



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: 3267/22

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

Applicant: Culture, Recreation & Economic Services Department

Location: Dublin City Council Depot located in the south west area of Palmerston Park, Rathmines, Dublin 6

Proposal: Pursuant to the requirements of the above, notice is hereby give of proposed 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 part depot building to a public tearoom with 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.

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.

Date Lodged 11-Feb-2022

Zoning

The subject lands are zoned Z9, 'To preserve, provide and improve recreational amenity and open space and green networks', with some lands to the south zoned Z1 – 'To protect provide and improve residential amenity'.

Site Description

The site is located within Palmerston Park, a small park within Rathmines. Palmerston Road that contains a number of Protected Structures lies directly north of the park, and Trinity Hall student accommodation lies to the south west of the site. The site is primarily surrounded by residential dwellings.

The Park Depot is a single-storey building dating from the 1970's located in a small yard entered through brickwork gates, close to the southern entrance into Palmerston Park. It is modest in size, 7.5m x 13.5m. The walls are built using concrete blocks and faced with red clay brick. The Depot has a simple single pitched concrete tile roof with timber soffits and fascia.

Relevant Site History

None on file.

Observations

Three observations have been received, the issues raised are summarised as follows –

- General support for the proposed development and welcomes the addition of café facility and will bring an element of security to the park during the day.
- Welcomed as a meeting place for elderly people.
- Park has become dilapidated in recent years, proposed works are welcomed.
- Proposed improvements could be extended across the park to areas that are in need of maintenance such as pond, paths etc.
- Tea rooms will bring more people to the park and could bring in anti-social behaviour and litter.
- There are already parking issues in the area at Balnagowan Complex and Orchard Road due to their proximity to the Luas. Development could increase traffic in the area, suggests one way system to the rear of the park.
- Dublin City Council should consider repairs and more work to other parts of the park that are also in need of work.
- If the maintenance staff no longer use the depot where will the maintenance equipment be kept?
- Is another tea room / café necessary in this area?
- Has a cost benefit analysis been carried out?
- Would a mobile coffee station be more fitting?
- What type of Lease Agreement is proposed?
- Does the proposal conflict with the quiet zone in the park?
- Could this money be better spent on refurbishments in the park?
- Hedging should be retained and protection put in place to protect plants.
- Modern benches should be replaced with those similar to original.
- 22 cycle parking spaces is excessive.
- Gas heating is wasteful if building not insulated.
- Details of lighting columns should be included in application.

Interdepartmental Reports

Drainage Division: Report received dated 23rd Feb 2022 stating no objections subject to conditions

Archaeology Department: Report dated 21st March 2022 – no objection and recommends conditions.

Transportation Division: Report dated March 22nd 2022 – no objection subject to conditions.

Planning Assessment

The site is located within an area zoned objective Z9 that seeks to preserve, provide and improve recreational amenity and open space and green networks. Tea rooms are Open for Consideration under the Z9 zoning objective. The proposed development is therefore acceptable in principle.

The Planning Authority welcomes the redevelopment of the existing depot building within the Park for use as Tea Rooms and notes that the building at present is in poor condition and in need of repair. The redevelopment of the depot will attract new customers into the park and enhance the amenities within the park for residents and visitors to this area. The tea rooms provides indoor seating for approximately 30 people and outdoor seating on the new terrace, a retractable awning is also proposed. The hours of operation would be in line with the Park opening times. The nearest dwellings to the site are a considerable distance and as there are no new additions to the building it is unlikely that the works would result in harm to neighbouring properties.

The Planning Authority has no issue with regards to the layout, design and materials set out within the submitted Part 8 Planning Report and notes the high quality design of the soft and hard landscaping.

It is noted that the Drainage Division and Transportation Division have no raised no objections to the proposed development.

The Planning Authority notes that the site is located inside the Zone of Archaeological Constraint for the Recorded Monument DU022-087 (castle-unclassified) (Figure 1), which is listed on the Record of Monuments and Places (RMP) and is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994.

The report of the City Archaeologist has raised no objections to the proposed development subject to conditions. The report states that - given the small scale of the development the potential archaeological impact is considered to be low.

In conclusion, the Planning Authority has no objection to the proposed development and welcomes the redevelopment of this underutilised building within a public park. The works are in are in accordance with the Z9 Zoning Objective that seeks to preserve, provide and improve recreational amenity and open space and green networks.

Third Party Submissions

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 DCC 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.

No details of any further plans to upgrade other parts of the park have been included within the current Part 8 submission.

