

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

12th February 2024

Item No. 6

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 at Shanganagh Park (Phase 1)

1. PC/PKS/01/23

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, as amended (PDR)), Dún Laoghaire-Rathdown County Council (the Council) gave notice of the proposed development, in the Irish Times on the 6th April 2023. Plans and particulars of the proposed development were made available for inspection from the 6th April 2023 to the 8th May 2023 at the Planning Department, County Hall, Marine Road, Dún Laoghaire, and the Council Offices, Dundrum and on the DLR Consultation Hub, on the Council's website www.dlrcoco.ie.

Submissions and observations with regards to the proposed development could be made up to and including the 22nd May 2023.

<https://dlrcoco.citizenspace.com/parks/parks-shanganagh23-proposed-sports-area/>

Several persons applied to An Bord Pleanála for a determination on the requirement for a full Environmental Impact Assessment Report. An Bord Pleanála determined at the Board meeting held on the 04/01/2024 that the development proposed to be carried out by Dun Laoghaire Rathdown County Council would not be likely to have significant effects on the environment and the preparation and submission of an environmental impact assessment report is not required for the reasons and considerations set out.

2. SITE LOCATION AND DESCRIPTION:

The site is located in the middle of Shanganagh Park (west of the DART line) in an area that is currently used for baseball and cricket. The other grass areas within the site boundary not used for baseball and cricket are managed as a meadow (approx. 2.5 hectares) with paths cut through for walking and well maintained amenity grass. This area of the park has access from St. Annes Park and Castlefarm residential estates. There is also easy access to Shanganagh Castle which in time will provide a sport building to serve the active zone.

This proposal includes the development of one sand based grass pitch, a sprint track and floodlighting and a shared baseball and cricket area all with associated netting and fencing. In addition, further works are proposed to the St. Annes entrance, the bridge crossing to improve permeability over the DART line and to create a focal point for sitting,

viewing and play. Significant additional tree planting will take place throughout the site to sequester carbon and encourage biodiversity. The sports facilities will not be closed off and there is no fencing around the pitch to ensure that all facilities are freely accessible for public use which is a huge benefit to the local community.

3. ZONING AND OBJECTIVES IN THE COUNTY DEVELOPMENT PLAN 2022-2028

3.1 Zoning:

The land use zoning for this site is Objective F – To preserve and provide for open space with ancillary active recreational amenities. Under this zoning, a Community Facility and a Sports Facility are both permitted in principle.

A Specific Local Objective (SLO no. 109) for the site is “To continue the development of Shanganagh Park in accordance with the Masterplan, and to develop a sports facility and improved recreational facilities in the park”.

3.2 Policy:

The proposed development will tie in with relevant national and regional policy as well as the following specific policy objectives in the County Development Plan (CDP) 2022-2028;

Policy Objective OSR3: Future Improvements

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

Policy Objective OSR5: Public Health, Open Space and Healthy Placemaking

It is a Policy Objective to support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan (NPAP) 2016, to increase physical activity levels across the whole population thus creating a society, which facilitates people whether at home, at work or at play to lead a more active way of life (consistent with RPO 9.16).

Policy Objective OSR7: Trees, Woodland and Forestry

It is a Policy Objective to implement the objectives and policies of the Tree Policy and the forthcoming Tree Strategy for the County, to ensure that the tree cover in the County is managed, and developed to optimise the environmental, climatic and educational benefits, which derive from an ‘urban forest’, and include a holistic ‘urban forestry’ approach.

Policy Objective OSR9 – Sports and Recreational Facilities

It is a Policy Objective to promote the provision, and management of high quality sporting, and recreational infrastructure throughout the County, in accordance with the National Sports Policy 2018-2027, and dlr Space to Play: a new approach to Sports Facilities Strategy’, 2017-2022, to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities.

Policy Objective OSR10: Protection of Sports Grounds/Facilities

It is a Policy Objective:

- To ensure that adequate playing fields for formal active recreation are provided for in new development areas.
- That existing sports facilities and grounds within the established urban area are protected, retained, and enhanced.
- To increase the number of playing pitches in the County.
- To maximise the use of playing pitches in the County and for playing pitches to be utilised seven days a week, subject to protecting adjoining residential amenity.

Policy Objective OSR13: Play Facilities and Nature Based Play

It is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County, and to support the aspirations of the forthcoming Play Policy prepared within the lifetime of the Plan. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people – are facilitated in the public parks, open spaces and the public realm of Dún Laoghaire-Rathdown.

Policy Objective CA4: Dún Laoghaire Rathdown County Council Climate Change Action Plan 2019-2024 (DLR CCAP)

It is a Policy Objective to implement and take account of the Dún Laoghaire-Rathdown County Council Climate Change Action Plan 2019 - 2024 (DLR CCAP), to take account of the 'Climate Action and Low Carbon Development (Amendment) Act 2021', and subsequent updates of both and to transition to a climate resilient low carbon County. (Consistent with SO8 of the NPF, RPO 7.32, 7.33 of the RSES).

Policy Objective PHP13: Equality, Social Inclusion and Participation

It is a Policy Objective to promote equality and progressively reduce all forms of social exclusion that can be experienced because of gender, gender identity, marital status, family status, age, race, religion, disability, sexual orientation, nationality, homelessness and membership of the Traveller Community and promote active participation consistent with RPO 9.1 and RPO 9.2 of the RSES.

Policy Objective PHP14: Age Friendly Strategy

It is a Policy Objective to support and facilitate the implementation of the Dún Laoghaire Rathdown Age Friendly Strategy 2016-2020. The dlr Age-Friendly Strategy 2022-2026 was adopted by the Council in November 2022.

Key actions within the current Strategy are designed to promote Age-Friendly supports and activities and to develop age friendly public realm spaces so that older people can engage positively within their communities for as long as possible.

