

## MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

13 May 2024

**Report submitted in accordance with Part XI, Section 179(3) of the Planning and Development Acts, 2000 (as amended), Part 8 of the Planning and Development Regulations, 2001 (as amended), and Section 138 of the Local Government Act 2001 (as amended).**

Proposed Development: Sports Centre Building (including Swimming Pools and Sports Hall) and Ancillary Amenities at the Samuel Beckett Civic Campus, Ballyogan Road, Dublin 18.

### 1. PC/COM/01/24

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended), Dún Laoghaire-Rathdown County Council (the Council) gave notice of the proposed development, in the Irish Times on the 11<sup>th</sup> of March 2024.

Plans and particulars of the proposals were available for inspection from Monday 11 March 2024 up to and including Tuesday 9 2024, during normal working hours Monday to Friday excluding Bank Holidays at:

Planning Department, County Hall, Marine Road, Dún Laoghaire, between the hours 10.00 a.m. to 4.00 p.m.

Council Offices, Dundrum Office Park, Dundrum, between the hours 9.30 a.m. to 12.30 p.m. and 1.30 p.m. to 4.30 p.m.

Samuel Beckett Community Facility at reception (first floor) between the hours 9.30 a.m. to 12.30 p.m. and 2 p.m. to 4.30 p.m.

on 'DLR Consultation Hub' [Dún Laoghaire-Rathdown County Council - Citizen Space](#)

or via the Council's website homepage [www.dlrcoco.ie](http://www.dlrcoco.ie).

Council staff were in attendance at the Samuel Beckett Community Facility to explain the scheme on Thursday 14 March 2024 between the hours of 2.30 p.m. and 4.00 p.m. and on the evening of Tuesday 26 March between the hours of 5 p.m. and 6 p.m.

Submissions and observations with regards to the proposed development could be made up to and including Tuesday 23 April 2024.

<https://dlrcoco.citizenspace.com/infrastructure-climate-change/proposed-development-sports-centre-building-incl/>

### 2. SITE LOCATION AND DESCRIPTION

The site is located on Ballyogan Road and comprises 7.2 ha. The site is in the ownership of Dún Laoghaire-Rathdown County Council. The site is located on the north side of Ballyogan Road and forms part of the Samuel Beckett Civic Campus. The Samuel Beckett Campus encompasses extensive outdoor facilities including soccer pitches and a GAA pitch and also a community building half of which is currently being refurbished from a gym to a library.

The campus is bounded by the LUAS line and Ballyogan Road to the south; Ballyogan Court and Avenue to the east and north; and Leopardstown Abbey to the west. Residential areas are located to the east, north and west of the site whereas the south side, across Ballyogan Road is characterised by a mix of commercial and residential buildings and by public utilities' infrastructure.

The Leopardstown Valley LUAS Stop is located close by to the west and the Ballyogan Wood Luas Stop is located close by to the east.

### **3. ZONING AND OTHER OBJECTIVES**

Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective F, which seeks 'to preserve and provide for open space with ancillary active recreational amenities'.

The site is also located within the Ballyogan and Environs Local Area Plan 2019-2025.

#### **Relevant Policy in Dún Laoghaire-Rathdown County Development Plan 2022-2028**

The following policy is relevant to development of this type:

##### Chapter 3 – Climate Action

- 3.4.1.1 Policy Objective CA5: Energy Performance in Buildings
- 3.4.1.3 Policy Objective CA7: Construction Materials
- 3.4.2.1 Policy Objective CA10: Renewable Energy

##### Chapter 4 – Neighbourhood – People, Homes and Place

- Section 4.2.1 Sustainable Communities and Neighbourhood Infrastructure &
- Section 4.2.1.1 Policy Objective PHP2: Sustainable Neighbourhood Infrastructure
- Section 4.2.1.2 Policy Objective PHP3: Planning for Sustainable Communities
- Section 4.4.1.1 Policy Objective PHP35: Healthy Placemaking
- Section 4.4.1.3 Policy Objective PHP37: Public Realm Design

##### Chapter 9 – Open Space, Parks and Recreation

- Section 9.4 Sports and Play
- Section 9.4.1.1 Policy Objective OSR9 – Sports and Recreational Facilities
- Section 9.4.1.2 Policy Objective OSR10: Protection of Sports Grounds/Facilities

##### Chapter 12 – Development management

- Section 12.4.12 Sports Facilities

The site is subject to **Specific Local Objectives** 10 and 77:

- SLO 10 - To retain, improve and encourage the provision of sustainable neighbourhood infrastructure facilities.
- SLO 77 - To provide for Phase 2 of the Samuel Beckett Civic Campus which includes a multi-purpose sports building, Sports Hall, Children's and 25 metre Swimming Pools, Dance Studio and Gym, a two-storey Library, a Changing Place facility, a two storey Car Parking Facility and a hard landscaped Civic Plaza on Council lands at Ballyogan. Provision shall be informed by the strategic review of the project.

## **Relevant Policy in the Ballyogan and Environs Local Area Plan 2019-2025.**

The following policy is considered relevant:

### Section 8.3.1 Community Facilities Policy

- Policy BELAP COM1 –Samuel Beckett Civic Campus: To support the implementation of Phase 2 of the Samuel Beckett Civic Campus development which will provide additional community facilities including, inter alia, a library and swimming pool for the growing community in the BELAP area.
- Policy BELAP COM2 – Co-location of Community Facilities: To promote optimum use of community and social infrastructure facilities and encourage the co-location of existing and future facilities including community centres, schools, childcare facilities, healthcare services, playgrounds and amenity spaces. Shared facilities such as car and cycle parking shall be explored in such layouts.

### Section 8.3.6 Universal Design and Public Realm Policy

- Policy BELAP COM14 – Public Realm: To facilitate the delivery of improvements to the public realm, with particular focus on Stepside Village Centre, Leopardstown Valley, The Park Carrickmines, and in the vicinity of the Samuel Beckett Civic Campus.

### Section 9.3.2 Samuel Beckett Civic Campus policy

- Policy BELAP ENV2 – Samuel Beckett Civic Campus: To support the implementation of Phase 2 of the Samuel Beckett Civic Campus development which will include a park connecting the playing pitches with viewing benches and spectator areas.

