



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: 3393/22

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

Pursuant to the requirements of the above, notice is hereby given of proposal to improve the public park to provide improved recreation, amenity and community facilities in accordance with the recommendations for the Dublin City Council, Parks Strategy 2019-2022. These facilities include a Playground and Skate Park, All Weather Football Pitch with Associated Fencing and Lighting, Half Basketball Court, Outdoor Table Tennis, Grass Areas for Bowling, Boules and Croquet, Gym and Exercise Equipment, Tree Lined Paths, Open Grass Areas, The Existing Larney Park/Finglas United Grounds incorporated into the park.

Applicant: Dublin City Council, Parks, Landscape and Biodiversity Services

Location: Kildonan Park, Kildonan Road, Finglas, Dublin 11

Date Lodged: 28-Feb-2022

Zoning

The site is zoned Z9 'Open Space', with the objective 'To preserve, provide and improve recreational amenity and open space and green networks', and the western end of the site abuts land that is zoned Z12 'Institutional – (Future Development Potential) with the objective 'To ensure existing environmental amenities are protected in the predominantly residential future of these lands'.

Site Description

Kildonan Park is an urban park enclosed by a boundary railing and is bounded by public footpaths along Kildonan Road and Mellows Park Road on three sides. The west side of Kildonan Park is currently bounded by the Finglas United FC pitch and beyond that the Noval

Abigail / Tus Nua Womens Centre. The park contains a perimeter path, 3 no. football pitches and a changing room facility. There are some blocks of trees and some perimeter tree and shrub planting present. There are 4 no. entrances to the park. Visually the space is open with views into and out of the park. The park is used for informal recreation, walking, football and the mixed uses a green open space provides.

Proposal

This Part 8 Planning Application is for the proposed redesign of Kildonan Park. Works are proposed to improve the public park, to provide improved recreation, amenity and community facilities in accordance with the recommendations for the Dublin City Council, Parks Strategy 2019-2022.

These facilities include a Playground and Skate Park, All Weather Football Pitch with Associated Fencing and Lighting, Half Basketball Court, Outdoor Table Tennis, Grass Areas for Bowling, Boules and Croquet, Gym and Exercise Equipment, Tree Lined Paths, Open Grass Areas, The Existing Larney Park/Finglas United Grounds is to be incorporated into the park.

Relevant Site History

2219/12 – Planning permission was granted subject to conditions for the erection of 2 no. 10 metre high (max) flood lighting columns on southeast side of new astro football pitch at Mellows BDS Football Club, Larney Park, Kildonan Road.

3837/10 – Part 8 application was approved subject to conditions for works within Kildonan Park consisting of the construction of a single storey extension, on the southern side, in rendered blockwork with a profiled metal roof, the creation of three new entrance doors and the erection of a new boundary fence around the pavilion.

5369/03 – Planning permission was granted subject to conditions for development of a single storey clubhouse building and associated site works.

Adjacent planning applications of relevance

None relevant to the current proposal, however as noted above the current design proposed for Kildonan Park takes account of City Architects proposal to redevelop the Novas Abigail lands to the west of this Part 8 site. It is noted that the Z12 zoning applicable to the Novas lands requires that 20% of that landbank is allocated as public open space. Connections for future development of these lands is shown on the current proposals and the proposed design shows future integration of these lands to the west of the subject site.

Observations

Plans and particulars of the proposed works were available for inspection, at the Civic Offices, Wood Quay, Dublin 8, from Monday 28/02/2022. The plans were also available online on Citizen Space. Submissions and observations regarding the proposed development could be made up to and including Wednesday 13/04/2022.

19 no. third party observations/submissions were received within the time period and are details on Appendix A.

13 no. were in support of the proposed redesign and 6 no. were objecting to the proposed development, including a signed petition from a residence association - The Kildonan Park and Surrounding Streets Concerned Residents.

The issues raised are summarised below;

In objection to the redesign of the Park the issues raised were as follows;

- Potential disturbance
- Who gets access to the facilities - one organisation getting full facilities
- No more of the park should be sectioned off from general use
- Skate park might be used by non-skaters – anti social behaviour & vandalism
- Strongly object to the newly erected art work
- No period for public comment on this & no site notice or planning was received for this public art
- Monstrosity & rusted eye sore
- Sharp edges & unsafe for children
- Art work provides shelter for ant social behaviour
- Future capacity for the all-weather pitch
- Storage of materials for club should be considered as part of the pavilion

These observations are noted.