Policy Objective T11: Walking and Cycling

It is a Policy Objective to secure the development of a high quality, fully connected and inclusive walking and cycling network across the County and the integration of walking, cycling and physical activity with placemaking including public realm permeability improvements. (Consistent with NPO 27 and 64 of the NPF and RPO 5.2 of the RSES)

Policy Objective T12: Footways and Pedestrian Routes

It is a Policy Objective to maintain and expand the footway and pedestrian route network to provide for accessible, safe pedestrian routes within the County in accordance with best accessibility practice. (Consistent with NPO 27 and 64 of the NPF and RPO 5.3 of the RSES)

Policy Objective T13: County Cycle Network

It is a Policy Objective to secure improvements to the County Cycle Network in accordance with the Dún Laoghaire-Rathdown Cycle Network Review whilst supporting the NTA on the development and implementation of the Greater Dublin Area Cycle Network Plan 2013 and subsequent revisions, subject to environmental assessment and route feasibility. (Consistent with RPO 5.2, 5.3 of the RSES)

Policy Objective T14: Coastal Cycling Infrastructure Objective

It is a Policy Objective of the Council to promote the development of the Sutton to Sandycove Promenade and Cycleway, as a component part of the National East Coast Trail Cycle Route and also the Dublin Bay Trail from the boundary with Dublin City to Wicklow County

Policy Objective T19: Carparking Standards

It is a Policy Objective to manage carparking as part of the overall strategic transport needs of the County in accordance with the parking standards set out in Section 12.4.5.

In applying car parking standards appropriate consideration is given to the accommodation of vehicles attracted to the site within the context of Smarter Travel, the Government policy aimed at promoting modal shift to more sustainable forms of transport.

Policy Objective T30: Street Lighting

It is a Policy Objective to provide and maintain street lighting on the public road/footway/ cycleways throughout the County in accordance with commonly accepted best practice, the Council's public lighting masterplan and the upgrade of sodium lights to LEDs.

Policy Objective T31: Accessibility

It is a Policy Objective to support suitable access for people with disabilities, including improvements to transport, streets and public spaces. Accessibility primarily concerns people with reduced mobility, persons with disabilities, older persons and children. (Consistent with RPO 9.1 and 9.10 of the RSES).

Policy Objective T32: Personal Safety

It is a Policy Objective to provide and support initiatives that will promote the personal safety of women and vulnerable users who are using all forms of public transport as well as motorists, cyclists and pedestrians. This would include all Luas, DART and bus stops, car parks, cycle parking facilities, laneways and other areas of common use. Initiatives could include well-lit surroundings, use of CCTV. There would also be an emphasis on placing entrances/exits to public transport and cycle facilities close to busy built up areas.

Policy Objective GIB1: Green Infrastructure Strategy

It is a Policy Objective to continue to implement, and update, the DLR Green Infrastructure (GI) Strategy, to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development, design and management of high quality natural and semi-natural areas. This recognises the ecosystems approach and the synergies that can be achieved with regard to sustainable transport, provision of open space, sustainable management of water, protection and enhancement of biodiversity

Policy Objective GIB18: Protection of Natural Heritage and the Environment

It is a Policy Objective to protect and conserve the environment including, in particular, the natural heritage of the County and to conserve and manage Nationally and Internationally important and EU designated sites - such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), proposed Natural Heritage Areas (pNHAs) and Ramsar sites (wetlands) - as well as non-designated areas of high nature conservation value known as locally important areas which also serve as 'Stepping Stones' for the purposes of Article 10 of the Habitats Directive.

Policy Objective GIB19: Habitats Directive

It is a Policy Objective to ensure the protection of natural heritage and biodiversity, including European Sites that form part of the Natura 2000 network, in accordance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines.

Policy Objective GIB20: Biodiversity Plan

It is a Policy Objective to support the provisions of the DLR County Biodiversity Action Plan, 2021-2025.

Policy Objective GIB22: Non-Designated Areas of Biodiversity Importance

It is a Policy Objective to protect and promote the conservation of biodiversity in areas of natural heritage importance outside Designated Areas and to ensure that notable sites, habitats and features of biodiversity importance - including species protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979, the Habitats Directive 1992, Birds and Habitats Regulations 2011, Flora (Protection) Order, 2015, Annex I habitats, local important areas, wildlife corridors and rare species - are adequately protected. Ecological assessments will be carried out for all developments in areas that support, or have potential to support, features of biodiversity importance or rare and protected species and appropriate mitigation/ avoidance measures will be

implemented. In implementing this policy, regard shall be had to the Ecological Network, including the forthcoming DLR Wildlife Corridor Plan, and the recommendations and objectives of the Green City Guidelines (2008) and 'Ecological Guidance Notes for Local Authorities and Developers' (Dún Laoghaire-Rathdown Version 2014).

Policy Objective GIB23: County-Wide Ecological Network

It is a Policy Objective to protect the Ecological Network which will be integrated into the updated Green Infrastructure Strategy and will align with the DLR County Biodiversity Action Plan. Creating this network throughout the County will also improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive. The network will also include non-designated sites.

Policy Objective GIB29: Nature Based Solutions

It is a Policy Objective to increase the use of Nature Based Solutions (NBS) within the County, and to promote and apply adaption and mitigation actions that favour NBS, which can have multiple benefits to the environment and communities. NBS has a role not only to meet certain infrastructure related needs (e.g. flooding management), and development needs, but also to maintain or benefit the quality of ecosystems, habitats, and species.

Policy Objective GIB30: Promoting Biodiversity by avoiding Widespread Use Of Herbicides and Pesticides

It is a Policy Objective to promote biodiversity by avoiding the widespread use of chemical weedkillers, herbicides and pesticides such as glyphosate for routine road and park maintenance.