## **Relevant Regional and National Planning Policy**

- Project Ireland 2040 National Planning Framework
- Regional Spatial and Economic Strategy for the Eastern and Midland Region

## **4. NATURE AND EXTENT OF PROPOSED DEVELOPMENT**

### **Project Objectives**

The strategic rationale for the proposed new sports centre and swimming pool at the Samuel Beckett Civic Campus is supported by the following objectives, which reflect the various social and economic impacts of the proposed project:

*Objective 1* – Improve access to sporting and recreational activities for the local population.

*Objective 2* – Provide a plaza area that could serve as a centre for events in the local community, fostering a sense of community spirit and engagement amongst community-members.

*Objective 3* – Provide a sports hall that would be available for use by individuals and groups in the local community, increasing access to recreational and sporting activities for members of the community and encouraging healthy lifestyle choices in the population.

*Objective 4* – Provide a swimming pool that would be available for use by individuals and groups in the local community, increasing access to recreational and sporting activities for members of the community and encouraging healthy lifestyle choices in the population.

## **Overall Summary of the Project**

It is now proposed to build the second of two stages at the Samuel Beckett Civic Campus comprising the following:

A sustainably built multi-purpose Sports Facility, including a large format sports hall with spectator seating, a 25m 6-lane swimming pool, depth of 1m – 1.8m with spectator seating, a learner pool depth 500mm – 800mm, an exercise equipment gym, dance Studios, a fitness room, multi-purpose exercise/club rooms, refreshment station, reception hub, and ancillary rooms. A campus including 3 upgraded grass playing pitches, civic plaza, linear park, new small all-weather area, covered outdoor changing area, children's playgrounds, teen area, skate park. Extension of the existing car park, new drop-off parking areas, pathways with incidental activities, viewing areas, site drainage, green roof to enhance SUDS and landscaped areas enhancing site biodiversity. The campus will deliver outdoor spaces/facilities that promote social interaction and community building. The project will deliver an integrated and safe campus for all stakeholders including community, leisure, sports, cultural, and library facilities. The campus aims to incorporate a mobility hub and integrate with future Active Travel links.

DLRCC will ensure the facility is operated to the highest standards of openness, transparency, good governance, and accountability on a professional and financially sustainable basis. DLR Leisure will manage the pool, studios, and gymnasium. An operational model for the sports hall is in development. All other aspects of the Campus including the pitches, skatepark, playground, open space, external amenities, and civic areas will be managed by DLR Community and Cultural Development Department.

## **Community Benefits**

A gap in the provision of swimming facilities to south-west of DLR County has been noted. This gap would be filled by the construction of a leisure centre with swimming facilities, and this would improve access to sporting facilities for residents in the immediate and surrounding areas. There is also significant potential for future development and resulting population growth to support the centre.

The project will provide multiple benefits to DLR and its citizens. It will strengthen and develop sports participation in the community by providing a multisport campus that facilitates sustained increases in physical activity levels through promoting greater engagement with clubs, schools, and communities. Further benefits place a strong emphasis on social inclusion, advancing community engagement to build stronger and sustainable communities.

Investment in community infrastructure is essential for the health, social well-being, and economic prosperity of communities and is intrinsic to its well-being. Cultural, civic, and community infrastructure plays an important role in bringing people together, promoting social cohesion, helping to form friendships and social support networks, and in helping communities to develop life skills and resilience. All these attributes are essential elements in the creation and maintenance of strong communities. This supports the development of compact growth and sustainable settlements in line with the National Planning Framework (NPF) objectives.

The Facility will support engagement in the health and well-being of citizens and local communities, open 7 days a week providing affordable usage charges in this rapidly developing community. The project will address the lack of community and social infrastructure on the west side of the County. Ballyogan is listed as a Most Disadvantaged Small Area with a Pobal HP Deprivation Index of (-15.5). The project will promote lifelong learning and positive health and well-being for people of all ages and cultural backgrounds. It will support migrant applicants which is relevant against the background of the recently designated Arrivals Centre at Ballyogan. The Sports Building and campus will attract groups via our community and sports networks, marketing advertising social media, Councillors, and local representatives.

*Health Benefits* - The new facility will support engagement in the health and well-being of individuals of all abilities and local communities. Rehabilitation for people with cognitive and physical impairments. Safe accessible outdoor exercise areas and facilities that promote good health.

*Children and Young People* - The area has a significant youth population, approximately 30% of the population is under 15 years. The project will improve the outcomes and developmental support and well-being of children, young people, and families from age zero to 18. A range of play areas for all ages, genders and abilities, both formal and informal, around the campus and within the sports building are provided.

*Accessibility* - The facilities and services are designed to facilitate people with cognitive and physical impairments. Hoists, pool pod, accessible and changing places bathrooms and changing facilities, specialised gym equipment, wayfinding/signage/hearing loop and reception desk design are included. A sensory pod will be located in the reception area. The project includes accessible playground features and equipment and access to pitch viewing platforms. Dedicated parking spaces will be located close to the main entrance door.

The DLR Disability Consultation Group has been consulted prior to planning and this will continue throughout the design and construction stages. There will be an Accessibility Consultant on the Design Team.

*Age Friendly* - Serving the needs of all users in the community through the provision of age-friendly seating on site, enhanced site access, and provision of a variety of activities on site is planned. The gym and pool will provide age-friendly classes and programmes for older people along with those that are mobility impaired will be run by DLR Leisure. Older peoples supports together with the library offer will provide a range of enhanced and consolidated programmes of support for this cohort.

## **Site Layout**

The built vision for this project is to create a new vibrant focus for the community of users which will encourage and promote active lifestyles in a visibly and physically well-connected ensemble of indoor and outdoor settings for a diverse range of activities, all sensitively integrated into a parkland setting.

The primary organisation of the site is determined by a new civic plaza and pedestrian routeway set back but running parallel to Ballyogan Road, establishing an east/west circulation axis through the campus. A jogging/walking route through and around the perimeter is also provided and pedestrian traffic is encouraged to use the new route through the campus. Landscaping to the perimeter of the site will enhance the upgraded grass playing pitches within a parkland setting. The use of strategically located planted areas and permeable paving will reduce storm-water run-off on the site and the existing attenuation pond will be improved and will become an educational biodiversity wetland area as part of the SUDs site strategy.

Most vehicular access to the site is from the east off Ballyogan Court, with an access to accessible parking spaces close to the building entrance off Leopardstown Abbey. The set-down area at the building entrance will be defined as a shared space with an emphasis on the importance of public pedestrian access across the campus, as per the CEUD and National Disability Authority guideline documents. Public car parking facilities are provided in an extended existing surface carpark.

