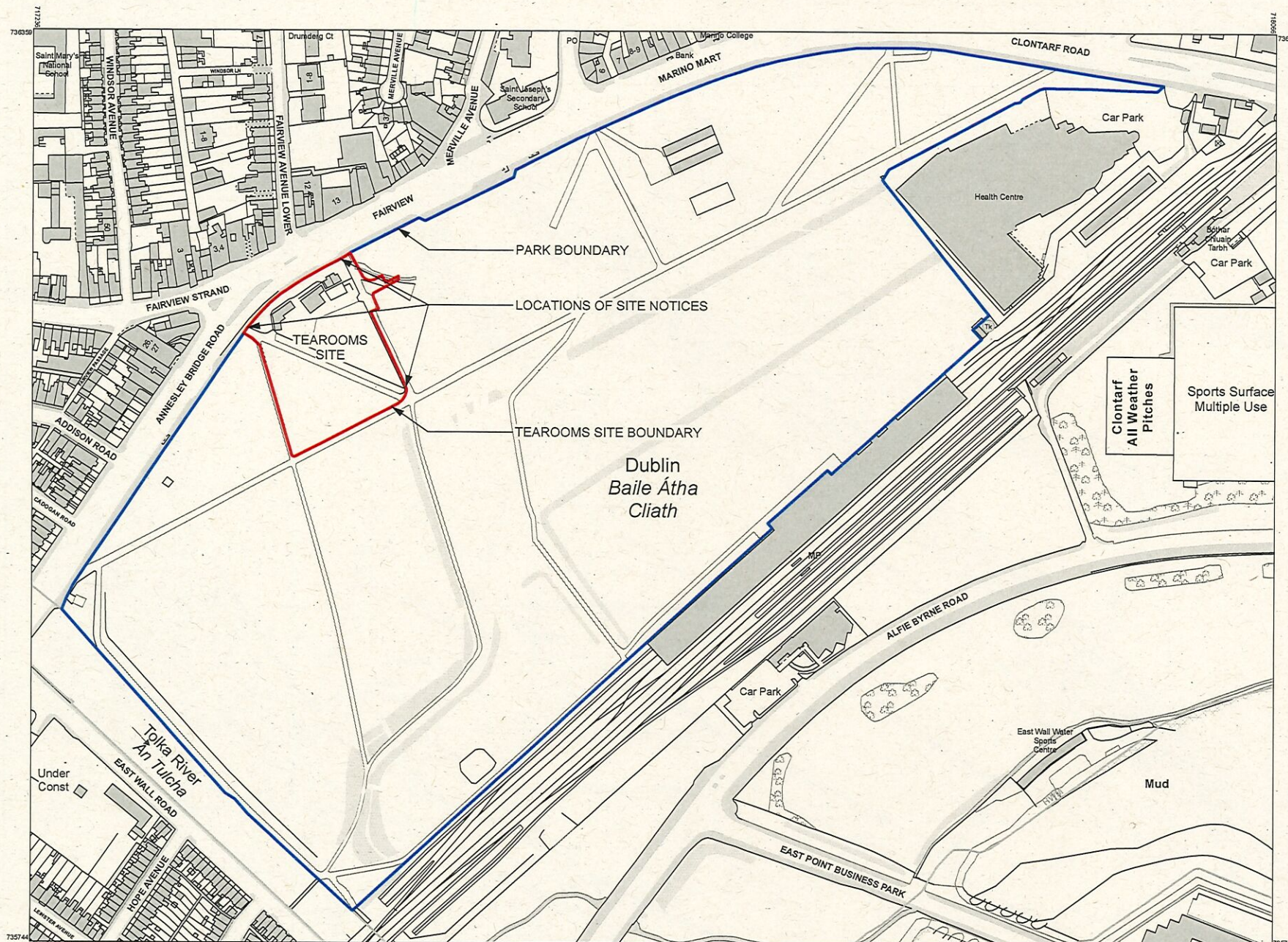
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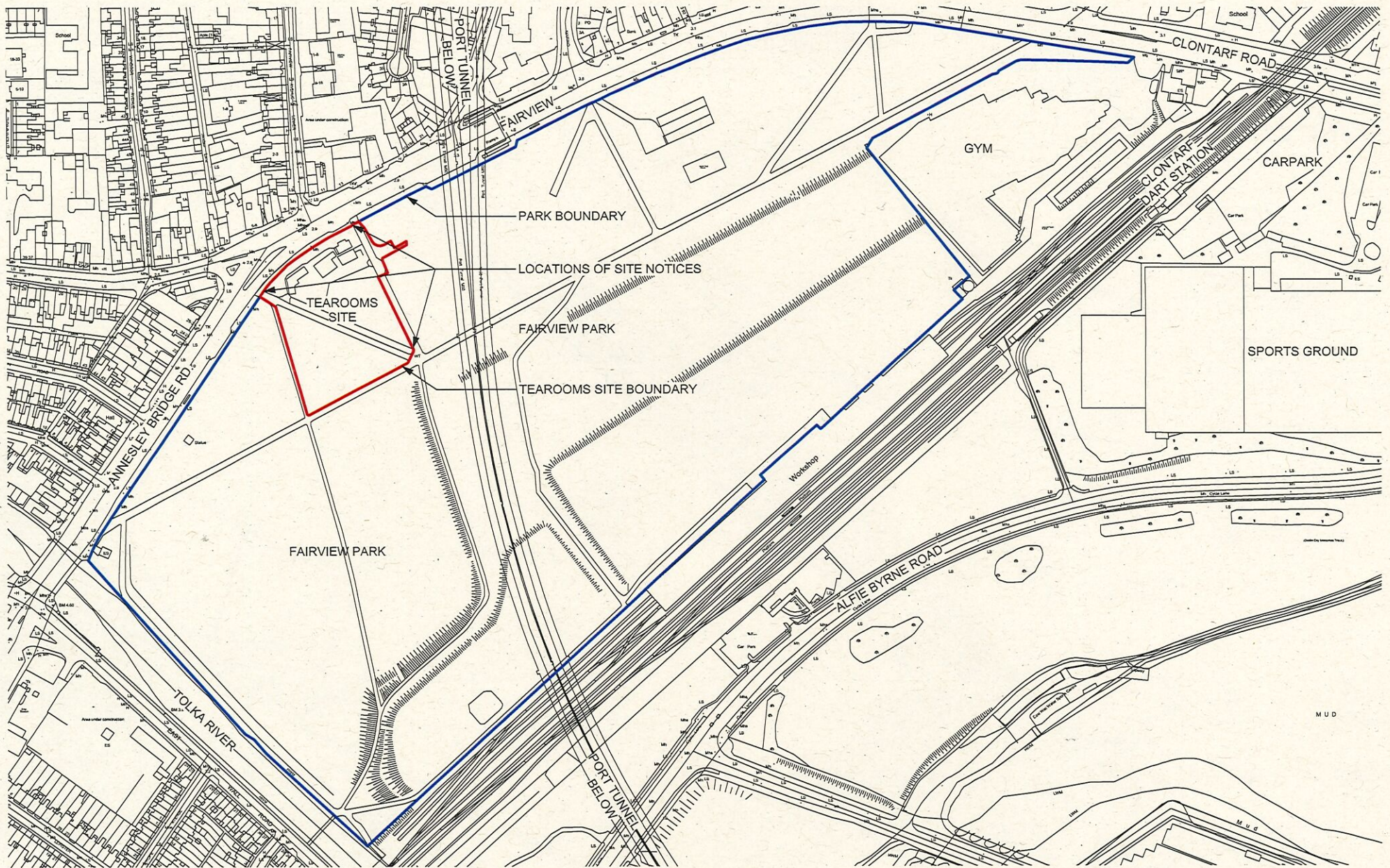
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PRIOR AGREEMENT.



REV.	NOTES	DATE	INITIALS	HOWLEY HAYES ARCHITECTS			
P	Issue for Part 8 Application	05/02/2021	CEC	19 Rock Hill, Blackrock, Co. Dublin info@howleyhayes.ie T:01 278 4644 F:01 278 4484			
				PROJECT: Fairview Park Tearooms and Hub			
				CLIENT: DCC Parks & Landscape Services			
				DRAWING TITLE: Fairview Park Plan			
				PROJECT STAGE: Part 8	JOB NO.: 0497	SCALE: 1:2500	DATE: 05.2020
				DRAWN: CEC	CHECKED BY: CC	REVISION: P	DRAWING NO.: P - 002