Policy Objective EI6: Sustainable Drainage Systems

It is a Policy Objective to ensure that all development proposals incorporate Sustainable Drainage Systems (SuDS).

Policy Objective EI15: Light Pollution

It is a Policy Objective to ensure that the design of external lighting schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment and has due regard to the residential amenity of surrounding areas.

3.3 Woodbrook - Shanganagh Local Area Plan 2017-2023:

The proposed development fully aligns with the objectives of the Woodbrook - Shanganagh Local Area Plan 2017-2023.

3.4 Strategy:

Dún Laoghaire Rathdown County Council has adopted the following additional strategies that are pertinent to the proposed development:

Space to Play – Dún Laoghaire Rathdown County Council Sports Facilities Strategy 2017-2022:

The strategy sets out a logical, deliverable pathway for the optimum use of existing, and the development of new public sporting and physical activity facilities within the County. The proposed development at Shanganagh Park

is multi-use and facilities will be shared and their uses maximised. As stated in the strategy, 'Collaboration and shared use must be a central part of future development of larger scale sporting facilities'. Though this Strategy has expired the Council continues to promote and pursue these aims pending the adoption of a new strategy.

dlr Green Infrastructure Strategy:

This Green Infrastructure (GI) strategy for Dún Laoghaire-Rathdown seeks to provide a vision and a framework which will identify, protect, promote and enhance the GI assets in the urban, rural and coastal environments of the County. The strategy provides a vision for the GI in the County that is supported by a set of key principles and a robust spatial framework. Shanganagh Park is part of a number of corridors in the strategy as follows;

Corridor 1 - Coastal Shanganagh Park – Killiney Hill – Newtownsmith Park – People's Park – Blackrock Park.

Corridor 6 - Gateway Parks Marlay Park – FitzSimon's Wood – Fernhill Park – proposed Jamestown Park – proposed Ticknick Park – Rathmichael Wood – Shanaganagh Park.

Dun Laoghaire Rathdown Age Friendly Strategy 2022 – 2026:

This strategy requires that design of outdoor spaces and buildings to be age friendly and inclusive. The design is such that it allows level access into the sprint track and ancillary facilities such as the callisthenics area. The access over the DART line will be improved by reducing the slope and providing resting points. In addition, the entrance into St. Annes will be improved and any barriers removed to improve access for all. Any seating areas will be age friendly in design incorporating multiple arm rests and signage will also be carefully considered.

Dun Laoghaire Rathdown County Council Tree Strategy 2024-2030:

The Councils long-term vision recognises the value trees play as an important community asset and it recognises that the benefits trees bring to support Council plans, strategies, and policies. The Tree Strategy entitled 'A Climate for Trees' is designed to meet current and future challenges in managing, protecting and expanding the County's tree cover and accords with the Council's commitments to Climate Action and Quality of Life. The proposed development is fully compliant with the Tree Strategy 2024-2030.

Dun Laoghaire Rathdown County Council Play Policy 2023-2028:

The proposed development fully aligns with the Dun Laoghaire Rathdown County Council Play Policy 2023-2028 which provides a set of goals, objectives and actions to guide the delivery of realistic and achievable targets for enhancing play opportunities in the most inclusive way throughout Dún Laoghaire-Rathdown County.

4. NATURE AND EXTENT OF PROPOSED DEVELOPMENT:

The nature and extent of the proposed development is outlined below. This description of the proposed works should be read in conjunction with the supporting drawings and reports.

Sand Based Grass Pitch:

The topsoil will be stripped and set aside on the site for re-use. The area is to be re-graded using a cut and fill method to create a level platform for the pitch only with falls and crossfalls. The area will be drained using land drains and slit drains before the topsoil is placed on the final levels and sand ameliorated into the surface. A warm-up area will also be located east of the proposed pitch.

Cricket & Baseball Facilities:

The cricket and baseball facilities will be amalgamated to an area to the south of the proposed pitch where the cricket pitch resides currently. This will include a standard baseball field with 60/90 dimensioned diamond and a competition standard cricket field with synthetic crease. In addition, it is proposed to install a fixed batting cage/cricket cage with 16z soft netting and artificial surface for practice including all associated fencing, netting and storage.

Sprint Track:

It is proposed to install a 6 lane 100m sprint/hurdles track on polymeric surfacing to World Athletics standards with long and triple jump facilities. This will also include a storage area (mesh fenced cage), a perimeter path and weldmesh fencing at a height of approximately 1.2m.

Floodlighting:

The floodlighting design undertaken uses the latest floodlighting design technology to reduce the impact of light spill on adjoining lands, trees and hedgerows

The floodlighting for the sprint track has been designed to achieve an average light level of 200 lux in accordance with World Athletics Standards. The lighting design uses 2no. 15.4m high galvanised steel columns similar to those used in tennis courts throughout the county.

The luminaires will be LED which are much more energy efficient than the metal halide alternative. Associated civil works (ducting, foundations for columns, installation of mini pillars etc) will be undertaken whilst all electrical controls and switches will be brought to an area adjacent to the substation at the tree line.

A three-phase power connection and associated ESB substation will be required, and this will be located in close proximity to the St. Annes maintenance access gate in the tree line. The lighting design has been prepared in compliance with the Chartered Institute of Building Services Engineers Lighting Guide 4: Sports Lighting (CIBSE LG4) & the Institute of Lighting Professionals (ILP), Guidance Note for the Reduction of Obtrusive Light GN01:2021 and Guidance Note for Bats and Artificial Lighting in the UK GN08:2018. All lighting has been designed to be bat sensitive. The lights will provide only the amount of light necessary for the task in hand and shield the light given out in order to avoid creating glare or omitting light above the horizontal plane. The lighting design and report has been undertaken by MUSCO Lighting and is included as an appendix to this Report.