It is intended that sheltered public bicycle parking facilities will be located in a new Mobility Hub structure. The mobility hub/bike parking will facilitate sustainable transport and integrated active travel. Charging points for electric vehicles will be provided and smart technologies will be employed in the campus.

## **Building Design**

The building is strategically placed on the site to address and engage with the movement patterns across the site. An inviting entrance area to the building is located in prominent view of the various access points to the site.

An environmentally responsive building, of natural materials integrated into its landscape setting will provide an exciting focal point for a new sports landscape. The proposed design respects and integrates as much as possible with the existing topography of the site minimizing cut-and-fill required.

The parkland-facing side of the building has been designed to enhance the soft landscape of the playing fields which it overlooks. The sloping green roof and landscaped embankments will include an appropriate mix for semi-natural grassland meadow creation and pollinator planting and will evoke a natural contoured background to the parkland's outdoor activity areas. The green roof will support a nature-based attenuation of rainfall and surface water contributing to the SUDS drainage strategies deployed on the site as a whole. In contrast, the side of the building that faces onto the LUAS line and busy Ballyogan Road is more structured and is clad with rainscreen panelling the better address the urban nature of the south elevation.

The proportion and scale of the architectural expression of the new building have been chosen to complement and not conflict with the award-winning adjacent Community building.

The Sports building will be an environmentally responsive building, offering an open and inviting environment that will enhance the health and well-being of its users. It aims to be a net zero operational building and will be designed to the Passive House standard. A general policy of minimizing energy usage through design has been employed, reducing dependence on imported energy and maximizing the use of naturally occurring energy sources, thus reducing running costs.

It will minimize the energy load by employing environmentally sensitive design harnessing as much natural and renewable energy available as possible. Extensive solar photovoltaic panels on the large south-facing flat roof will provide a clean energy source. The building will minimise embodied carbon both upfront and during its life cycle. In keeping with the green ethos of the project, and with the aim of achieving a carbon-neutral building, extensive use of structural timber and recycled materials will be incorporated. Natural and renewable materials such as timber, linoleum, etc., with low-embodied energy will be used where possible, with a view to durability and ease of maintenance. Internal finishes with low chemical emissions will be used.

## **5. APPROPRIATE ASSESSMENT (AA)**

Having regard to the Habitats Directive (92/43/EEC) and the Birds Directive (2009/147/EC), the Council caused an AA screening report to be prepared by Traynor Environmental Ltd.

Taking account of the findings of the AA screening report, the Council has determined that the proposed development will not give rise to any significant effects on designated European sites, alone or in combination with other plans or projects. Consequently, a Stage Two AA / Natura Impact Statement is not required for the project.

The AA Screening Determination is included in this Part 8 report.

## **6. ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

The Council carried out a preliminary examination of the proposal in accordance with Article 120(a)(1)(a) of the Planning and Development Regulations 2001 (as amended). Based on the nature, size and location of the development, the Council considered on the basis of that there was significant and realistic doubt regarding the likelihood of significant effects on the environment. Consequently, and in accordance with Article 120(a)(1)(b)(ii) of the Regulations (as amended), the Council caused an EIA screening report to be prepared by Traynor Environmental Ltd.

Taking account of the findings of the EIA screening report, the Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development. As a result, the proposal does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report needs to be prepared for it.

The EIA Screening Determination is included in this Part 8 report.

## **7. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA**

### **Planning History**

PC/04/12 – Part 8 Scheme approved for amendments to previously permitted Part 8 Ref. PC/14/09.

PC/14/09 – Part 8 Scheme approved for the Construction of the Samuel Beckett Civic Campus providing Sporting, Community.

### **Key Planning Considerations**

#### ***Principle of Development***

The site is subject to zoning objective F, which seeks 'To preserve and provide for open space with ancillary active recreational amenities'.

'Sports Facility' is a permitted in principle use subject to the following caveat (Table 13.1.9 of the Development Plan 2022-2028): *'Where lands zoned F are to be developed then: Not more than 40% of the land in terms of the built form and surface car parking combined shall be developed upon. Any built form to be developed shall be of a high standard of design including quality finishes and materials. The owner shall enter into agreement with the Planning Authority pursuant to Section 47 of the Planning and Development Act 2000, as amended, or some alternative legally binding agreement restricting the further development of the remaining area (i.e. 60% of the site) which shall be set aside for publicly accessible passive open space or playing fields. Said space shall be provided and laid out in a manner designed to optimise public patronage of the residual open space and/or to protect existing sporting and recreational facilities which may be available for community use'*.

The issues arising are considered below in turn:

- *Not more than 40% of the land in terms of the built form and surface car parking combined shall be developed upon* – The proposed development including the associated car park would extend for far less than 40% of the c.7ha site. Cumulatively existing (community/library building) and proposed buildings and car parking provision would occupy less than 40% of the total site area.

- *Any built form to be developed shall be of a high standard of design including quality finishes and materials* – The proposed building is deemed to be of high standard of design.
- *The owner shall enter into agreement with the Planning Authority pursuant to Section 47 of the Planning and Development Act 2000, as amended, or some alternative legally binding agreement restricting the further development of the remaining area (i.e. 60% of the site) which shall be set aside for publicly accessible passive open space or playing fields. Said space shall be provided and laid out in a manner designed to optimise public patronage of the residual open space and/or to protect existing sporting and recreational facilities which may be available for community use* – The entirety of the subject site is already in the Council’s ownership. The balance of the site where no buildings are proposed - and which area is larger than 60% of the total site area - would be utilised for the provision of public open space, playing pitches and other outdoor amenities for the wider public.

It is, hence, considered, on the basis of the above assessment, that the proposed development is in accordance with the 'F' zoning objective of the subject site.

### **Specific Local Objectives (SLO's)**

The site is subject to 2 No. Specific Local Objectives (10 (albeit SLO 10 appears twice on the site, to the south east and near the east boundary); and 77)

- *SLO 10 - To retain, improve and encourage the provision of sustainable neighbourhood infrastructure facilities* – The proposed development would maintain existing sustainable neighbourhood infrastructure facilities (community/library building and playing pitches) and would expand them via the provision of a multi-sport building, playing pitches, playground skate park, and a civic area, inter alia. It is considered that the proposed development accords with SLO 10.
- *SLO 77 - To provide for Phase 2 of the Samuel Beckett Civic Campus which includes a multi-purpose sports building, Sports Hall, Children's and 25 metre Swimming Pools, Dance Studio and Gym, a two-storey Library, a Changing Place facility, a two storey Car Parking Facility and a hard landscaped Civic Plaza on Council lands at Ballyogan. Provision shall be informed by the strategic review of the project* – The proposed development comprises the Phase 2 of the Samuel Beckett Civic Campus and comprises as per the development description: Swimming Pool, Sports Building, Green roofs to enhance SUDS, 3 Grass Pitches, Synthetic Pitches, Covered Outdoor changing, Children's Playground, Teen Area, Skate Parks, Mobility Hub, Civic Plaza, Extended Car Park, Landscaped areas enhancing site biodiversity. It is considered that the proposed development accords with SLO 77.