In support to the redesign of the Park the issues raised were as follows;

- Inclusion of playground, skate park and cycle stands really excellent
- Excellent plan makes great use of the park
- Badly needed
- Welcome the amenities
- Finglas West is in need of this
- Welcome the flood light pitch and would like to see more pitches like this on site
- Fantastic plan, huge benefits to local area & community
- Exciting upgrades will be great for community
- Welcome the inclusion of the outdoor exercise equipment & bowling green
- Support the all-weather pitch to enable kids to train all year round & the cycle stands will encourage cycling to training and matches
- Brilliant for Finglas and a place to be proud of
- Enhance the community & Finglas United
- Great facilities for kids
- Pitches developments will help keep kids in sport and away from antisocial behaviour
- Changes are brilliant and will enhance the great community
- Badly needed great for the kids and community
- Make use of the park for young and old

These observations are noted.

Interdepartmental Reports

Drainage Division: Report received dated 23/03/2022 stating no objections subject to conditions.

Transportation Planning Division: Report received dated 14/04/2022 stating no objections subject to conditions.

Prescribed Bodies: None received.

Policy Context

The site is zoned Z9 'Open Space', with the objective 'To preserve, provide and improve recreational amenity and open space and green networks', and the western end of the site abuts land that is zoned Z12 'Institutional – (Future Development Potential) with the objective 'To ensure existing environmental amenities are protected in the predominantly residential future of these lands'.

Chapter 10 – Green Infrastructure, Open Space & Recreation.

Section 10.5.8 of the Dublin City Development Plan 2016-2022 outlines that facilities for both formal and informal recreation and that cater for persons at all stages in their lifecycle, all abilities and diverse cultures are required.

Policy GI10 is 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.

Policy GI12 is to ensure equality of access for all citizens to public parks and open spaces in the city, and to promote more open space with increased accessibility and passive surveillance.

Policy GI14 is to promote the development of soft landscaping in public open spaces, where feasible, in accordance with the principles of Sustainable Urban Drainage Systems.

Policy GIO30 is to support the implementation of the Dublin City Play Plan 2012 -2017.

Policy GIO31 is to encourage and facilitate the introduction of amenities in Parks such as table tennis games tables, outdoor gyms, adult exercise equipment, bowling greens, etc.

Policy GIO32 is to endeavour to provide play spaces in every neighbourhood in the city which are open to public use.

Dublin City Council, Parks Strategy 2019-2022.

Dublin City Play Plan 2012 -2017.

Planning Assessment

This Part VIII application is for the proposed redesign of Kildonan Park. As noted above, under the current Dublin City Development Plan 2016-2022 the site is zoned Z9 – (open space) with the objective 'To preserve, provide and improve recreational amenity and open space and green networks'.

The proposal provides for alterations to the existing open space. Section 14.8.9 of the Dublin City Development Plan 2016-22 notes that, generally, the only uses permitted within the Z9 zoning are amenity/recreation uses and those associated with the open space use. The proposed redesign for the park seeks to enhance and develop the park, in line with the aspirations of the Dublin City Council Parks Strategy 2019-2022. The grounds of Finglas United Youth FC, which has a club house, playing pitch and astro-turf pitch currently in a separate section of Kildonan Park, known as Larney Park, will be incorporated into the main park as part of this application. This will create a larger park area and allow for a greater number of amenities.

In particular it is noted that the design allows for recreation and sporting use for those not playing football, in addition to the football facilities. The issue of who the facilities are for, and

access to the facilities was raised in the submissions received. In this regard it is noted that this is a public park, and the facilities proposed include a junior playground area, a skate park, a running zone, a half size basketball court, gym/exercise equipment, a bowling green, a MUGA and table tennis tables. Access to a range of amenities and facilities within the park will be open to all the public, including the local community, as it is a public park. Policy GIO30 of the City Development Plan 2016-2022 is to support the implementation of the Dublin City Play Plan 2012 -2017, Policy GIO31 is to encourage and facilitate the introduction of amenities in Parks such as table tennis games tables, outdoor gyms, adult exercise equipment, bowling greens, etc. Policy GIO32 is to endeavour to provide play spaces in every neighbourhood in the city which are open to public use. This proposal for the redevelopment of Kildonan Park is considered to be in accordance with these policies as set out in the Dublin City Development Plan 2016-2022. The range of facilities for all sections of the community, young and old has been considered in the design and the proposed variety of uses.