The floodlighting will be operational (when required) from 07:00 until 22:00, Monday to Friday and 09:00-20:00 Saturday and Sunday. In addition, significant seasonal restrictions will be deployed as outlined in the Ecological Impact Assessment (EclA) and AA Screening report to minimize any impacts on bats. No floodlights will be allowed during the months of April, May, August, and September.

A light test will be undertaken post construction and a bat specialist will provide a report to confirm compliance with the aforementioned guidance document.

Surface Water Drainage:

Slit drains and perforated lateral drains will be installed across the pitch and directed to a bio-retention area via collector drains that will be installed around the perimeter of the pitch. Further minor drainage will take place at the cricket/baseball field as required, the sprint track and at the bottom of any steep slopes. The attenuation system will be an above ground bio-retention pond, be located along the northern boundary of the field and has been designed so that attenuation will be provided for the 1.0% AEP (1:100 year) storm event. The attenuation system outflow will be controlled by a hydrobrake connected to the existing surface water drainage system with the outflow restricted to 2l/s/ha or Qbar, whichever is the greater, in accordance with the Greater Dublin Strategic Drainage Strategy (GSDSDS).

Callisthenics:

A callisthenics and functional workout area is proposed to the east of the meadow in close proximity to the bridge crossing. This will provide an opportunity for citizens to access high quality facilities for exercise and play in a less structured manner. It will include items such as the overhead ladder, incline press, triple bars, pull-up station, decline bench, dip bench, sit-up bench and multi-exercise combi-station. It will be designed for competitive training but suitable for all levels and abilities.

Fencing & Netting:

The cricket and baseball zone will include a zone of fencing to the rear of the batting area to protect members of the public. The fencing is to be a maximum height of 9m to the rear of the baseball diamond. The sprint track will be enclosed by a minimum 1.2m high weldmesh fence with associated pedestrian and vehicular access gates.

Play:

A natural play space is proposed adjacent to the DART crossing. This will take the form of challenge course with free play elements such as balance beams, balance nets, stepping stones, hopping blocks, etc.

High Ballstop Netting:

The ballstop netting will be installed to the rear of the goals on the GAA pitch. The netting will be supported by galvanised steel uprights to a height of 13.5m.

Bicycle Parking:

Bike stands will be located adjacent to the St. Annes entrance and the bridge crossing at the DART line.

Car Parking:

The main car park at Shanganagh Park & Cemetery which has 117 dedicated spaces will serve this site. This car park is within a reasonable walking distance of [500] metres to the site facilities. The site is located within Parking Zone 2 which includes areas characterised by access to a good level of existing or planned public transport services and a good level of service accessibility, existing and planned, by walking and cycling. The Council's policy is to seek to control destination car parking (non-residential uses) within Parking Zone 2, which is well served by public transport.

Major improvements to public transport provision are also planned for this area, which will significantly improve the efficiency and attractiveness of public transport for those wishing to access facilities within Shanganagh Park. In particular, the planned BusConnects programme will see an increased frequency of bus services operating along the adjacent Dublin Road with bus stops, shelters and pedestrian crossing points all located adjacent to the park entrance. The programme also includes enhanced bus priority measures in the form of both bus only lanes and priority traffic signalling, which will greatly improve the reliability and attractiveness of the services. In addition, BusConnects also includes the provision of fully segregated cycle facilities between Bray and Shanganagh Park as well as the introduction of a 35km/hr speed limit through Shankill. Both of these measures, together with the proposed East Coast Cycle Trail, which will also serve the park directly, will improve the safety and attractiveness of cycling and other soft mobility modes for access to the park's facilities. A new Dart station is planned for Woodbrook – Shanganagh, which is immediately adjacent to the park with direct pedestrian and cycle access to the park's facilities.

The Council will actively work with sports club members to encourage more sustainable modes of transport and to refrain from parking in nearby housing estates.

Entrances:

The entrance into St. Annes will be upgraded to improve permeability and promote access for all.

Mounding:

Earth mounding will be provided to the south and east of the pitch for viewing. This mound will be also planted with trees and likely to be managed as a meadow.

Access Over DART Line:

Access over the DART line is to be improved by creating a much improved and more accessible ramp (1:15 gradient). New steps will be created, and the required tactile paving and handrails included. In addition, provision will be made for a seating/resting/viewing area at this location.

Footpaths:

The footpath along the eastern section of the meadow will be widened to approx. 3.5m.

Services:

The ESB and water connections will be brought to the site via the nearby St. Annes estate. A small galvanised and powder coated substation will be placed in the tree-line close to the maintenance access gates from St. Annes. In addition, the surface water connection from the attenuation system will be brought out in the same trench to minimise any impacts to trees and hedgerows.

Refillable Water Fonts:

Refillable water fonts will be placed at appropriate locations throughout the site.

Tree Planting:

Significant additional tree planting will take place throughout the site to add to the sense of enclosure and provide shelter for the sports. The majority of the proposed planting will be native species with some suitable non-native species to be considered. The new

planting will primarily consist of whips and standards but will also include some semi-mature trees to have immediate impact on the site. This will help to sequester carbon, improve air quality and increase biodiversity. The area for new tree planting is estimated as the equivalent of 1 Hectare of additional woodland.

Meadows:

The areas that are not sports related will be managed as meadows where paths can be cut through if appropriate. This will add a buffer to the woodland and hedgerows while adding interest and improving biodiversity. The meadows will be interspersed with significant additional tree planting and improved through good management in line with the All-Ireland Pollinator Plan. The existing meadow is estimated at 2.32 Hectares and the proposed meadow is estimated at 2.87 Hectares.