### **Provision of a Sports Facility**

The construction of a multisport building of c.4,800 sq m and associated outdoor areas as Phase 2 of the Samuel Beckett Civic campus is considered to complement existing civic infrastructure on site and deliver on a number of policy objectives of the Dún Laoghaire- Rathdown County Development Plan 2022-2028 and the Ballyogan and Environs Local Area Plan 2019/2025, namely: Policy Objective PHP2: Sustainable Neighbourhood Infrastructure; Policy Objective PHP3: Planning for Sustainable Communities; Policy Objective PHP35: Healthy Placemaking; Policy Objective OSR9: Sports and Recreational Facilities; Policy Objective OSR10: Protection of Sports Grounds/Facilities; Policy BELAP COM1; Policy BELAP COM2; Policy BELAP COM14; Policy BELAP ENV2.



## **Residential Amenity**

Having regard to the size, massing, distance to boundaries and distance to surrounding residential properties the proposed development is not expected to negatively impact on neighbouring residential amenity. Rather, the proposed development by its nature and characteristics is expected to improve on existing amenity for residents of the wider area.

## **Building Height**

The proposed sports building would be two storeys, with a maximum height of c.9.5m high, which would be in line with the prevailing height in the area, particularly considering neighbouring residential estates. The proposed development is, therefore, considered to be consistent with the Building Height provisions of Section 5.3.4 of the Ballyogan and Environs LAP and the Building Height Strategy of the County Development Plan (Appendix 5).

## **Access, Parking, and Transport**

No new vehicular access points are proposed into the site.

In terms of car parking provision, c.70no. new car parking spaces are proposed as an extension to the existing carpark. Separately, 20no. drop-off/lay-by spaces are proposed to the north along Ballyogan Avenue.

It is noted that Table 12.5 of the County Development Plan 2022-2028 establishes no maximum or minimum provision of car parking for sports grounds/sports related facilities and provided that the car parking provision shall be established on a case-by-case basis. It is therefore considered that the quantum of car parking proposed is broadly consistent with the Development Plan.

With regards to bicycle parking, 330 no. spaces are proposed in addition to the 12no. existing spaces. The overall parking provision is considered to be in excess of the Development Plan requirements (Section 12.4.6).

## **AA Screening**

For the purposes of carrying out the screening determination the Statement of Screening for Appropriate Assessment prepared by Traynor Environmental and the report from the Biodiversity Officer have been considered.

An AA of the proposed development is not required as it can be excluded, on the basis of objective information provided, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites. Therefore, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process, i.e., a Natura Impact Statement (NIS).

## **EIA Screening**

To carry out the screening determination the Environmental Impact Assessment Screening Report prepared by Traynor Environmental and the report from the Biodiversity Officer have been considered.

Having regard to the nature, scale and location of the proposed development, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for Environmental Impact Assessment Report (EIAR) can, therefore, be excluded.

## **Conclusion**

Having regard to the Objective F zoning of the subject site, it is considered that the proposed development would not adversely impact on the residential amenity of adjacent properties by reason of overshadowing, overlooking or overbearing appearance. In addition, it is considered that the proposed development would not significantly detract from the character of the surrounding area and would be in accordance with relevant policy and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **8. INTERNAL REPORTS**

### **Forward Planning Infrastructure**

No objection to the proposed Part 8.

### **Housing Department**

No objection to the proposed Part 8.

### **Planning Department**

No objection to the proposed Part 8.

### **Infrastructure and Climate Change – Capital Projects**

No objection to the proposed Part 8.

### **Infrastructure and Climate Change – Estates Officer**

No comments or objection to the proposed Part 8.

### **Infrastructure and Climate Change – Environment Enforcement**

No objection to the proposed Part 8.

### **Infrastructure and Climate Change – Transportation Planning**

No objection to the proposed Part 8.

### **Infrastructure and Climate Change – Climate Action Officer**

No objection to the proposed Part 8.

### **Municipal Services – Drainage Planning**

Drainage Planning has no objection in principle to the proposed development but requests that they be consulted throughout the detailed design process and agreement reached on the surface water/drainage elements of the proposed scheme at the various stages of design and prior to the commencement of construction.

### **Municipal Services – Parks**

No objection to the proposed Part 8.

### **Municipal Services – Road Maintenance**

No objection to the proposed Part 8.

### **Municipal Services – Traffic and Road Safety**

No objection to the proposed Part 8.

### **Municipal Services – Biodiversity Officer**

The Biodiversity Officer has no objection in principle to the proposed development and requested that the following are implemented in relation to biodiversity to ensure that all national and county policies and legal obligations are fulfilled:

- All recommendations of the Ecological Impact Assessment will be implemented.
- A final landscape plan and tree schedule will be provided by a suitably qualified landscape architect at least four weeks before the commencement of works in consultation with DLR Parks and DLR's Biodiversity Officer.
- An appropriate mix for semi natural grassland meadow creation will be provided by Ecoseeds and local seed harvesting in consultation with DLR's Biodiversity Officer. All pollinator planting will be designed and developed with DLR's Biodiversity Officer.
- Native hedgerows will be provided as part of the landscape design in consultation with DLR Parks and DLR's Biodiversity Officer.
- Site specific details of the Nature Based Solutions (NBS) including the creation of a wetland area which will function also as wildlife pond will be provided at least 4 weeks prior to the commencement of works and will be designed and implemented in consultation with a wetland aquatic specialist and hydrologist to ensure appropriate design, and in consultation with DLR's Biodiversity Officer.