The proposed design of the park has also taken into account the future connections with the open space associated with the development of the adjoining lands to the west (Noval Abigail / Tus Nua Women's Centre). This will enable future development to the west to be integrated and to ensure that this current proposal does not negatively impact on this potential future development.

The football provision will be enhanced by providing an all-weather pitch, in addition to grass pitches. It is noted in the accompanying report from the Parks Department that the pitches are under licence by Dublin City Council (DCC) and DCC will continue to liaise with the local residents and wider community and clubs to ensure that there are no negative impacts from the use of the pitches.

The issue of anti-social activity in the park was raised in relation to the skate park and the newly installed art work. In this regard and in the interest of clarity it is noted that the art work does not form part of this proposed Part VIII application, and has been installed on site under a different project. It is noted that the art work was part of a city wide project to increase art within Parks.

As noted above, the proposed design results in a diversity of uses in the park. Policy GI12 is to ensure equality of access for all citizens to public parks and open spaces in the city, and to promote more open space with increased accessibility and passive surveillance. It is considered that as the park will have more amenities and attract users both young and old, the park will be more used and therefore increase the amount of passive and active surveillance.

Policy GI10 of the Dublin City Development Plan 2016-2022 is 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. Policy GI14 is to promote the development of soft landscaping in public open spaces, where feasible, in accordance with the principles of Sustainable Urban Drainage Systems. It is noted from the Parks report that the overriding concept is to provide a quality local community amenity which has the feel and appearance of a park in terms of paths and planting, while also increasing the amount of passive and active recreation facilities.

Section 10.5.8 of the Dublin City Development Plan 2016-2022 outlines that facilities for both formal and informal recreation and that cater for persons at all stages in their lifecycle, all abilities and diverse cultures are required. It is considered that the proposed redesign would provide important amenities for Kildonan Park and enhance the recreational amenity of this park for a variety of future users.

It is considered that the proposed development will create a more attractive, secure and improved park amenity for the community and is considered unlikely that the proposed enhancement would have any undue adverse impacts on the amenity of any adjacent residential properties, neighbouring sites or buildings.

Residential properties face onto the park, and it is noted that flood lights are proposed for the all-weather pitch which is sited centrally within the redesigned park. In this regard the proposed floodlighting report is noted. It shows the proposed spill of light from the floodlights, and the reduction in lux levels that occurs from the pitch as it moves out towards the edges of the park. Given the proximity to neighbouring residential properties, the detailed design of the flood lighting is important to prevent any undue impacts on the neighbouring residential properties. In this regard from the details submitted the proposed floodlights appears to meet good practice standards and will not unduly detract from the residential amenities of adjacent properties.

No changes to car parking and no additional car parking is proposed within the re designed park. No proposals are made to the existing boundary save for improving the access gates for persons with reduced mobility. Some on street car parking is available at present and it is noted that the development is located within an existing residential area. Proposed new bicycle parking stands are shown within the new design, with the bicycle parking shown sited in close proximity to the all-weather pitch and grass pitches within the park. In total c.100 no. bicycle stands are proposed to be provided within the Park, which is welcomed. While it is accepted that most people will travel by active modes to the site, it is acknowledged that the football pitches will likely attract those from further afield that will travel by car/bus. As noted above, the pitches are under licence by DCC, and DCC will continue to liaise with the local residents and wider community to ensure that there are no negative impacts from the use of the pitches. It is further noted in the report from Parks Department that outside of this planning application, funding for works in relation to the pedestrian crossings around the park will be sought. In the interest of clarity, this is a future project and does not form part of this current Part VIII proposal. It is noted that the Transportation Division notes that these future works can be carried out under a Roads Opening Licence under the Roads and Traffic Act and are considered acceptable in principle.