Construction Management:

- The hours of construction associated with this proposed development will be 07:00 – 19:00 Monday to Saturday. At all times during the works, the public roadway will be maintained in a neat, tidy and safe condition. Any damage to the public road as a result of the proposed development will be made good. Any construction and demolition waste emanating from the building process on site shall be managed in accordance with best practice. All site construction activities and staff facilities (including car parking) will be accommodated within the proposed development site.
- No discharge during the construction period of cementous materials or residues thereof or of lime, sand, silt or other deleterious material shall be allowed to enter the watercourse. Stockpiles of construction materials such as sand, gravel or other erodible materials shall be covered with sheeting to prevent washout of fines during rainfall and that no storage of any construction materials will not take place within 15m of watercourse. All oils, lubricants and fuels used during the construction phase shall be securely stored in bunded areas. All earth moving activities shall be conducted carefully so as to avoid material entering surface water streams. Early seeding of areas of bare soil shall follow earth-moving works to prevent wind blow carrying sediment to waters.
- Construction access will be via Shanganagh Park and the crematorium field. The construction compound will be within the site boundary with a potential holding area for materials to be located in the crematorium field.
- For efficiency purposes, it would be preferable for the works to commence in early Spring to reduce the risk of wet ground. The following is the likely phasing of the works;
 - Removal of any trees, scrub or hedgerows, etc (outside of the nesting season).
 - Topsoil strip, bulk earthworks (cut & fill), formation preparation, topsoil placement, etc.
 - Ducting and foundations for floodlights, floodlight installation, and ballstop netting as well as ESB substation installation and associated works, etc.
 - Primary, secondary and tertiary drainage system along with attenuation area and overflow to surface water drainage system, etc.
 - Sub-base preparation, fencing, play, paths, other services and surface finishes, etc.
 - Street furniture installation including seating, bike stands, handrails, etc.
 - Tree planting, reinstatement, grow in, etc.

Climate Related Considerations:

The climate related impacts of these facilities have been strongly assessed throughout the design process against the National Policy on Climate Action and more specifically the DLR Climate Change Action Plan 2019-2024. The details of climate action are outlined below;

Energy: All lighting including floodlighting will be LED with facilities for dimming lights as required. In addition, the floodlighting design has been developed in collaboration with the project ecologist to reduce any impacts on the ecology.

Transport: Additional bike stands will be provided in the zone and barriers at entrances will be removed to promote active travel. Bus Connects will be improving cycle lanes and the bus network on the old Bray Road and connectivity has been strengthened with the recent works in Shanganagh Park providing a shared surface path to the proposed active zone. A new DART station will also be constructed at Woodbrook-Shanganagh adjacent to the park and within a short walk of the proposed development.

Flood Resilience: Natural field drainage will be replicated on site to encourage infiltration into the ground. Additional trees are also being planted around the perimeter of the site which will also attenuate additional surface water.

Nature Based Solutions: Trees will be planted to improve air quality, sequester carbon and attenuate surface water. Biodiversity and ecosystems will also be encouraged/protected through management of the woodland, the provision of a large meadow and additional tree planting. Soil health will also be assessed to encourage the maximum potential storage of carbon.

5. APPROPRIATE ASSESSMENT

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended the Council caused Altemar Ltd to undertake Appropriate Assessment screening to assess, in view of best scientific knowledge and the conservation objectives of the European Sites, if the proposed development, individually or in combination with other plans or projects is likely to have a significant effect on a European Site(s). As required under Regulation 42(7) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, the County Council has made a determination following screening that an Appropriate Assessment is not required. The proposed development is not directly, connected with or necessary to the management of sites as European sites and it can be concluded, on the basis, of objective information, that the proposed development individually or in combination with other plans or projects is not likely to have a significant effect on the European sites identified and listed in the AA Screening Report prepared by Altemar Ltd. This determination is based on information supplied by Altemar Ltd including the Wintering Bird Survey as detailed in the Report. From this AA screening exercise, it has been determined that no significant likely effects may arise on any European sites as a result of the proposed development in combination with other plans and projects, through surface water, land and air, and groundwater pathways. This assessment was undertaken in the absence of mitigation measures. The project screened out for Appropriate Assessment based on the location of the works, the nature and the scale of the works.

6. ENVIRONMENTAL IMPACT ASSESSMENT

The proposed development does not trigger the threshold for mandatory Environmental Impact Assessment (EIA). The Council carried out a preliminary examination of the proposal in accordance with Article 120(1)(a) PDR. Based on the nature, size and location of the proposed development, the Council considered there was significant and realistic doubt regarding the likelihood of significant effects on the environment. Consequently, and in accordance with Article 120(1)(b)(ii) of the PDR, the Council caused an EIA Screening Report to be prepared (by CAAS Ltd) based on the information that is specified in Schedule 7A of the PDR to assist the Council to determine, taking account of the criteria set out under Schedule 7 of the Regulations, whether the proposed development can go ahead without the need for EIA.

Taking account of the findings of the EIA Screening Report, the Council determined that there is no real likelihood of significant effects on the environment arising from the proposed development for the reasons set out in the EIA Screening Determination.