## **9. STATUTORY BODIES/ORGANISATIONS**

**Below is a list of prescribed bodies to which the scheme was circulated:**

An Taisce  
 Bat Conservation Ireland  
 Birdwatch Ireland  
 Cycling Ireland  
 Department of Agriculture, Food and the Marine  
 Department of Environment, Climate and Communications  
 Department of Housing, Local Government and Heritage  
 Department of Rural and Community Development  
 Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media  
 Department of Transport  
 Eirgrid Plc.  
 Environmental Protection Agency (EPA)  
 Fáilte Ireland  
 Environmental Protection Agency (EPA)  
 Inland Fisheries Ireland  
 Irish Water (Now Uisce Éireann)  
 National Monuments Service  
 National Transport Authority (NTA)  
 Transport Infrastructure Ireland (TII)

**Submissions were received from the following Statutory Bodies:**

1. Transport Infrastructure Ireland (TII)
2. National Monuments Service

Their comments can be summarised as follows and their recommended conditions have been added.:

### **1. TII Submission**

Transport Infrastructure Ireland (TII) observes that the proposal includes for works in the immediate vicinity of Luas. In particular, TII notes the indication of installation hard surfacing in the south-west of the application site for 'pick up and drop-off'. TII reminds that the substation building adjoining the south west of the site is part of Luas infrastructure and is critical to the safe and efficient operation of Luas. Permanent and unimpeded access to the substation and Luas will be required to be maintained during the construction and operation of the proposed development.

### Recommended TII Conditions:

- The Luas operator/TII will require 24hr access to Luas infrastructure. Prior to the commencement of development, appropriate details of this access shall be submitted by and for the written agreement of the planning authority subject to the written agreement of TII.
- Prior to commencement of development, a Construction Method Statement shall be submitted for the written agreement of the planning authority subject to the written agreement of TII. The method statement shall resolve all Luas interface issues, including by landscaping proposals and shall;
  - (i) identify all Luas alignment interfaces,
  - (ii) contain a risk assessment for works associated with the interfaces, and
  - (iii) contain mitigation measures for unacceptably high risks, including vibration and settlement monitoring regime if necessary.The method statement shall be in accordance with TII's "Code of engineering practice for works on, near, or adjacent the Luas light rail system."
- Works are proposed to be carried out in close proximity to Luas infrastructure. The applicant, developer or contractor will be required to apply for a works permit from the Luas Operator by virtue of the Light Railway (Regulation of Works) Bye-laws 2004 (S.I. number 101 of 2004) which regulates works occurring close to the Luas infrastructure in accordance with TII's "Code of engineering practice for works on, near, or adjacent the Luas light rail system". The developer shall be liable for all of TII's costs associated with the removal and reinstatement of Luas related building fixings and infrastructure. The permit application will require prior consultation, facilitated by the Luas operator, Transdev.

## **2. National Monuments Service Submission**

The National Monuments Service note that the proposed development site is relatively large in scale. It is possible that hitherto previously unknown archaeological features/deposits may be disturbed during the course of groundworks required for the proposed development.

Therefore, in line with national policy, please see Section 3.7.2 of the "Frameworks and Principles for the Protection of the Archaeological Heritage" (1999), the Department recommends that an Archaeological Impact Assessment, to include pre-development archaeological testing, be carried out so as to facilitate the formulation of any necessary appropriate and informed archaeological recommendations.

A report containing the results of this assessment should be submitted to the Department and to the Planning Authority.

### Recommended Archaeological Conditions:

- The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in accessible areas of proposed ground disturbance and to submit an Archaeological Impact Assessment Report for the written agreement of the Planning Authority, following consultation with the Department, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works. The test trench layout will be cognisant of any site development plans.
- The report shall include an Archaeological Impact Statement and Mitigation Strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record (archaeological excavation) and/or monitoring may be required.

- Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the Planning Authority.
- The Planning Authority and the Department shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

## Response

The Chief Executive notes the feedback, and all suggested conditions will be included.

## 10. SUBMISSIONS/OBSERVATIONS

### 10.1 Submissions

In accordance with Part 8, Article 81 of the Planning Regulations, 2001 (as amended) the Council gave notice of the proposed development in the Irish Times on 11 March 2024 indicating that submissions would be accepted up to and including Tuesday 23 April 2024. Site notices, in the prescribed format, were also erected on the site and maintained in place for the prescribed period.

### 10.2 List of persons/bodies who made submissions

- 316 submissions were received within the stipulated time period.
- 303 submissions were made via the online portal. One of the submissions had content from which meaning could not be extrapolated. A further two submissions, while providing names and email addresses, contained no content. Four of the submissions were from a single individual, with three being photographic attachments only.
- 13 submissions were received via email, one of which had content from which meaning could not be extrapolated.
- None were received via post.

Please see **Appendix A** for table listing persons/bodies who made submissions.

Four persons who made submissions identified themselves as being under 18 and so are listed as Name Redacted. The content of their submissions was assessed.

### 10.3 Summary of the issues raised in the submissions/observations received

The submissions (and the detail pertinent to the respective submissions) are noted and have been assessed accordingly.

The pertinent issues raised, and the Chief Executive's responses are summarised as follows:

## **General**

- Many submissions stated their unequivocal support for the proposals and this long-awaited amenity for the local community. Some submissions did suggest changes. Other submissions noted that they could not support the proposal in its current form and most of these related to the design of the pool.

## **Response**

The Chief Executive notes and welcomes all feedback. Specific issues raised are included in submissions described below.

## **Consultation**

- Notes wasting money on drawings and graphics.
- Query as to whether there will be further consultation with residents/public.
- Query as to date final plans are to be published.

## **Response**

Drawings and graphics are used to explain the scheme for planning approval and public consultation.

Subject to the approval of this Part 8 proposal, Dún Laoghaire-Rathdown will provide information updates on an ongoing basis throughout the design development and construction stages. Specific consultations will be held with relevant groups to assist with the detailed design of play areas etc.

The Part 8 (Planning) drawings will remain available on the DLR website. Following the determination of the Part 8 by the Elected members at the Council Meeting, the Part 8, including any relevant conditions, will be accessible on the record of the Council Meeting Minutes.

## **Construction Management**

- Query road cleaning plans/management of construction traffic during construction.
- Query construction timeframe.
- Notes lack of pitch/playing facilities available as is and queries how construction and upgrade will impact this. Notes need to ensure continued access to matches/training.

## **Response**

Road cleaning and management of construction traffic will be dealt with as part of the Construction Management Plan.

Subject to the approval of this Part 8 proposal it is hoped that the project will proceed to design development, preparation of tender documentation and construction, with the aim of being on site by the end of summer 2025.

There will unfortunately be disruption to pitch use during the construction and the Council will endeavour to accommodate training/fixtures at existing facilities within the area.