Appropriate Assessment

Having regard to the nature and scale of the proposed development and the proximity to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

Environmental Impact Assessment (EIA)

Having regard to the nature, scale and location of the development and to the criteria set out at Schedule 7 of the Planning and Development Regulations, 2001, as amended, it is not considered the development would give rise to significant environmental impacts, by itself or cumulatively with other projects, and therefore it would not require to be subject to Environmental Impact Assessment.

Conclusion

The proposed development is considered to be in accordance with the Dublin City Development Plan 2016-2022. The proposed development is considered acceptable.

Recommendation

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

Recommendations

1. Drainage

The following Drainage Division requirements shall be complied with:

a) 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).

Reason: In the interest of the proper planning and sustainable development of the area.

2. Transportation

The following requirements of the Transportation Division shall be complied with:

a) Prior to commencement of development, the applicant shall submit revised plans demonstrating the addition of cargo cycle parking and child friendly scooter parking to serve the development. This shall be provided at a rate of 10% of the overall cycle parking provision.

b) Cycle parking shall be of the Sheffield style design so as to allow both wheel and frame to be locked and be provided in line with that annotated on Drawing 'Proposed Site Plan' No.002.

c) 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.

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

Reason: In the interest of traffic safety.

3. Archaeology

a) If, during the course of site works any archaeological material is discovered, the City Archaeologist should be notified immediately. Further, it is obligatory under the National Monuments Act that the National Monuments Service, Dept. of Housing, Heritage and Local Government and the National Museum of Ireland are notified.

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

4. The hours of operation of the café shall be restricted to the park opening times.

Reason: In the interest of the proper planning and sustainable development of the area.

5. All external finishes shall be high quality.

Reason: In the interest of the visual amenity of the area.

The South East 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 9th 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. 172/2022 and hereby approves the contents therein.

Owen P Keegan
Chief Executive

Date: 31st May 2022

Appendix A

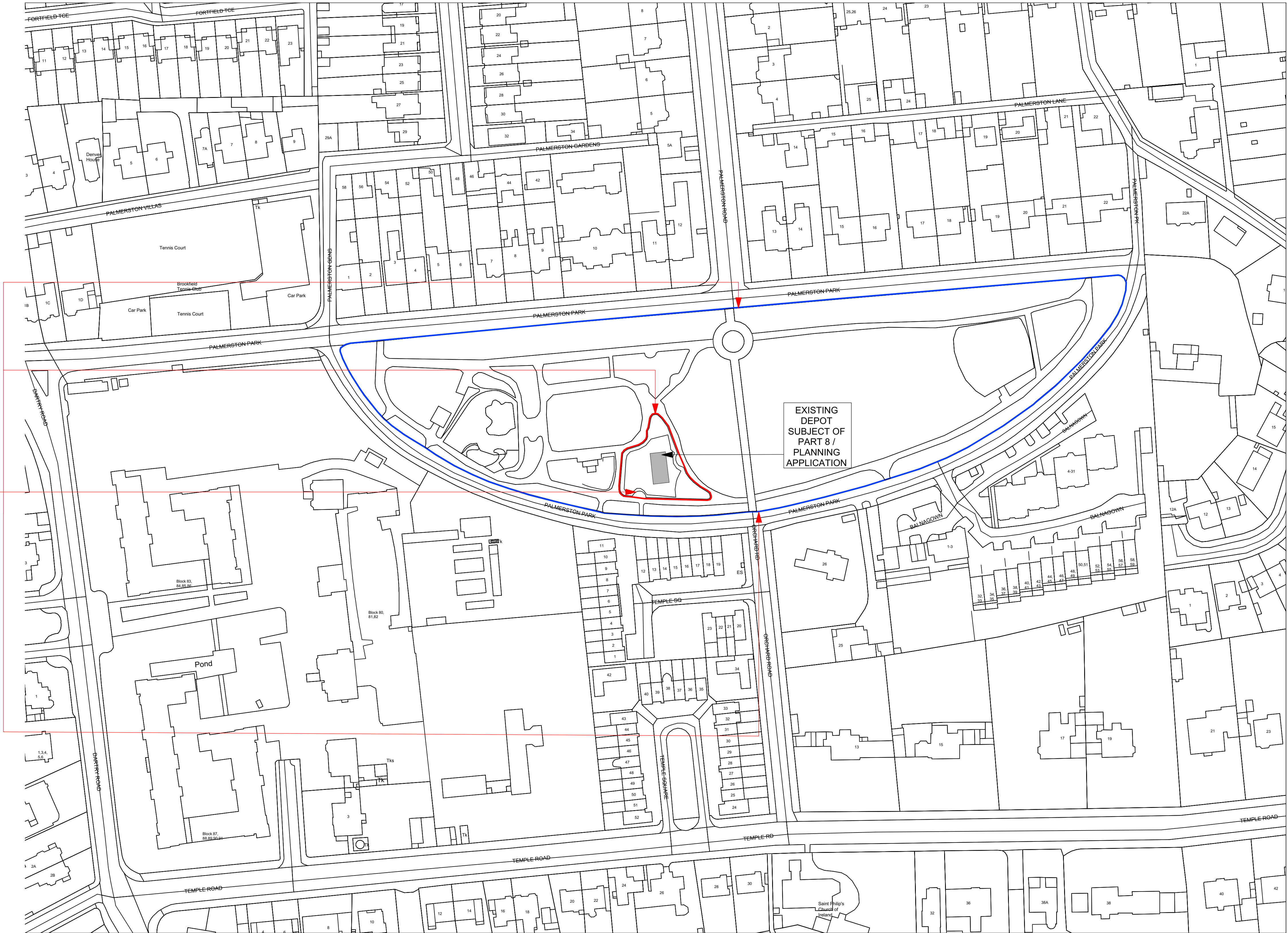
Consultees and Third Party Submissions/Observations