Several persons applied to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment. An Bord Pleanála determined at the Board meeting held on the 04/01/2024, that the development proposed to be carried out by Dun Laoghaire Rathdown County Council would not be likely to have significant effects on the environment and the preparation and submission of an environmental impact assessment report is not required for the reasons and considerations having regard to the following;

- a) The criteria set out in Schedule 7 and the information provided in Schedule 7A of the Planning and Development Regulations 2001, as amended,
- b) The limited nature and scale of the proposed development, which is under the threshold in respect of Class 10b(iv) (Infrastructure – Urban Development) of the Planning and Development Regulations 2001, as amended,
- c) The location of the site on lands zoned for the preservation and provision of open space with ancillary active recreational amenities under the provisions of the Dun Laoghaire Rathdown County Development Plan 2022-2028 and the Woodbrook - Shanganagh Local Area Plan 2017-2023 (extended) and the results of the Strategic Environmental Assessment of these Plans undertaken in accordance with the SEA Directive (2001/42/EC),
- d) The location of the site in a built-up area served by public infrastructure and the existing pattern of development in the vicinity,
- e) The limited potential for significant impacts arising from the proposed development and
- f) The submissions made by the applicants requesting a determination and by the local authority,

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

It is considered that the proposed development will provide much improved facilities for the community and park users with a wide range of benefits. It will improve quality of life and encourage an active lifestyle while being aged friendly and inclusive. It is phase 1 of the Shanganagh Park & Cemetery Masterplan and should be considered in the context of

the entire plan. The retention of part of the existing meadow and limiting the proposed development to one football pitch as opposed to two as originally envisaged has a positive biodiversity impact and requires the amendment to the Masterplan.

The site lies within the area of Zoning Objective F – To preserve and provide for open space with ancillary active recreational amenities. Under this zoning, a Community Facility and a Sports Facility are both permitted in principle. A Specific Local Objective (SLO no. 109) for the site seeks “To continue the development of Shanganagh Park in accordance with the Masterplan, and to develop a sports facility and improved recreational facilities in the park”. There are several policies within the County Development Plan 2022-2028 which support this project.

An Bord Pleanála determined at the Board meeting held on the 04/01/2024 that the development proposed to be carried out by Dun Laoghaire Rathdown County Council would not be likely to have significant effects on the environment and the preparation and submission of an environmental impact assessment report is not required for the reasons and considerations set out.

AA screening has been carried out and the Council has concluded that an AA is not required as the proposed development will not have a significant effect on any European site, individually or in combination with other plans or projects.

In conclusion, the proposed development is acceptable in principle and accords with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028, the objectives of the Woodbrook - Shanganagh Local Area Plan 2017-2023 and the proper planning and sustainable development of the area.

8. INTERNAL REPORTS

Architects Department

In correspondence dated 9th February 2023, confirmed no objection to the proposed development.

Community and Cultural Development

In correspondence dated 19th January 2023, confirmed no objection to the proposed development.

Forward Planning Infrastructure

In correspondence dated 2nd February 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Capital Projects & Transportation Planning

In correspondence dated 3rd February 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Environment Enforcement

In correspondence dated 16th January 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Estates Officer

In correspondence dated 9th February 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Transportation Planning

In correspondence dated 13th February 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Climate Action Officer

In correspondence dated 3rd February 2023, confirmed no objection to the proposed development.

Housing Department

In correspondence dated 16th January 2023, confirmed no objection to the proposed development.

Planning Department

In correspondence dated 4th April 2023, confirmed no objection to the proposed development.

Municipal Services – Drainage Planning

In correspondence dated 11th January 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Road Maintenance

In correspondence dated 1st February 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Traffic and Road Safety

In correspondence dated 27th March 2023, confirmed no objection to the proposed development.

Community & Cultural Development – Biodiversity Officer

In correspondence dated 5th April 2023, confirmed no objection to the proposed development subject to compliance with a number of conditions prior to, and following completion, of the works.

Infrastructure and Climate Change – Active Travel

In correspondence dated 11th February 2023, confirmed no objection to the proposed development.

The proposed non-material amendments to the proposed development were also circulated to the above service departments in January 2024 and no comments of note were received.

9. STATUTORY BODIES/ORGANISATIONS

The proposed development was notified to relevant prescribed statutory bodies in accordance with the Planning and Development Regulations 2001 as amended (PDR). Submissions were received from the National Monuments Service (NMS) and the National

Parks & Wildlife Service (NPWS) of the Department of Housing, Local Government & Heritage (DHLGH) Service. A summary of the issues raised in the submissions with the response of the Chief Executive thereto are set out below: -

Statutory Body	Observations/issues
1. DHLGH (NMS)	<p>Previously unknown archaeological features/deposits may be disturbed during the course of groundworks required for the proposed development. Due to the scale of the proposed development further information is required, and in line with national policy, an Archaeological Impact Assessment (AIA) (including Geophysical Survey and Archaeological Test Excavation) is recommended be carried out before a decision is made on this Part 8 application. A report containing the results of the AIA should be submitted to NMS and the Planning Authority prior to any decision so as to facilitate the formulation of an appropriate and informed archaeological recommendation.</p> <p>The AIA shall be carried out as follows:</p> <ol style="list-style-type: none"> 1. Engage a suitably qualified Archaeologist to carry out the AIA in response to this request for Further Information. No sub-surface work to be undertaken in the absence of the Archaeologist without his/her express consent. 2. Archaeologist to inspect the proposed development site, collate the historical and archaeological background of the site (consulting appropriate documentary sources) and review all cartographic sources and aerial photographs for the area. 3. Conduct Archaeological Geophysical Survey under licence from the DHLGH in accordance with an approved method statement. 4. Carry out Archaeological Test Excavation under licence from the DHLGH in accordance with an approved method statement. 5. Excavate test trenches at locations chosen by Archaeologist having consulted the site drawings and the results of the Archaeological Geophysical Survey. Excavation is to take place to the uppermost archaeological horizons only, where they survive. Where archaeological material is shown to be present, Archaeologist to cease all works pending further advice from NMS. All features/archaeological surfaces within the test trenches to be hand-cleaned and clearly visible for photographic purposes. 6. On completion of AIA, Archaeologist to submit a written report to the DHLGH and the local authority describing the findings of the AIA including the results of the geophysical survey and test excavations commenting on the degree to which the extent, location and levels of all proposed foundations, service trenches and other sub-surface works required for the development will affect the archaeological remains and illustrated with appropriate plans, sections, etc. 7. Where archaeological material is shown to be present, further mitigation measures will be required as deemed appropriate and as advised by the DHLGH. No decision to be made on Part 8 application until the DHLGH and the Local Authority have had the opportunity to fully evaluate the findings of the AIA.
Chief Executive Response	<p>PROPOSED AMENDMENT:</p> <p><u>BACKGROUND (Archaeology):</u> As part of the Part 8 process, the Department of Housing, Local Government and Heritage were consulted as a statutory body. A submission was received relating to Archaeology from the National Monuments Services (NMS) which highlighted the requirement for an Archaeological Impact Assessment (including Geophysical Survey and Archaeological Test Excavation) before a decision is made on the Part 8. A geophysical</p>

survey and archaeological test excavations were subsequently undertaken under license from the NMS which revealed areas of archaeological significance specifically in the area of the proposed playing pitch.