### Site/Campus Access

- Objection to location of proposed bus drop off area as shown along Leopardstown Abbey due to existing congestion.
- Progress green/active travel link as per application D18A/0074 which would allow Belarmine residents to reach the proposed scheme.

### Response

Following a review of bus drop off requirements, the proposal to locate coach drop off and parking off Leopardstown Abbey is no longer required. The vehicular route to allow for accessible access, egress, and parking, as well as for maintenance and emergency vehicles is required. **Change to Part 8: remove designated coach drop off and parking area along Leopardstown Abbey (adjacent to Luas substation).**

The active travel/green link per application D18A/0074 falls outside the scope of this Part 8.

### Disabled Access & Inclusivity

- Request that the pool be adequately heated in winter, particularly for people with certain disabilities.
- Requests inclusion of disability-friendly gym facilities.
- Queries size of changing facilities for wheelchair users and highlights need for suitable changing/shower and toilet facilities for disabled users, including a shower bed.
- Inclusion of a ceiling hoist or special pool lift for individuals with severely limited or zero mobility with stated preference for a lift. Also referenced that a floating floor can be used to facilitate ramping into the pool for those with mobility issues.
- Queries possibility of a diver propulsion vehicle at the pool (particularly for use of less able-bodied people)
- Would like to see the inclusion of a sensory room for children with neurodiversity.
- Highlights need for entire campus to be accessible.

### Response

The pool temperature will, in line with DLR Leisure pools in Monkstown, Loughlinstown and Meadowbrook, remain at a constant temperature of 28.5°C. These pools enable access by people with disabilities.

As is standard throughout DLR Leisure facilities, disability friendly gym equipment will be included.

A Changing Places bathroom is provided off the reception area. In addition, changing rooms with a shower bed are provided in the pool changing areas. Accessible bathrooms/changing will be provided throughout the building in the reception, pool, gym, sports hall and staff areas.

The Executive and DLR Leisure are committed to providing accessible facilities. Pool access arrangements for people with severe mobility limitations will be provided.

A diver propulsion vehicle can be reviewed as part of the provision of all-inclusive equipment that facilitates access to and use of the swimming pool.

A sensory room for those with neurodiversity has been included in the reception area at ground floor of the building. There will be a similar space included in the adjacent library blg.

The Executive and DLR Leisure are committed to providing age-friendly and accessible facilities and services, both within the proposed building and the wider complex. The facilities are designed to accommodate people with cognitive and physical impairments. The project includes accessible playground features and access to pitch viewing platforms. One of the lifts within the building will travel to roof level to facilitate accessibility.

## **Campus and Facility Design**

- Requests inclusion of a coffee dock.
- Queries lack of proposed public outdoor bins.
- Open play type spaces designed for teens as well as young children, including poly tunnels and shaded seating pods.
- Highlights need for toilet facilities for those using pitches including spectators. Request similar toilets to those provided in Fernhill. Interim solution also referenced.
- Welcome changing facilities with references to the need for showers, catering for multiple teams and highlights Ticknick and Fernhill facilities. Provision of new and adequate storage facilities for sports clubs' teams using pitches.
- Consideration and support in changing large GAA pitch to an all-weather pitch.
- Suggests and encourages that astro cages be sized to facilitate 7x7 football matches and possibly 9x9 (soccer).
- In addition to bike spaces, highlights need to allow for secure bike storage and Sheffield bike racks.
- Queries potential for inclusion of a bike workshop/maintenance space for community or private operation.

## **Response**

A refreshment station, with an external hatch, is to be located off the reception area and is in the plans as outlined.

Provision of outdoor bins will be in accordance with the wider DLR Bin Policy and not specific to this project.

Various open space areas have been designated within the plans, including spaces for teens and for young children. The spaces are to be inclusive and welcoming and specific consultations will be held with relevant groups to assist with the detailed design of these areas.

Outdoor sports changing accommodation with limited shower facilities will be provided for those using the pitches. In addition, there will be toilet facilities provided for players and spectators.

Storage provision to be considered as part of the detailed design.

It is not proposed to change the large GAA pitch to an all-weather pitch. The grass playing pitches will be upgraded.

Exact sizing of the astro cages to be considered as part of the detailed design stage.

A bike hub is included in the Part 8 which will support wider DLR active travel initiatives. This will be subject to funding. Bicycle parking associated with the Sports Centre and Pool will also be provided.

Subject to the funding and detailed design of the bike hub, a workshop element would also be considered.

## **Sports Hall Design**

- Inclusion of pickleball courts.
- Extending the hall to allow for the inclusion of volleyball courts, including ground anchors.
- Locating badminton courts within the new sports hall.



## Response

The Chief Executive appreciates that pickleball is a growing sport. Markings for community pickleball can be facilitated within the community sports hall.

The size of the hall is to remain as shown in the Part 8 documents. If court markings can be added to accommodate community volleyball, then this can be done. However, as a completely flush finish is required for the community sports hall floor, we do not envisage any floor anchors (even flush mount ones) as they may be hazardous to other community sports hall users. The intention is that the sports hall is to be used for community purposes, meeting the demands of the wider community to the benefit of as many community users as possible.

The sports hall will provide for badminton courts.

## Pool Requirements and Design

- Note that currently local/DLR pools are too few/unsuitable/don't have time capacity for clubs/sports. This can necessitate travel out of Dún Laoghaire-Rathdown which can become unmanageable (some note this is not in line with best sustainability practices, others note that the resultant travel results in increased costs making competitive swimming and/or water polo unaffordable for many).
- Note on potential loss of revenue to DLR through facility not being suitable for swim, water polo clubs and other aquatic activities.
- Note loss of deep-water pools suitable for water polo/swim facilities (examples given are Dún Laoghaire-Rathdown, Blackrock Baths and Glenalbyn).
- Notes need for pool in Stillorgan and queries timeframe.
- Proposal that design of pool be changed to 8 lanes in width (17m) / or 6 lanes excluding two half side lanes beside the wall.
- Suggestion that the pool should ideally be a 50m pool to be inclusive to all aquatic sports and by several groups at once (submission mentioned a 33m pool if 50m not possible).
- Would like to see a deep end included in the design of the pool to allow for fuller range of aquatic activities.
- Notes that deeper pools reduce risk of injuries by providing ample clearance for dives, jumps and underwater manoeuvres.
- Note being against proposal in current form as it doesn't facilitate a range of aquatic sports including competitive swimming, water polo, water safety training etc.
- Proposal that design of pool be changed to 1.8/2m deep (with floating floor to allow for shallow end where required) providing suitable facility for water polo, swim clubs, competitive swimming, and other aquatic sports/water safety training.
- Note that the plan is not in line with DLR Sports Partnership's stated objective to 'aid the continuous development of all the (aquatics) clubs' and/or others cite short-sightedness in terms of futureproofing and tourism.