Consultees

Irish Water, Colvill House, 24 - 26, Talbot Street, Dublin 1
Department of Housing, Local Government & Heritage, Government Offices, Newtown
Road, Wexford, Co. Wexford, Y35 AP90

Third Party Submissions/Observations

- 1) Marion Cashman, Richview Residents Association
- 2) Stephanie Moloney
- 3) Jonathan Heather

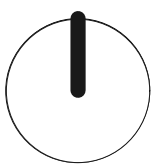


Description:
Digital Cartographic Model (DCM)
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Ordnance Survey Ireland (OSi)
Data Source / Reference:
PRIME2
File Format:
Autodesk AutoCAD (DWG_R2013)
File Name:
v_50220262_1.dwg
Clip Extent / Area of Interest (AOI):
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LRX,LRY= 716324.3831,730361.053
ULX,ULY= 715741.3831,730791.053
URX,URY= 716324.3831,730791.053
Projection / Spatial Reference:
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Centre Point Coordinates:
X,Y= 716032.8831,730576.053
Reference Index:
Map Series | Map Sheets
1:1,000 | 3328-15
1:1,000 | 3329-11
Data Extraction Date:
Date= 16-Sep-2021
Source Data Release:
DCLMS Release V1.144.112
Product Version:
Version= 1.3
License / Copyright:
Ordnance Survey Ireland 'Terms of Use' apply.
Please visit 'www.osi.ie/about/terms-conditions'.

4 No. LOCATIONS OF SITE NOTICES

OS MAP SHEETS REF No.'s
3328-15, 3329-11 / 716032.8831,730576.053
SITE AREA - approx 25694.432 sq.m. (WITHIN RED BOUNDARY)
SITE BOUNDARY - - - - -
LAND HOLDING - - - - -

1 Site Location Plan
Scale: 1:1000



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NOTES /

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REVISIONS /

REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION



A2 ARCHITECTS
20 ORMOND QUAY UPPER
DUBLIN 7 IRELAND
D07 TK75
D01 N678
t/ +353 1 8727393
f/ +353 1 8727394
e/ office@a2.ie
w/ www.a2.ie

