

**Projects Office,
Infrastructure & Climate Change Department**

Part 8 Report

**Development of Park and Recreational facilities on lands adjacent
to Glenamuck Road South.**

March 2021

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1.0 Introduction

The following report is a summary of the main features of the proposed development that include the following:

- The construction of a new public park on the land in Plot 26A and 27A (located adjacent to Glenamuck Road South, between the new development at 'Rockville House' and the proposed Glenamuck Link Distributor Road. (Ref: Local Area Plan drawing PL-13-402 attached). The overall size of the proposed park is approximately 3.5 hectares.
- Filling of excavated material from the Glenamuck District Roads Scheme (GDRS) on to the lands in Plot 26A to facilitate the 'shaping' of the park area. This excavated material will mainly come from the surface water attenuation pond that is being created within Plot 26A. Local disposal is a better option, both environmentally and economically, than hauling the material to licenced landfill sites. The filled material will facilitate the shaping and landscaping of the park area.
- The construction of the proposed park would be carried out in two separate phases:
 - **Phase 1** would include the construction of the attenuation pond and the filling of excavated material from the road scheme to facilitate the 'shaping' of the park area as noted above. Footpaths and cyclepaths would also be constructed within the proposed

park in this phase. This phase work would be carried out as part of the main GDRS road construction contract. It is currently estimated that these works will be completed by mid 2023.

- **Phase 2** will include for the development of this area to a fully fitted out park. This will include for the provision of children's play areas, ornamental planting (trees, shrubs, feature planting to pond, seasonal bulbs etc), 'exercise loop', decorative paving, bench seating etc. This work would be carried out under a separate construction contract following the completion of the road building scheme and would be carried out by a specialist contractor who is familiar with this type of work.

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 site is located on land immediately to the south of Glenamuck Road South and between Rockville House and 'Wayside Celtic FC - Jackson Park', and comprises Plot 26A (west of the GLDR) and Plot 27A.

-Plot 26A is owned by the Jackson Family and is zoned as 'Open Space / Recreational Amenity' in the Local Area Plan / County Development Plan. Part of Plot 26A is being acquired as part of the Compulsory Purchase Order (CPO) process for the GDRS (required for the road and for an attenuation pond). It is proposed to acquire the remainder of Plot 26A from the Jackson Family (approximately 2.5 Hectares) for development as a public park.

-Plot 27A is part of the former 'Tig Ma Chroi' property that was previously purchased by Dlr to facilitate the GDRS and is also zoned 'Open Space / Recreational Amenity'.

3.0 Nature and Extent of Proposed Development

As noted above, the proposed development comprises two main components:

- Phase 1 works:

(a) Construction of attenuation pond -

The attenuation pond as previously envisaged for the GDRS has been redesigned (while still retaining its attenuating function) to a more interesting and suitable form for a public park with a varied edge profile to include suitable aquatic and marginal planting. (See indicative park layout plan in Appendix 1 attached)

(b) Deposition and 'shaping' of excavated material from the GDRS on to the land in Plot 26A that is zoned as 'Open Space / Recreational Amenity'.

It is envisioned that the excavations for the overall road scheme (including the associated drainage attenuation ponds) will generate approximately 70,000m³ of surplus excavated material that will generally comprise clay, sub-soil and some rock. The excavation of the attenuation pond (as per (a) above) within Plot 26A alone will generate approximately 22, 000m³ of material. It has become increasingly difficult for contractors to dispose of earthworks material in recent times and this material is generally hauled away by dump-trucks to licenced landfill sites, sometimes at great

distances from the source of the material. This has become very expensive and is also an environmentally unfriendly practice. Some of the surplus excavated fill material from the GDRS (approximately 23,000m³) will be placed on to this land area in Plot 26A and will be compacted/shaped to the profiles/contours required to create an interesting public park area (see 'Park Outline Layout Plan' attached in Appendix 1). The opportunity to dispose of this quantity of excavated material on to a site adjacent to the road scheme therefore provides for a significant economic and environmental benefit.

- **Phase 2 works** – 'Fit out' of the public park on the lands in Plots 26A and 27A. Following the completion of the earthworks and pond/drainage works carried out within the road construction contract in Phase 1, the detailed fit-out of the park will be undertaken by a specialist contractor under a separate contract. This will include shared areas, a 'natural play-area', a 'kickabout area', an 'exercise loop' and bench seating. There will also be substantial Parkland/Woodland tree planting, shrub / wildflower / bulb planting, aquatic planting to the pond area, etc. The park will include for pedestrian / cycle links to Glenamuck Road and the GDRS, and also to the adjacent residential development at Rockville. The final design of the park is yet to be finalised, but an indicative park layout and cross-sections are shown on the attached Drawings in Appendix 1.

The proposal is described in further detail in section 4 below.

4. Design Concept and Proposals

4.1 Design Concept

The park will be developed in the context of the broader landscape character of the local area. It is located in the foothills of the Dublin Mountains on the periphery of the county. The local area retains a rural character and this will be reflected in the rustic, organic design of the park. The design takes into account the future development of the local area which will see greenfield area developed for housing. This park will provide a destination for the existing and proposed future, local population. The proposed design will also establish a habitat and sanctuary for local wildlife and act as a corridor in the broader area. Jamestown park is a proposed large scale park which is proposed in an adjacent site. Glenamuck Park will act as a satellite local park and share a similar aesthetic and ethos to the larger park.

