

**Parks & Landscape Services Section,
Municipal Services, Parks & Landscapes Services**

**Part 8 Report
Proposed development of Park and
Recreational facilities at Hudson Road,
Glasthule, Dun Laoghaire, Co. Dublin.**

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1.0 Introduction

The following report is a summary of the main features of the proposed development, comprising the upgrading of existing open space with the installation of footpaths, playground, ball stop netting, clubhouse, two pitches, tree planting, alterations to front boundary wall along Hudson road and ancillary works at the Old Presentation Field, Hudson Road, Co. Dublin. This 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).

2.0 Site Location and Description

The proposed development is located within the Old Presentation field on Hudson Road, Dalkey. The total area of the Open Space is 1.75 hectares. The site was formally used as a recreational facility providing for 2 x Rugby pitches. The site is overlooked to the south, east and west by residential dwellings. Back garden walls form the boundary within the open space (ranging approx. 1.6m to 2.7m high) along the east and west boundaries and a private lane is located on the far side of the south boundary wall. The north boundary is framed by a 2.2 metre wall with one entrance onto Hudson Road.

2.1 History and Context of Hudson Road

The grounds were under the ownership of the Presentation Brothers until 2008 when Mr. Ben Dunne purchased it. The site was used as sports grounds up until 2007. Dun Laoghaire Rathdown County Council purchased the land from Mr. Dunne in 2013 for the purpose of developing a local park and recreational facilities.

3.0 Nature and Extent of Proposed Development

The proposed development - the subject of this Part 8 proposal - comprises of the following:

- Installation of two sports pitches
- Installation of ball stop netting behind the pitches
- Construction of one new pedestrian entrance and the alteration of the existing entrance to widen same and include a new pedestrian entrance. Both onto the Hudson Road.
- Installation of children's play units to the front of the open space
- Installation of seating and limited parking within the open space
- Installation of a changing room and all ancillary works
- Installation of outdoor exercise equipment
- Installation of a boules area
- All ancillary works

The proposal is described in more detail in section 3.2 below.

3.1 Design Concept

The design philosophy is to provide a local park which incorporated both active and passive recreational facilities in an appropriately landscaped setting. Activities will provide for all age ranges from toddler to senior citizen. The list of proposed activities are out lined above and expanded below under design proposals. Proposed tree planting will not only provide visual screening both from within and from without the park but will visually enhance the landscape. Bulb planting will add seasonal effect and colour within the Park. The park will not be locked, with the exception of the vehicular access gate.

3.2 Design Proposals

- Changing Room Pavilion

The changing facilities measures c. 9.1m in width and c.25.7m in length and totals 233sqm in area (footprint of building). The building is 4.8 metres high on side elevation. The use of materials includes painted render, glass blocks and powder coated aluminium/timber windows. Roof material will be of metal roof finish, cladding or similar product. The changing room facility comprises of 4 no. changing rooms, 1 no referees room, 3 no. W.C's, 4 no. shower rooms, 1 no. store rooms 1 no. kitchenette and services room.

Works will include civil works with regard to investigating existing water, electrical, and foul sewer connections and upgrading or installing new

connections where necessary. A soak away area, will be installed for surface water run-off from the changing room facility and small car park. This will be accommodated on the adjoining open space.

- Car parking

Existing on street parking is provided along Hudson Road. A small number of car parking spaces are proposed within the park for access to pavilion. The majority of park users are local to the park and either walk or cycle. 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 new pavilion.

- Installation of ball-stop netting behind each of the goals.

Ball stop netting 40m width x (up to) 5 m high and 30m width x (up to) 13m high will be installed at both ends of the Gaelic and the soccer pitches respectively.

For the Gaelic pitch three robust metal poles will be installed with 15.0 metres between each pole to give an over span on 30 metres behind each goal. Stay wires will be fitted to the two end poles of each span and supporting wires for netting between each pole. This will be galvanised 2.5mm wire with a breaking strain of 135kg.

Ball stop netting with a 50mm x 5mm mesh size & overall height of 10.5 metres will be hung from the supporting wires so that the bottom of the main ball stop netting will be at 2.5 metres (out of reach & less prone to vandalism).

To reduce vandalism the lower 2.4 metres of netting will be provided as retractable netting, which will be housed in two boxes fixed to the centre pole. During matches this box can be opened and the netting extended across the 30 metres span.

- Lighting

It is not proposed to provide any public lighting within the park.