DRAWING /

Site Location Plan

PROJECT /

PALMERSTON PARK PUBLIC TEAROOM

CLIENT /

DUBLIN CITY COUNCIL, CO. DUBLIN

ISSUE /

PLANNING PART 8

JOB NO. /

723

DATE /

2/9/22

SCALE /

1:1000@A1

DRAWN /

RZ

DWG NO. /

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REV. /



1 Proposed Site Plan
Scale: 1:100

LEGEND	EXISTING FABRIC TO BE RETAINED
	PROPOSED WORKS
	TO BE REMOVED / DEMOLISHED
	PROPOSED NEW TREE

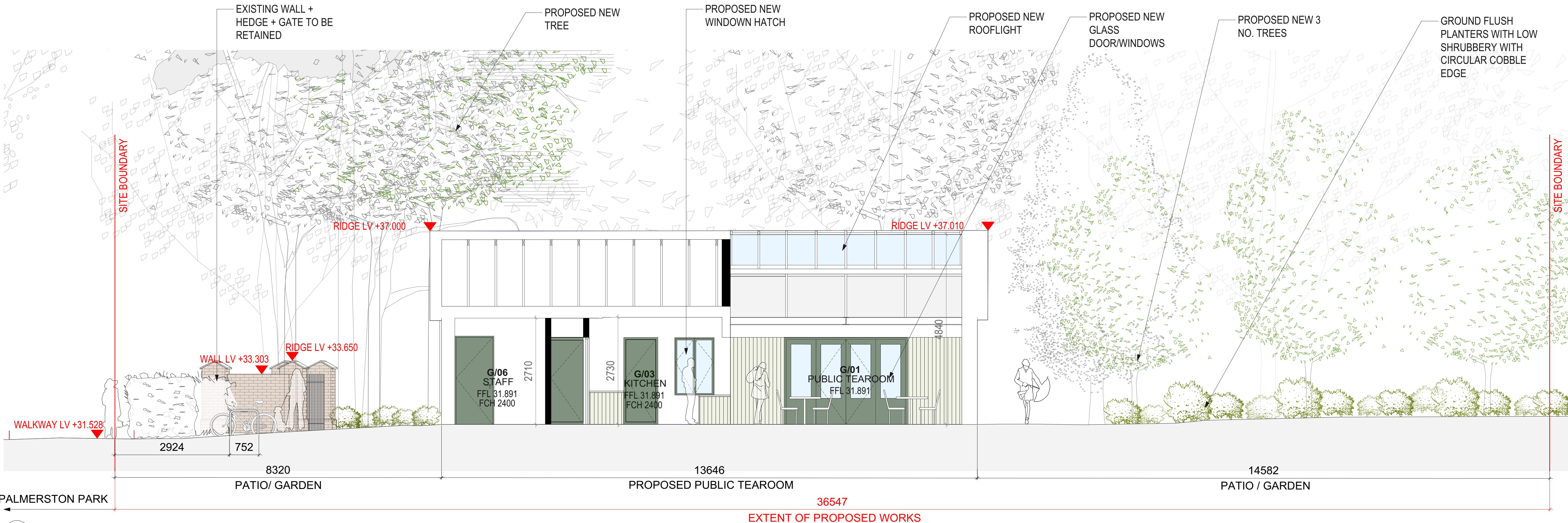
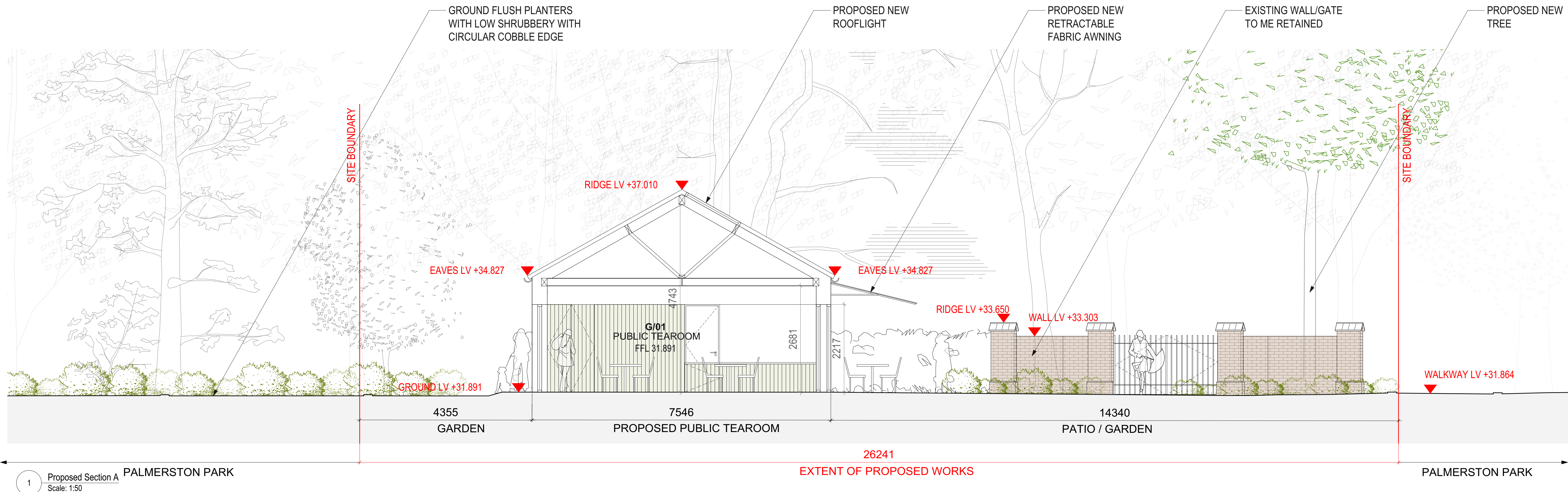
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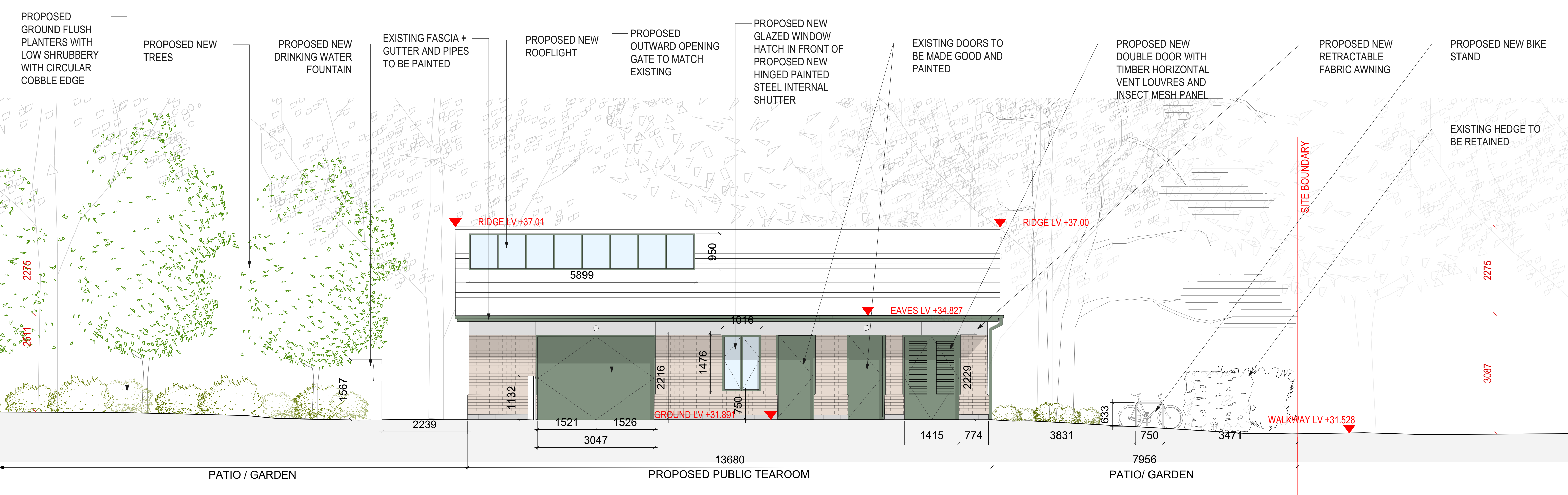
LANDSCAPE ARCHITECT TO DESIGN
HARDSCAPE AND SOFTSCAPE.