COUNTY DEVELOPMENT PLAN 2022-2028 (Policy):

In light of the archaeology encountered, there are a number of policy objectives for the protection of archaeology heritage in the County Development Plan 2022-2028. In particular, Policy Objective HER1 states that 'It is a Policy Objective to protect archaeological sites, National Monuments (and their settings), which have been identified in the Record of Monuments and Places and, where feasible, appropriate and applicable to promote access to and signposting of such sites and monuments'. Under Policy Objective HER2 concerning the Protection of Archaeological Material in Situ, the policy is 'to seek the preservation in situ (or where this is not possible or appropriate, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places, and of previously unknown sites, features and objects of archaeological interest that become revealed through development activity. In respect of decision making on development proposals affecting sites listed in the Record of Monuments and Places, the Council will have regard to the advice and/ or recommendations of the Department of Culture, Heritage and the Gaeltacht (DCHG)'. This Archaeological Impact Assessment report is included as an appendix to the Chief Executives Report.

PROPOSED AMENDMENTS:

Taking account of the above, the following amendments to the development are being proposed:

- To re-locate the pitch in an easterly direction including the ballstop netting and goalposts to preserve the Archaeological Material in Situ.
- To remove the floodlighting from the pitch.
- To amend the levels to create pitch and install drainage.
- To re-position the viewing mound location.
- To re-shape the bio-retention pond but retaining the same volume.

Note: See also the accompanying updated plans, lighting design, tree survey drawings and report and correspondence with the National Monuments Service.

ENVIRONMENTAL REVIEW:

- None of the conclusions in the Environmental Impact Assessment Screening, the Ecological Impact Assessment and the Appropriate Assessment Screening have changed.
- Addendums have been undertaken for these reports taking account of the amendments.

NOTE:

- The amendments as outlined above are considered an immaterial change.
- The Department of Housing, Local Government and Heritage (NMS) have reviewed the proposed amendments and provided written confirmation that they are satisfied with the amended proposal.
- This proposal will have a reduced impact on existing trees as outlined.
- The project description has not changed, nor has the red line boundary.
- The traffic & parking issues raised during the public consultation are reduced by the removal of the floodlighting on the pitch.

	<ul style="list-style-type: none"> • More of the existing meadow will be retained. • Appropriate Assessment and Environmental Impact Assessment Screening Determinations have been updated for completeness. • The amended plans and reports were circulated to the relevant service departments within Dun Laoghaire Rathdown County Council in January 2024 and no comments of note were received.
<p>2.DHLGH (NPWS)</p>	<p><u>Issue 1</u> The DHLGH welcomes the timing of the periods when the flood lighting would operate so as to limit its impacts on bats. The adoption of this mitigation measure would be particularly valuable because a significant soprano pipistrelle bat roost was present in ‘The Court’ section of the St. Anne’s Park residential estate immediately to north west of the area of Shanganagh Park to be developed.</p> <p>The DHLGH welcomes the similar seasonal and daily timing regime for the flood lighting set out in the current Part 8 proposal, and also the removal of one floodlight football pitch from the present proposal, as any artificial lighting causes to a greater or lesser extent detrimental effects on bats and other animals.</p> <p>The DGLGH considers it would also be beneficial for bat species to alter the lighting installed in 2021 on paths along through the northern fringe of Shanganagh Park from St. Anne’s Park to the footbridge and to the Bray Road so as to further minimise light pollution within the public park. The DHLGH recommends in line with the procedure currently followed by the Council in other locations that path lighting should be movement activated between 8 PM and 6 AM.</p> <p>In order to monitor any potential long term effects of the use of flood lighting in Shanganagh Park on bats, the DHLGH recommends that a program of annual monitoring of the soprano pipistrelle roosts located in ‘The Court’ St. Anne’s Park in June should be instituted involving the censusing of the numbers of bats using these roosts in June each year when females are concentrated in such maternity roosts. If declines in the numbers of bats using the roosts in ‘The Court’ are observed over time, and on investigation are considered to be attributable to the operation of flood lighting in Shanganagh Park (the operation of which should in addition be monitored), the periods when flood lighting shall be permitted could then be reduced to allow bat numbers to recover.</p> <p><u>Issue 2</u> With regards to any potential effects of the proposed development on smooth newts and frogs associated with the seasonal pond present in the wooded area to the south east of the planned location of the cricket / baseball pitch, though the AWN Report concludes the development proposed will not affect the hydrology of this seasonal waterbody, the DHLGH is disappointed that the suggestion in its submission on the previous development proposal that a small permanent artificial pond should be constructed close to the site of the seasonal pond has not been incorporated into the present proposal. The DHLGH considers that the installation of a pond as a biodiversity enhancement measure is nonetheless warranted.</p> <p><u>Issue 3</u> The DHLGH the Department notes and welcomes that (i) the orientation of the access ramp up to the foot bridge over the railway has been altered in the present proposal so that clearance of part of the triangular area of scrub along the DART line will no longer be required and (ii) the current development proposal will result in more of the park area being managed as meadow than was provided for in the previous proposal. The</p>

