

Samuel Beckett Sports Centre and Ancillary Activities at the Samuel Beckett Civic Campus

DESIGN REPORT

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

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.

OVERALL SUMMARY OF THE PROJECT:

The site is located on Ballyogan Road. It comprises 7.2 ha. The site is in the ownership of Dun Laoghaire Rathdown County Council.

There is support from an LSSIF Grant for €5.6m and €1m from dlr Leisure.

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.

The project will improve the outcomes and developmental support and well-being of children, young people, and families from age zero to 18. It will promote lifelong learning and positive health and well-being for people of all ages and cultural backgrounds. It will support migrant and International Protection Applicants which is relevant against the background of the recently designated Arrivals Centre at Ballyogan.

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.

dlr 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, skatepark, and gymnasium. An operational model for the sports hall is in development.

dlr Parks will manage the pitches, playground, and open space.

PROJECT OBJECTIVES:

The objective of the project is the delivery of a Sustainably Built Multi-Purpose Sports Facility, including a large format sports hall with spectator seating, a 25m 6-lane swimming pool with spectator seating, a learner pool, an exercise equipment gym, dance Studios, a fitness room, multi-purpose exercise/club rooms, refreshment station, reception hub, and ancillary rooms. Delivery of a campus including upgraded grass playing pitches, civic plaza, linear park, teen area, and walking/jogging routes. 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.

COMMUNITY BENEFITS:

Delivery of an inclusive Sustainably Built Multi-Purpose Sports Facility to support engagement in the health and well-being of citizens and local communities, open 7 days a week and 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 and integrate with the wider DLR active travel network. Ballyogan is listed as a Most Disadvantaged Small Area with a Pobal HP Deprivation Index of (-15.5). The area has a significant youth population, approximately 30% of the population is under 15 years. The Sports Building and campus will attract groups via our community and sports networks, marketing advertising social media, Councillors, and local representatives.

CLIMATE CHANGE:

The facility will be a Net Zero emissions building and a Net Zero operational building. A facility that minimises embodied carbon both upfront and during the life cycle of the building. Mobility Hub/bike parking to facilitate sustainable transport and integrated active travel. Charging points for electrical vehicles are to be provided. Smart city technologies. Biodiversity & SUDS features (green roof as park, nature-based attenuation of rainfall and surface water).

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

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. The Gym and Pool will provide Age-friendly classes. Programmes for older people and those that are mobility impaired are run by dlr Leisure. Older peoples supports together with the library offer will provide a range of enhanced and consolidated programme of supports for this cohort

ACCESSIBILITY:

The facilities are designed to facilitate people with cognitive and physical impairments. Hoist, pool pod, changing places, wayfinding/signage/hearing loop, reception desk design. The project includes accessible playground features and equipment and access to pitch viewing platforms.

SCALE:

The proportion and scale of the architectural expression of the new buildings have been chosen to complement but not detract from the award-winning adjacent building from Phase One of the Campus development.

EXPRESSION:

The campus-facing side of the buildings has been designed to enhance the soft landscape of the playing fields which they overlook. The sloping green roofs and grass-terraced embankments evoke a natural contoured landscape background to the parkland's outdoor activity areas. In contrast, the side of the buildings that face onto the LUAS line and busy Ballyogen Road is harder, more structured, with orthogonal shapes, and is clad with rainscreen panelling the better to address the urban nature of the south elevations.

MATERIALS:

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. Green roofs contribute to the SUDS drainage strategies deployed on the site as a whole. Solar Panels on south-facing flat roof will provide a clean energy source.

PROJECT OUTLINE:

The vision developed 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 project will minimize the energy load of the project by environmentally sensitive design which will also harness as much natural and renewable energy available as possible.

PURPOSE:

The purpose of the proposal is to provide the local area with a modern sports building offering a range of facilities, including swimming pools, sports hall, fitness and exercise studios, wet and dry changing facilities, outdoor events space and landscaped areas for general recreational use by the local community.

SITE ORGANISATION:

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 a West/East circulation axis through the campus. Jogging/walking route through and around the perimeter is also provided. Pedestrian traffic is encouraged to use the new routeway through the campus. All buildings and facilities are to be fully accessible to the public. Landscaping to the perimeter of the site will enhance the parkland setting.

DESIGN PROPOSAL:

An environmentally responsive building, of natural materials and integrated into its landscape setting is proposed for the community. It will provide an exciting focal point for a new sports landscape.

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

- **SITE ACCESSIBILITY:** Vehicular access to the site is located to the east of the site with a small set-down area to the west for coaches and access to accessible parking spaces close to the building entrance. The set-down area will be defined as a Shared Space with emphasis on the importance of public pedestrian access to the campus as per the CEUD and National Disability Authority guideline documents. Public car parking facilities are provided employing an extended surface Carpark located to the East of the site. The set-down area and accessible car parking facilities are both accessed from Leopardstown Abbey. Sheltered public bicycle parking facilities are located in a new Mobility Hub structure.
- **SITE TOPOGRAPHY** The proposed design respects and integrates as much as possible with the existing topography of the site, complementing its setting in the landscape and minimizing cut-and-fill operations on the site.
- **AMENITIES** The main amenities of the Samuel Beckett Civic Campus are served by the multipurpose sports building and community building respectively. Upon completion of the full scheme a library, swimming pool, sports hall and gymnasium will have been added to the facilities.

LANDSCAPE DESIGN

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.

The creation of a wetland area as part of the SUDs feature will be redesigned in consultation with a wetland aquatic specialist and hydrologist to ensure appropriate design, in consultation with DLR's Biodiversity Officer.

A final landscape plan and tree schedule will be provided before the commencement of works in consultation with DLR Parks and DLR's Biodiversity Officer.

ENVIRONMENTAL DESIGN

The campus buildings comprise environmentally responsive buildings, with a light-filled internal environment, these facilities will offer an open and inviting environment that will enhance the health and well-being of its users. 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.

MATERIALS: Natural and renewable materials (timber, linoleum, etc.) with low-embodied energy have been proposed where possible, with a view to durability and ease of maintenance. Internal finishes with low chemical emissions will be used.

RAINWATER MANAGEMENT The use of strategically located planted areas and permeable paving will reduce storm-water run-off on the site.

PLANNING DEPARTMENT REPORT

INTRODUCTION

The purpose of this report is to accompany a Part 8 Scheme for a Sports Building at the Samuel Beckett Civic Campus, Ballyogan, Dublin 18.

SITE DESCRIPTION

The subject 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 library/community building.

The campus is bounded by the LUAs line and Ballyogan Road to the south; Ballyogan 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 also public utilities' infrastructure.

The Leopardstown Valley LUAS Stop is located c. 280m to the west.

The stated site area is 7.2 Ha.

PROPOSED DEVELOPMENT

The proposed development, would comprise the following works (as per the statutory notices):

Construction of 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

PLANNING HISTORY

Subject site

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.

RELEVANT POLICY IN DÚN LAOGHAIRE-RATHDOWN COUNTY DEVELOPMENT PLAN 2022-28

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 located within the Ballyogan and environs Local Area Plan 2019-2025.

The site is subject to Specific Local objectives 77 and 10:

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

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

As previously noted, the site is located within the boundary of 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

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 of 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 Laoghaie 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, 78 No. new car parking spaces are proposed on the car parking area to the west. 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).

APPROPRIATE ASSESSMENT (AA) SCREENING DETERMINATION

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).

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING DETERMINATION

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 2016-2022. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.