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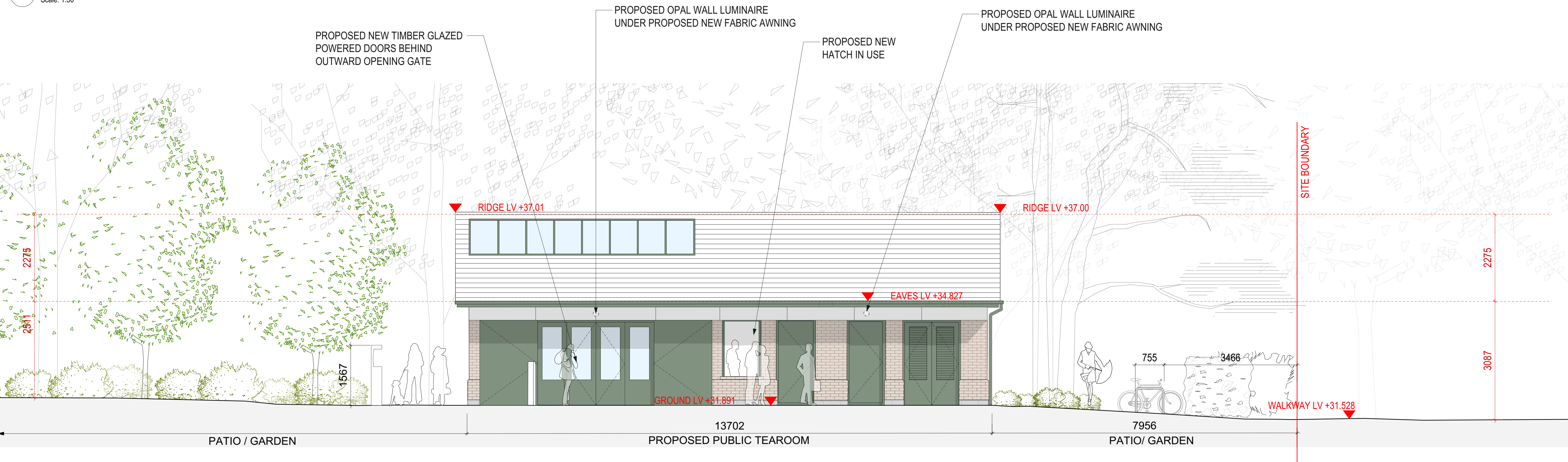
REVISIONS /		DESCRIPTION
REV.	DATE	