The park will incorporate both active and passive recreational facilities in an appropriately landscaped setting. Activities will provide for all age ranges from toddler to senior citizen. Proposed tree and shrub planting will provide an element of visual screening both from within and from without the park and will visually enhance the landscape. Bulb and wildflower planting will add seasonal effect and colour within the Park. The park will not be locked, with the exception of the gated maintenance access to the plaza area off Glenamuck Road.

A 'Landscape Design Rationale' document prepared by 'Cunnane Strattan Reynolds – Land Planning & Design' is attached in Appendix 2. This provides some background information with regard to the design rationale of the scheme, with reference to the County Development Plan, Local Area Plan and also with reference to the historical and local context of the area.

4.2 Design Proposals

- Car parking. There will be some on-street parking provided on the GDRS adjacent to the park. There will be no car parking provision within the park. It is anticipated that the majority of park users will be local to the park and will have options to walk or cycle. It is proposed to install bicycle stands adjacent to the entrances to the park.
- Lighting. There will be public lighting within the park.
- Children's play area. Natural Play area, kickabout area. The playground will be designed to meet the current BS and EN standards.
- Paths. It is proposed to install a network of paths within the park - these will provide for both active and passive activities such as walking, jogging and running and will enhance the enjoyment of the area for all users. There will also be an 'exercise loop' with exercise machines for age groups from teens to senior citizens who are seeking more rigorous exercise.
- Seating. The park will provide an important recreational role catering for passive recreation, walking, and chatting, and engaging in 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. There will be an 'estate railing' along the GDRS boundary (with pedestrian access points) and this will be complemented by Parkland/Woodland trees. At the junction of the GDRS and Glenamuck Road there will be a set-back landscaped area to create a significant 'Plaza' area. The existing trees/hedgerow along Glenamuck Road will be maintained where possible, and the area closer to the GDRS will have a softer boundary of raised banks and trees/hedgerow.
- Landscape planting. There are very few existing trees within these land plots, except for a small copse in plot 26A that will have to be removed to facilitate the attenuation pond. The proposed Tree planting will provide an element of selective visual screening both from within and without the park and will visually enhance the park landscape. To nurture the long term vitality of the park an emphasis will be placed on native tree and plant varieties. Tree species that thrive in the windswept conditions will also form part of the backbone of planting within the park. Encouraging and supporting local wildlife is a key consideration in the selection of plants. Bulb and wildflower planting will provide a seasonal effect.
- Park Access. The park will be accessible via entrance gates off the GDRS and Glenamuck Road and there will be accesses to the residential development at Rockville House. There will be a vehicular maintenance access off Glenamuck Road. The Park will not be locked (except for the maintenance access).
- Provision of Litter Bins. It is not proposed to provide bins within the park. As with other parks within the County, visitors will be encouraged to dispose of litter in a responsible manner.

5.0 Planning Context

5.1 Zoning

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

5.2. Council Policies/Strategies

The Dun Laoghaire County Development Plan, 2016-2022, contains the following policies and 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 resources 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) Appendix 14 - dlr Green Infrastructure Strategy

Glenamuck Park is relevant as a link in the chain of the broader county as described In the County Development Plan Appendix 14 - dlr Green Infrastructure Strategy:

- Corridor 4-Dun Laoghaire to the Mountains
- Corridor 6 – Gateway Parks

6.0 Environmental Assessment

6.1. Environmental Impact Assessment Screening:

An Environmental Impact Assessment (EIA) screening report is required in order to form an opinion as to whether or not the proposed development should be subject to an EIA, and if so, whether an EIA Report should be prepared in respect of it. The EIA screening report concludes that there is no requirement for an EIA to be carried out and no requirement for an EIA Report to be prepared. The EIA screening report has been undertaken by CAAS Ltd and is included in the appendices.

6.2 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 has been prepared by CAAS Ltd 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. The AA Screening Report is included in the appendices.

6.3 Ecological Impact Assessment

An Ecological Impact Assessment (EclA) has been undertaken to ensure that the proposed works can be completed in a manner compliant with all relevant ecological legislation and CDP policies on Protection of Natural Heritage and the Environment. The EclA is included in the appendices.

APPENDICES

March 2021

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APPENDIX 1: LIST OF DRAWINGS

170172-DBFL-0000-SP-SK-C-1500 - Glenamuck Park – Site Location Plan

170172-DBFL-0000-SP-SK-C-1501 - GLENAMUCK PARK - CONTEXT WITH ROADS SCHEME

170172-DBFL-0000-SP-SK-C-1502 - GLENAMUCK PARK – Phase 1 CIVIL WORKS

PL - 13 - 402 - Adopted Kiltiernan / GlenamuckLocal Area Plan 2013

17479-2-101 - LANDSCAPE MASTER PLAN

17479-2-201 - LANDSCAPE SECTION A

17479-2-202 - LANDSCAPE SECTION B

17479-2-203 - LANDSCAPE SECTIONS C & D

APPENDIX 2: ANCILLIARY REPORTS

Landscape Design Rationale – Cunnane Strattan Reynolds

Appropriate Assessment - Screening Report

Environmental Impact Assessment – Screening Report

Ecological Impact Assessment

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