

# **Parks & Landscape Services Section, Environment Department**

## **Part 8 Report Proposed upgrade of Tennis Pavilion at Springhill Park, Mount Albany, Foxrock.**

February 2015

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### **CONTENTS**

- 1.0 Introduction
- 2.0 Site Location and Scope of Development
- 3.0 History and Context
- 4.0 Planning Context
- 5.0 Council Strategies
- 6.0 Appropriate Assessment - Screening Statement
- 7.0 Design Concept
- 8.0 Design Proposals.

### **1.0 Introduction**

The following report is a summary of the main features of the proposed development, comprising the upgrading of an existing metal container club house with the installation of a modular type Tennis Court Pavilion, at Spring Hill Park, Mount Albany, Foxrock, Co. Dublin. The report is part of the Part 8 planning procedure. It summarises the information given in the associated drawings (Appendix 1) and ancillary reports (Appendix 2 & 3).

### **2.0 Site Location and Description**

The proposed development is located within Springhill Park, Mount Albany, off Newtownpark Avenue. The total area of the Park is 3.96 hectares. The site of the proposed development is located along the northern boundary wall of the Park, abutting Newtown Nursing Home, with Mount Albany Road to the north and Springhill Avenue to the south of the Park. The site, outlined in red, on the attached drawing no.01/DRP0002174 comprises a Public Park. The park provides the following recreational facilities see drawing no.02/DRP0002174;

- Playing pitches
- Playground
- Five tennis courts.

## **2.1 History and Context of Springhill Park**

Springhill Park was formed as part of the open space in accordance with the development of surrounding residential estates. Over the years since it's Taking in Charge by the County Council the Park has evolved.

The Park consists of 3.96 hectares of open space with mature parkland tree planting. A network of paths traverses the Park linking the estates of Mount Albany, Springhill, Pine Court and Pine Lawns. These footpaths are lit.

## **3.0 Nature and Extent of Proposed Development**

The proposed development - the subject of this Part 8 proposal - comprises the removal of the existing metal container, used as a Tennis Club House, and the installation of a modular type Tennis pavilion including, changing rooms and toilets, Coaches room, reception area, meeting room, kitchenette and store/playroom room. The proposal is described in more detail in section 3.2 below.

### **3.1 Design Concept**

The design philosophy is to produce a modest secure single storey building to augment the current tennis facilities. The structure has minimum visual impact on the open area or neighbouring structures and is built to modern energy efficient standards. The connection to the courts through the use of appropriate glazing and a viewing terrace is important to the function of the building. Security is provided by integrated sliding shutters across the front of the building.

### **3.2 Design Proposals- Installation of Modular structured Tennis Pavilion**

The proposed pavilion/clubhouse is intended to replace the current Securicabin temporary structure, which is in place c. 10 years and which the Club has outgrown. It is intended to provide: -

- Ladies and Gents changing rooms/showers
- Meeting room for committee/tennis committee
- A flexible space to be used for e.g. indoor coaching for juniors in inclement weather conditions, providing post-match refreshments for visiting Clubs, club social functions e.g. junior Christmas parties, etc.
- External viewing area
- Storage
- Kitchenette.

Works will include civil works with regard to upgrading existing water supply; installation of foul sewer connection and installation of soak away area for surface water run off from the building, which can be accommodated on the adjoining open space.

Existing on street parking is provided along Mount Albany and Springhill Avenue. The majority of Club members are local to the park and either walk or cycle to the courts. Accordingly parking is mainly required for visiting competitors and this is adequately provided for with the existing on street parking. It is proposed as part of this scheme to install bicycle stands beside the courts and new club house.

## 4.0 Planning Context

### 4.1 Zoning

The site is zoned 'F' in the County Development Plan, 2010-2016, (Map 6) with a stated objective *'To preserve and provide for open space with ancillary active recreational amenities.'*

It also has an objective to *'To protect and preserve Trees & Woodland'*.

### 4.2 Council Policies/Strategies

The Dun Laoghaire County Development Plan, 2010-2016, contains the following policies / strategies that are pertinent to the proposed development:

#### (i) Open Space Strategy, 2012-2015

Flagship Parks -

The Council adopted the Open Space Strategy, 2012-2015, on the 13 February 2012.

Action 1 of the Strategy's Action Plan states:

*" Deliver a programme of improvements to Flagship and Local Parks*

*Outcomes: improved accessibility and open spaces and recreational facilities of a higher quality2"*

Springhill Park is identified as one of the County's local parks.

Page 79, Open Space Strategy 2012-2015

#### (ii) Dlr Trees Strategy 2011-2015

This Tree Strategy aims to standardise and guide the Council's approach to trees, to provide clarity to actions and decisions and encourage the balanced consideration of individual expectations, public amenity and best practice.

Under Trees and Development (p.7) the Strategy has the following policy statements:

##### "D.1.1. Existing trees

"The Council requires consideration of existing trees on public and private development sites, roads and public realm schemes".

Having reviewed the existing trees on site and the proposed development, it is considered that the proposed development works will impact on five young trees located adjacent to the existing club house, along the boundary wall with the nursing home and accordingly will necessitate the removal of tree nos. 0978 – 0982. Provision has been made to carry out replacement trees planting. See arborist report and drawing no.03a DRP0002174

## 5.0 Appropriate Assessment - Screening Statement

In accordance with S.I. 476, 2011, Section 250, Planning and Development (Amendment) (No. 3) Regulations, 2011, the Council has carried out a screening and has determined that an Appropriate Assessment is not required.

# **APPENDICES**

January 2015

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## **Appendix 1: List of Drawings**

**01-Existing Location Plan**

**02-Existing Site Plan**

**03b-Proposed Site Plan & Proposed Path Widening**

**04- Proposed Plan**

**05a-Existing and Proposed Drainage Plan**

**06-Proposed Plan and Elevation**

**07-Existing and Proposed Sections**

## **Appendix 2: Appropriate Assessment - Screening Report**

Prepared by Bridget Treacy, Senior Executive Park Superintendent

## **Appendix 3: Arboricultural Report**

Prepared by Arborist Associates Ltd

# **Appendix 2: Appropriate Assessment - Screening Report**

Prepared by Bridget Treacy, Senior Executive Park Superintendent

# **Appendix 3: Arboricultural Report**

Prepared by Arborits Associates Ltd