- Note that floating floor can be used to facilitate ramping into the pool for those with mobility issues.
- Some note that a moveable floor can serve as a cover to regulate pool temp in the evenings.
- Available for/requests consultation on design of pool due to up-to-date knowledge.
- If facility can cater to wider range of aquatic sports, it is more likely to keep young people (particularly girls) in sport (and possibly right through to adulthood).
- Notes aging demographic of DLR and that swimming is one of the few sports which can be participated in over the full course of one's life.
- Wants good ventilation in pool and notes that ventilation does not seem adequate in Loughlinstown and Monkstown pools.
- Queries capital outlay/cost analysis (including consideration of various options, such as above ground methods of construction).
- Notes lack of available lifeguards in the County and queries if this is tied to lack of suitable facilities for training.

## **Response**

Currently the three DLR Leisure operated pools are fully booked across pool hours, including provision to school, swim clubs, lifesaving, and internal community sessions, including swimming lessons, aqua fit, water rehab sessions and active retired swims. This proposed Community pool facility is much needed.

The closure of other swim facilities and/or the possible requirement for additional pools fall outside the scope of this Part 8.

The proposed swimming pool is intended to provide for community-led activities and sessions that will cater to a wide range of ages and abilities. It has been sized as such and thus it is not intended to add any more lanes or extend the length of the proposed pool.

The current plans for the proposed swimming pool are for a shallow end of 1m and a deep end of 1.8m.

The provision of a pool with a floating floor will be considered at the detailed design phase of the project.

The Chief Executive notes the offer for further consultation on pool design.

The Chief Executive notes and welcomes submissions relating to the importance of swimming and aqua sports for all, young and old. The pool, in line with other DLR Leisure-operated pools, will provide access to schools, swim clubs, lifesaving and community sessions, swimming lessons, aqua fit, water rehab and active retirement swims.

The building will be designed to have good ventilation. A mechanical and electrical consultant engineer has been appointed and will develop the ventilation design. The building will be designed to the Passive House standard of which good ventilation is a priority.

Other than the need to construct the pool tank itself and any associated mechanical plant, the building is to be constructed above ground level.

The availability of lifeguards in the County is outside the scope of this Part 8.

### Usage, Management and Operation of Facility

- Some submissions received referred to the management and operation of existing DLR facilities as well as the future management of this proposed facility. As such, these submissions fall outside the scope of a Part 8.
- Query as to footfall expected of new sports centre once opened from years 1 through 5.
- More time allocated for open swim times for adults.
- Earlier opening times for gym and pool.
- Interest of club in renting out of badminton courts.
- Access of swim and water polo clubs to DLR swimming pool facilities.
- Note on potential loss of revenue to DLR through facility not being suitable for swim, water polo clubs and other aquatic activities.
- Queries excessive cost of availing of current DLR facilities compared with other private facilities or those managed by other Councils.
- Suggests inclusion of space which can then be used by people to record their stories.

### Response

Estimate of footfall over a period of 20 years is indicated below:

Table 3.6: Estimated DLR Facility Demand (2025-2046)				
Overview of Demand Profile	2025	2026	2030	2045
Regular Users – No. of Users	2,170	2,306	2,432	2,432
Regular Users – No. of Visits	121,670	125,281	130,037	130,037
New Regular Users – No. of Users	325	346	365	365
New Regular Users – No. of Visits	18,250	18,792	19,506	19,506
<i>Source: Indecon Analysis</i>				

Timing of open swims, supervision, opening hours of the pool and gym are all operational issues and as such fall outside the scope of this Part 8.

While interest expressed by various clubs in renting the sports hall or swimming pool is welcome, rental arrangements will be an operational issue. As such they fall outside the scope of this Part 8.

The Chief Executive notes that the three DLR Leisure operated pools are fully booked across pool hours including provision to schools, swim clubs, lifesaving and internal community sessions including swimming lessons, aqua fit, water rehab sessions and active retired swims. DLR has a positive financial turnover and revenues in respect of all its centres.

The use of a space to record stories and oral history is outside the scope of this Part 8. However, it is intended that the library currently under construction will have a creative studio which will facilitate people to record stories.

## **11. RECOMMENDATION**

The proposed development is considered to be in accordance with the provisions of the 2022-2028 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. In accordance with the legislation, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

Subject to the above, members are hereby notified in accordance with Section 138 of the Local Government Act 2001, as amended, of the intention to proceed with the proposed development subject to the following conditions:

### **Drainage Planning**

- Drainage Planning to be consulted throughout the detailed design process and agreement reached on the surface water/drainage elements of the proposed scheme at the various stages of design and prior to the commencement of construction.

### **Biodiversity**

- All recommendations of the Ecological Impact Assessment will be implemented.
- A final landscape plan and tree schedule will be provided by a suitably qualified landscape architect at least four weeks before the commencement of works in consultation with DLR Parks and DLR's Biodiversity Officer.
- An appropriate mix for semi natural grassland meadow creation will be provided by Ecoseeds and local seed harvesting in consultation with DLR's Biodiversity Officer. All pollinator planting will be designed and developed with DLR's Biodiversity Officer.
- Native hedgerows will be provided as part of the landscape design in consultation with DLR Parks and DLR's Biodiversity Officer.
- Site specific details of the Nature Based Solutions (NBS) including the creation of a wetland area which will function also as wildlife pond will be provided at least 4 weeks prior to the commencement of works and will be designed and implemented in consultation with a wetland aquatic specialist and hydrologist to ensure appropriate design, and in consultation with DLR's Biodiversity Officer.

### **Transport Infrastructure Ireland**

- The Luas operator/TII will require 24hr access to Luas infrastructure. Prior to the commencement of development, appropriate details of this access shall be submitted by and for the written agreement of the planning authority subject to the written agreement of TII.
- Prior to commencement of development, a Construction Method Statement shall be submitted for the written agreement of the planning authority subject to the written agreement of TII. The method statement shall resolve all Luas interface issues, including by landscaping proposals and shall;
  - identify all Luas alignment interfaces,
  - contain a risk assessment for works associated with the interfaces, and
  - contain mitigation measures for unacceptably high risks, including vibration and settlement monitoring regime if necessary.