A2 ARCHITECTS 20 ORMOND QUAY UPPER DUBLIN 7 IRELAND D07 TK75 D01 N678 t/ +353 1 8727393 f/ +353 1 8727394 e/ office@a2.ie w/ www.a2.ie	DRAWING / Proposed Site Plan		ISSUE / PLANNING PART 5	DATE / 2/9/22
	PROJECT / PALMERSTON PARK PUBLIC TEAROOM		JOB NO. / 723	SCALE / 1:100@A1
CLIENT / DUBLIN CITY COUNCIL, CO. DUBLIN		DWG NO. / 002	REV. /	




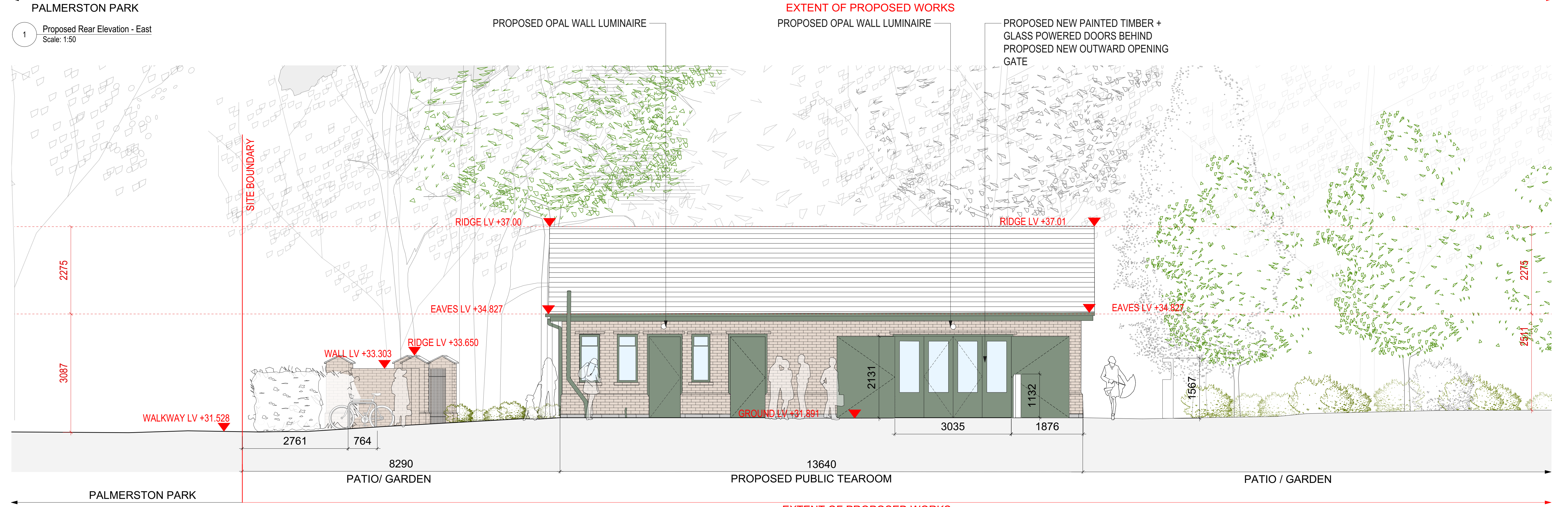
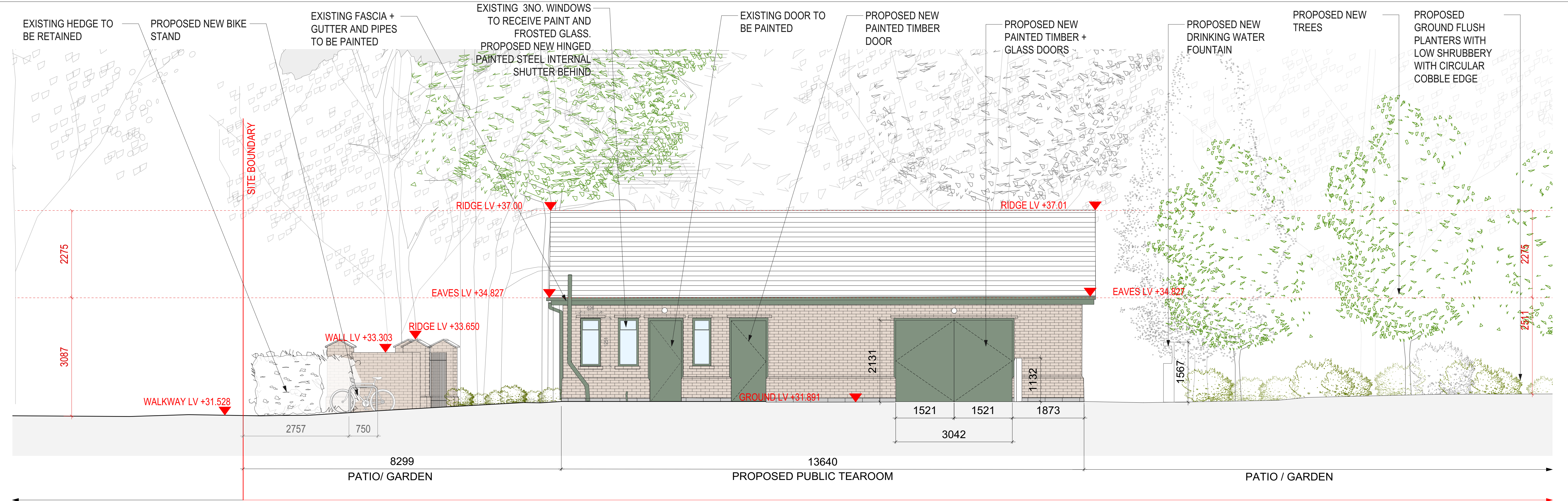