- Children's local Play lot

A small local play area is provided for, to the east of the Changing Room pavilion and will be approximately 480 sq meters.

This play area will be similar in character to the one installed in Hyde road. The playground will be designed to meet the current BS and EN standards.

- Paths

It is proposed to install a perimeter 2.4m wide and c500m long which will provide for both active and passive activities such as walking, jogging and running.

- Seating

The park will provide an important recreational role catering for passive recreation, walking, chatting, watching sports and community events. It is proposed to install seating throughout the park to facilitate this type of use and will take into account our age friendly status as a County.

- Boundary

The existing wall along Hudson Road will be replaced with a low wall and railing as set out in drawing no 2099.05 and will be at a height of 2m. A hedge will be also planted along the section of low wall and railing at the rear elevation of the proposed changing room facility.

The existing entrance will be widened from 3m to 4m and a new pedestrian access will be provided at this location.

A second pedestrian entrance will be constructed beside the new playground to provide easy access from Hudson Road.

- Landscape planting

There are no existing trees within the open space. Proposed Tree planting will not only provide selective visual screening both from within and without the park but will visually enhance the Park landscape. Bulb planting will provide seasonal effect.

- Outdoor exercise equipment

Gym Exercise stations are provided for at four locations along the perimeter path. These will provide active recreation for age groups teens to senior citizens.

- Boules Court

A boules court is provided for, along the west side of the park and provides of active recreation from teens to senior citizens.

- Park Access

The park will be accessible by pedestrians and mobility impaired visitors via two anti-cycle entrance gates. The Park will not be locked.

- Provision of Litter Bins

It is not proposed to provide bins within the park. Provision of a bin near to one of the entrances will be examined, however as with other parks within the County, visitors will be encouraged to dispose of litter in a responsible manner.

4.0 Planning Context

4.1 Zoning

The site is zoned Objective F *"To preserve and provide for open space with ancillary active recreational amenities"*.

4.2. Council Policies/Strategies

The Dun Laoghaire County Development Plan, 2016-2022, contains the following policies / strategies that are pertinent to the proposed development:

(i) Policy OSR2: Open space strategy 2012-2015*

In 2009 the Council prepared a comprehensive audit of the existing and proposed open space provision in Dún Laoghaire- Rathdown. This culminated in the publication of the Open Space Strategy for the County, for the period 2012-2015. The actions and recommendations detailed in the Strategy will be implemented as appropriate and as resource allow.

(ii) Policy OSR3: Hierarchy of Parks and Open Space*

It is Council policy to provide a hierarchy of quality parks and public open spaces which vary in size and nature and are designed to serve the needs of all members of the community, including people with mobility impairments, by being readily accessible and at a convenient distance from their home and/or places of work.

(iii) Policy OSR4: Future Improvements

It is Council policy to continue to improve, landscape, plant and develop more intensive recreational and leisure facilities within its parks and open spaces insofar, as resources will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces.

(iv) Policy OSR11: Protection of Sports Grounds/Facilities

It is Council policy to ensure that adequate playing fields for formal active recreation are provided for in new development areas and that existing sports facilities and grounds within the established urban area are protected, retained and enhanced – all in accordance with the outputs and recommendations from the Open Space Strategy 2012-2015.

5.0 Appropriate Assessment - Screening Statement

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment, Heritage and Local Government, November 2009) and S.I. No. 476 of 2011 Planning and Development (Amendment) (No.3) Regulations 2011. This requires that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 Sites, that is, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). A Screening Report was prepared by Scott

Cawley Ltd. (March 2016) which concluded that a full Habitats Directive Appropriate Assessment is not required.

Therefore, in accordance with SI 476, 2011, Section 250, Planning and Development (Amendment) No. 3 Regulations 2011, Dún Laoghaire-Rathdown County Council has determined that an Appropriate Assessment is not required.

APPENDICES

January 2016

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Appendix 1: List of Drawings

Drp 2099- Location Plan

Drp 2099.01 - Existing Site Plan

Drp 2099.02-Proposed Site Plan

Drp 2099.03 – Existing and proposed drainage Plan

Drp 2099.04 – Proposed dressing room layout- plans and sections

Drp 2099.05-Sections and elevations

Appendix 2: Appropriate Assessment - Screening Report

Prepared by Bridget Treacy, Senior Executive Park Superintendent

Appendix 2: Appropriate Assessment - Screening Report