- The method statement shall be in accordance with TII's "Code of engineering practice for works on, near, or adjacent the Luas light rail system."
- Works are proposed to be carried out in close proximity to Luas infrastructure. The applicant, developer or contractor will be required to apply for a works permit from the Luas Operator by virtue of the Light Railway (Regulation of Works) Bye-laws 2004 (S.I. number 101 of 2004) which regulates works occurring close to the Luas infrastructure in accordance with TII's "Code of engineering practice for works on, near, or adjacent the Luas light rail system". The developer shall be liable for all of TII's costs associated with the removal and reinstatement of Luas related building fixings and infrastructure. The permit application will require prior consultation, facilitated by the Luas operator, Transdev.

### **National Monuments Service**

- The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in accessible areas of proposed ground disturbance and to submit an Archaeological Impact Assessment Report for the written agreement of the Planning Authority, following consultation with the Department, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works. The test trench layout will be cognisant of any site development plans.
- The report shall include an Archaeological Impact Statement and Mitigation Strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record (archaeological excavation) and/or monitoring may be required.
- Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the Planning Authority.
- The Planning Authority and the Department shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

### **Vehicular Access**

- Remove designated coach drop off and parking area along Leopardstown Abbey (adjacent to Luas substation)

and to any such minor or immaterial alterations to the plans and particulars of the development.

**Therese Langan**, Director of Service, Community, Culture and Parks

Appropriate Assessment Screening Determination under the European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended)  
for  
Sports Centre Building (including Swimming Pools and Sports Hall) and Ancillary Amenities  
at  
Samuel Beckett Civic Campus, Ballyogan Road, Dublin 18.

Dún Laoghaire-Rathdown County Council is proposing to construct a Sports Centre Building and Ancillary Amenities at the Samuel Beckett Civic Campus, Ballyogan Road, Dublin 18.

The project consists of:

Sports Building to include Swimming Pools (25m and Learner Pool), Sports Hall, Gym, Studios, upgrades to 3 existing Grass Pitches, new small All-Weather Area, covered outdoor Changing Area, Children's Playgrounds, Teen Area, Skate Park, Bike Hub, Civic Space, Extension of existing Car Park, Drop-off parking areas, Peripheral Pathways with incidental activities, Viewing areas, Site drainage, Landscaped areas enhancing site biodiversity

The total area of the proposed development is 7.2 ha.

Having regard to the Habitats Directive (92/43/EEC) and the Birds Directive (2009/147/EC), the Council determines that the proposal does not need to be subject to a Stage Two Appropriate Assessment (Natura Impact Statement).

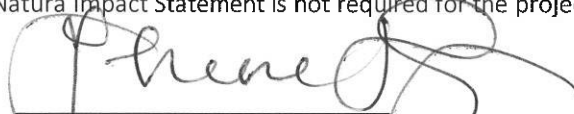
It is considered that the Appropriate Assessment (AA) Screening Report prepared by Traynor Environmental Ltd gives full consideration to the Directives.

Through an assessment of the pathways for effects and an evaluation of the project characteristics, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant adverse effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.

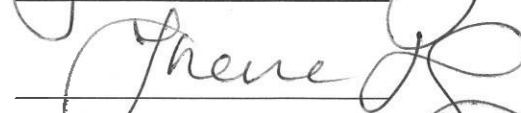
Given the nature of the proposed work to enhance the ecological value of the site, the scale and the localised and temporary nature of the potential effects, the proposed development will not lead to significant in-combination effects with any other plans or projects.

This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated. It is concluded that the proposed development will not give rise to any significant adverse effects on designated European sites, alone or in combination with other plans or projects<sup>1</sup>. Consequently, a Stage Two AA / Natura Impact Statement is not required for the project.

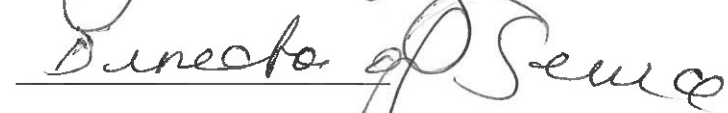
Signature



Signatory (Approved Officer)



Date



08/03/2024

<sup>1</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be:

- a) No alternative solution available,
- b) Imperative reasons of overriding public interest for the plan to proceed; and
- c) Adequate compensatory measures in place.

**Environmental Impact Assessment (EIA) Screening Determination  
under the Planning and Development Regulations 2001 (as amended)  
for  
Sports Centre Building (including Swimming Pools and Sports Hall) and Ancillary Amenities  
at  
Samuel Beckett Civic Campus, Ballyogan Road, Dublin 18.**

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The total area of the proposed development is 7.2 ha.

Having regard to the EIA Directive 2011/92/EU as amended, Dún Laoghaire-Rathdown County Council determines that the scheme individually and in combination with other plans and projects, does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it.

It is considered that the EIA Screening Report prepared by Traynor Environmental Ltd gives full consideration to the Directive and in particular to the requirements set out in the Directive for mandatory and sub-threshold EIA.

It has been found that the proposed development does not correspond to any project type in the Planning and Development Regulations 2001 (as amended). The proposed scheme has nonetheless been assessed in accordance with the criteria given in Annex III of the Directive to determine whether or not it would be likely to have any significant effects on the environment.

It is considered that the EIA Screening Report contains a fair and reasonable assessment of the likelihood of significant effects on the environment having regard to the foregoing and in particular to:

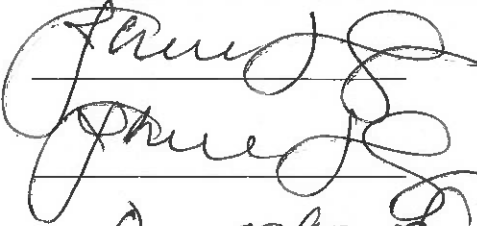

- The characteristics of the proposed development
- The location of the proposed development
- The types and characteristics of potential impacts
- Cumulation of effects with those arising from other existing and/or proposed projects
- Measures to avoid or prevent what might otherwise have been significant adverse effects on the environment
- The Appropriate Assessment Screening Report (by Traynor Environmental) carried out pursuant to the requirements of the Habitats Directive

It is considered that there is no real likelihood of significant effects on the environment arising from the proposed development.

Signature

Signatory (Approved Officer)

Date

  
  
8/03/2024