1 Proposed Front Elevation - West
Scale: 1:50

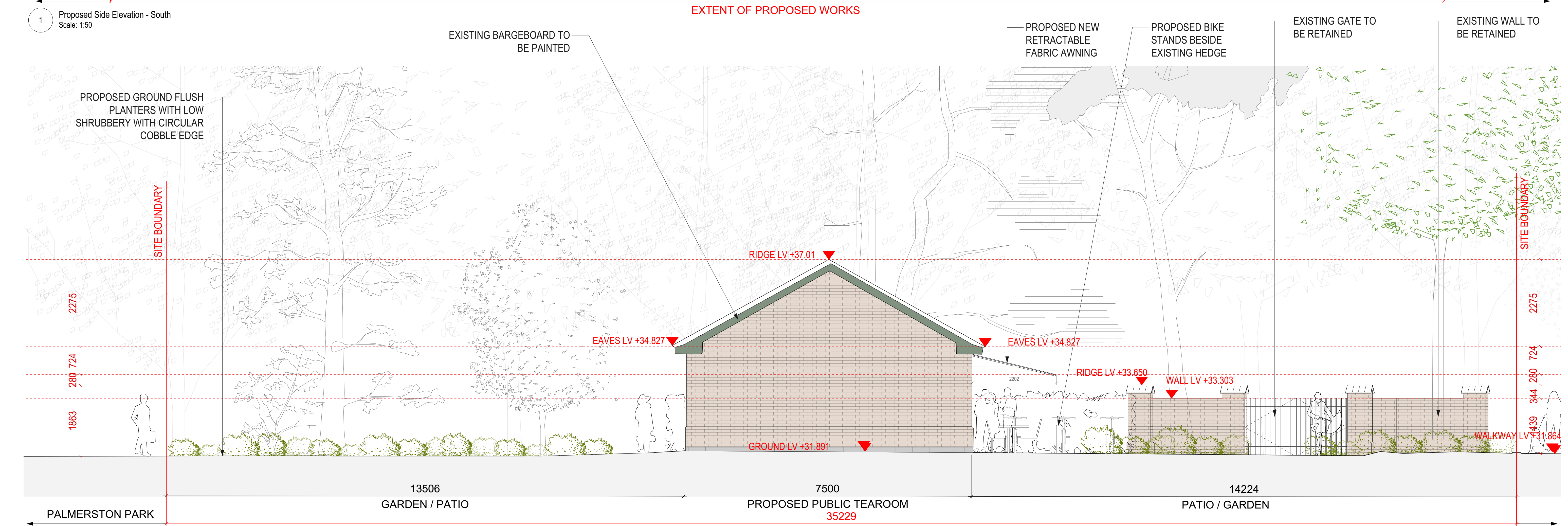
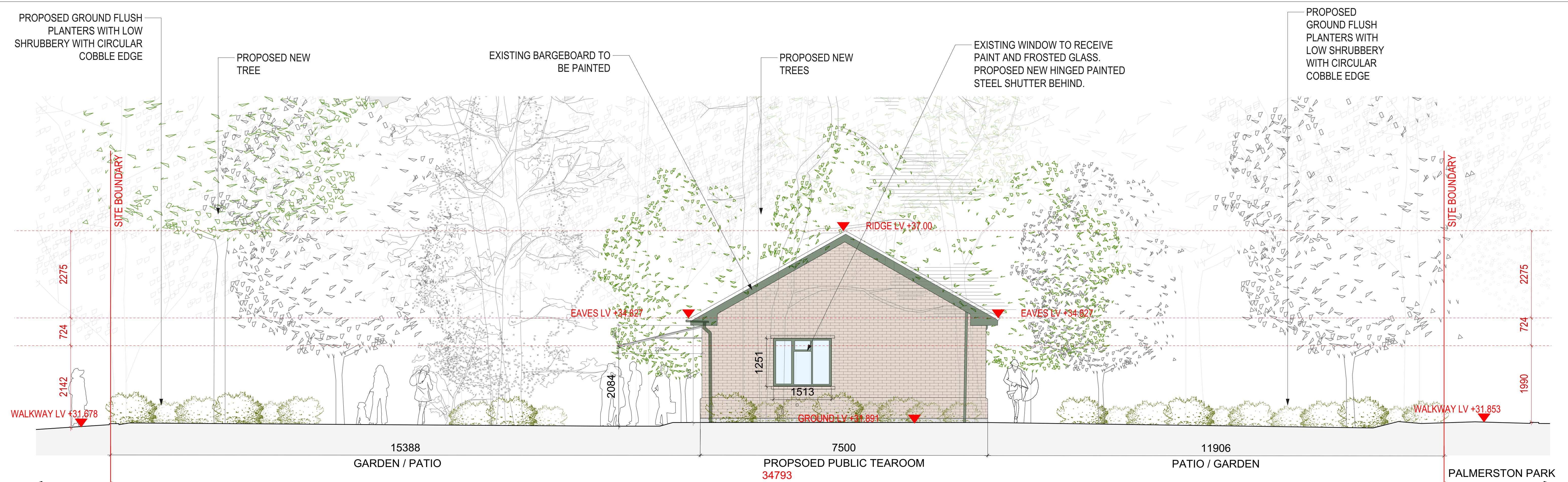