The issues raised by the third party submissions have been duly noted and addressed within this report, and the planning issues addressed. The Planning Authority is supportive of the proposed redesign of the park, and the inclusion of facilities including a playground and skate park, the all-weather football pitch with associated fencing and lighting, the half basketball court, outdoor table tennis, grass areas for bowling, boules and croquet, the gym and exercise equipment, the tree lined paths, open grass areas, and the incorporation of the Existing Larney Park/Finglas United Grounds into the park. The redesign of the park is considered to be consistent with the provisions of Dublin City Development Plan 2016 – 2022 and be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment

The Planning Authority completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development of the redesign of Kildonan Park on designated European sites, taking into account the nature, scale and location of the proposed development within a zoned and serviced urban area and the submitted Screening Report for Appropriate Assessment. In carrying out the screening exercise, the Planning Authority concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European site in view of the conservation objectives of such sites, or the overall integrity of any Natura 2000 site and that a Stage 2 Appropriate Assessment is therefore not required.

EIA

The Planning Authority completed an EIA Screening having regard to the nature of the development, comprising the proposed redesign of Kildonan Park, in an urban area, and the likelihood of it causing significant environmental impacts. The screening has followed the relevant legislation and has had regard to the relevant guidance. The proposed project does not correspond to or have similar characteristics to any of the project types that require an EIA. It does not fall into a project type in Part 2 of Schedule 5 and is considered not to be 'sub threshold development' and it is therefore not required to review it against the Schedule 7 criteria. The Planning Authority concluded that there is no real likelihood of significant effects on the environment arising from the proposed development. The proposed development does not need to be subject to Environment Impact Assessment and no Environment Impact Assessment Report is required for it.

Conclusion

The proposed development is considered to be in accordance with the Dublin City Development Plan 2016-2022. Having regard to the nature and scale of the proposed works, it is considered that the proposed development would positively contribute to the amenities of the area and subject to compliance with the recommendations set out below it is considered that the proposed development is in the interests of proper planning and sustainable development of the area.

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:

1. Drainage Division Recommendations:

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

b) The development shall incorporate Sustainable Drainage Systems in the management of surface water, providing an integrated approach with the landscaping proposals. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction. The proposal to manage the surface water in within the park through Swales/Wetland areas will be incorporated in the works.

c) Records of public surface water sewers are indicative and must be verified on site. The exact route of the surface water sewer within the site boundary must be determined prior to any works being carried out. Records indicate that this sewer runs through the park along sections of the northeast and eastern sides. Proposed tree planting in a couple of areas may need to be revised and construction details of the proposed skate park and bicycle stand parking shall be agreed with Drainage Division in advance of any construction work.

d) A connection from this development to the public surface water network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirement including the payment of any financial levies. All expense associated carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public surface water 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 need required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Department must also be obtained for any work in the public roadway.

2. Transportation Planning Division Recommendations:

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

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meetings on the 23rd February 2022 and 7th June 2022 respectively.

The project is being funded by DCC Levies and All Weather Facilities Fund

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. 184/2022 and hereby approves the contents therein.

Owen P. Keegan
Chief Executive

15th June 2022

Appendix A

Consultees and Third Party Submissions/Observations

Consultees

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

Third Party Submissions/Observations:

Alan O Connor;
Andrew Duggan (Finglas United);
Brian Keane;
Ciara Fox;
Collete Gore (Kildonan Park and Surrounding Streets Concerned Residents);
Diarmuid Mac Dubhghlais;
Domnick Larney;
Gareth Connolly;
Ian McGowan;
John Fox;
Josephine Ryan;
Laurence Godfrey;
Melissa McGlynn;
Patrick Maguire;
Peter Kane;
Philip Fitzgerald;
Ruth Fox;
Wayne Christie;
Gerry Tyson (Finglas Celtic FC).



	Planning Boundary
	Thematic Paths
	Paved Surface
	Hard Sports Area Surface
	All Weather Sports Surface
	Tree Released / Removed
	Tree Released
	Proposed Tree Planting
	Edible Orchard Planting
	Lawn Area / amenity Grass
	Active Recreation Grass
	Long Grass / Rough Planting
	Swale / Wetland Area
	Partner Planting
	Native Hedgehog
	Park Seating
	Exercise Equipment
	40m Marked Running Zone
	Bicycle Parking
	100 Seating
	Countryside - Gentle Mounds