2 Proposed Front Elevation - West (With Open Gate)
Scale: 1:50

	LEGEND /	<div>NOTES /</div> <div>LANDSCAPE ARCHITECT TO DESIGN HARDSCAPE AND SOFTSCAPE.</div>	REVISIONS /		<div><div>A2 ARCHITECTS 20 ORMOND QUAY UPPER DUBLIN 7, IRELAND D07 TK75 D01 N616 t/ +353 1 8727393 f/ +353 1 8727394 e/ office@a2.ie w/ www.a2.ie</div><div><div>DRAWING /</div><div>Proposed Elevation - West</div><div><div>PROJECT / PALMERSTON PARK PUBLIC TEAROOM</div><div>CLIENT / DUBLIN CITY COUNCIL, CO. DUBLIN</div></div></div></div>	ISSUE /	DATE /	2/9/22	
			REV. DATE	DESCRIPTION		SCALE /	1:50@A1	DRAWN /	RZ
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						723	220		



2		Proposed Rear Elevation - East (With Open Gate)		Scale: 1:50							
	LEGEND /	<div>LANDSCAPE ARCHITECT TO DESIGN HARDSCAPE AND SOFTSCAPE.</div>	NOTES /	REVISIONS /		<div><div>A2 ARCHITECTS 20 ORMOND QUAY UPPER DUBLIN 7 IRELAND D07 TK75 D01 N678 t/ +353 1 8727393 f/ +353 1 8727394 e/ office@a2.ie w/ www.a2.ie</div></div>	DRAWING / Proposed Elevation - East	ISSUE / PLANNING PART 6	DATE / 2/9/22	SCALE / 1:50@A1	DRAWN / RZ
				REV. DATE DESCRIPTION							
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2	Proposed Side Elevation - North Scale: 1:50		LEGEND /	NOTES / <div>LANDSCAPE ARCHITECT TO DESIGN HARDSCAPE AND SOFTSCAPE.</div>	REVISIONS / REV. DATE DESCRIPTION		A2 ARCHITECTS 20 ORMOND QUAY UPPER DUBLIN 7 IRELAND D07 TK75 D01 N678 t/ +353 1 8727393 f/ +353 1 8727394 e/ office@a2.ie w/ www.a2.ie	DRAWING / Proposed Side Elevations - North/South PROJECT / PALMERSTON PARK PUBLIC TEAROOM CLIENT / DUBLIN CITY COUNCIL, CO. DUBLIN	ISSUE / PLANNING PART 8 JOB NO. / 723	DATE / 2/9/22 SCALE / 1:50@A1 DRAWN / RZ DWG NO. / 222	REV. /

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