	<p>current mowing regime should be maintained for the strip of grassland between the foot path through the eastern section of the site and the railway line where plant species such as cowslip and ragged robin currently occur so as to retain the presence of these species in this area into the future.</p>
<p>Chief Executive Response</p>	<p><u>Issue 1</u> The Council agrees (i) to minimise floodlight pollution along through the northern fringe of Shanganagh Park from St. Anne’s Park to the footbridge and to the Bray Road and for path lighting to be movement activated (exact timing to be further discussed and agreed with the NPWS) and (ii) to annually monitor the soprano pipistrelle roosts located in ‘The Court’ St. Anne’s Park, to census the bats using the roosts, to annually monitor the floodlighting and should there be a reduction in bat numbers due to the operation of flood lighting, to reduce the periods when flood lighting shall be permitted to allow bat numbers to recover.</p> <p><u>Issue 2</u> The seasonal pond in the wooded area is outside of the site boundary. In the next phase of the Masterplan, a small permanent artificial pond will be constructed in the immediate vicinity of the seasonal pond basin, its design and exact location to be agreed with the Council’s Biodiversity Officer.</p> <p><u>Issue 3</u> Regarding the adoption of the current mowing regime for the strip of grassland between the foot path through the eastern section of the site and the railway line, a plan has been developed precisely to address this issue and so the specified measure will be adopted.</p>

10. SUBMISSIONS/OBSERVATIONS

10.1 Submissions

In accordance with Part 8, Article 81 of the PDR the Council gave notice of the proposed development in the Irish Times on 6th April 2023 indicating that submissions and observations would be accepted up to and including 22nd May 2023. A site notice, in the prescribed format, was also erected on the site and maintained in place for the prescribed period.

A total of 1137 submissions were received during the stipulated time period. 30 of these submissions were discounted as duplicates (i.e. where both the name and email address matched another submission and where duplicates occurred across an online survey and email submission, the contents of the email submission were used for data analysis). In consequence 1032 submissions were analysed from the online survey, 73 were analysed from email and 2 were analysed from postal submissions.

Of the 1107 valid responses received, 726 support the proposed development, 357 do not support the proposed development, 24 were neutral or undecided in their opinion.

See also appendix 9 for a detailed report on the public consultation process.

The submissions (and the detail pertinent to the respective submissions) are duly noted and have been assessed. A summary of the issues raised by members of the public with the responses of the Chief Executive thereto are set out below: -

Issue/Theme	Observations/comments/issues	Frequency raised	Chief Executive's Response
In Support			
Increased Access to Sports Facilities	Addition of floodlit pitches <ul style="list-style-type: none"> - Extending playable hours - Addressing lack of floodlit facilities in area - Making park feel safer for everyone during dark hours 	167	Submissions duly noted and agreed; plans have been developed precisely to address these issues
	Addition of all year round pitch <ul style="list-style-type: none"> - Addressing unsuitability of current facilities in bad weather/cancelled matches 	50	
Meeting demand for sports facilities	Additional pitch facilities meet demands of growing community with interest in sports	105	Submissions duly noted and agreed; plans have been developed precisely to address these issues.
	Running track provides all year round facilities for local groups	81	
	Allows clubs to grow further	n/a	
	Positive impact on girls in sport	n/a	
Impacts on Young People	Encourage young people to be active <ul style="list-style-type: none"> - Positive impact on wellbeing - Reducing antisocial behaviour - Nurturing engagement with community - Culturally inclusive growth - Physical/mental health benefits 	69	Submissions duly noted and agreed; plans have been developed with wider community benefits of physical infrastructure in mind.
Community Health & Wellbeing	Encourages fitness for all ages	62	Submissions duly noted and agreed; plans have been developed with wider community benefits of physical infrastructure in mind.
	Promote healthy living in community, more social opportunities	35	
Biodiversity	<ul style="list-style-type: none"> - Planting more trees - Retaining portion of central meadow - Improving other green spaces for biodiversity and nature 	19	Submissions duly noted and agreed; the Council is committed to protecting and improving biodiversity in Shanganagh Park and across the county.

Mixed use park	Combining passive and recreational activity through addition of sport	12	Submissions duly noted and agreed; finding the balance of active and passive recreation was a big consideration of the plans.
Upgrading existing pitches	Bringing up to higher standard and facilitate increased usage	12	Submissions duly noted and agreed; plans have been developed precisely to address these issues;
Safety	Creating safer space and atmosphere in park for all	8	Submissions duly noted and agreed; plans have been developed with wider community benefits of physical infrastructure in mind.
Do not support			
Traffic & Parking	Making existing issues worse during peak sports times. Distance between proposed development and car park means people will park in estates.	144	<p>The existing car park is within a reasonable walking distance of the proposed development.</p> <p>There is a good level of existing or planned public transport services to the park and a good level of service accessibility, existing and planned, by walking and cycling.</p> <p>The Council is committed to allaying concerns that the proposed development will result in the use of adjacent residential roads for car parking. The risk reduction countermeasures are set out in Traffic & Parking Assessment Report. Events will be co-ordinated to minimise overlap. A travel plan will be produced and a Parking Management strategy drawn up to manage errant parking behaviour.</p> <p>The Council will engage with local residents to address any</p>

			car parking issues and with sports clubs to promote and encourage their members to use public transport, active travel, carpooling and other measures to minimise impact on nearby residential roads.
	<p>Request for new Traffic Management Report</p> <ul style="list-style-type: none"> - Prepared at peak sports times - Lists specific actions to solve parking and traffic issues 	4	<p>The Traffic & Parking Assessment Report lists a number of risk reduction countermeasures which will be implemented in full as part of the proposed development.</p> <p>In addition, the Council will engage with local residents and sports clubs to improve the existing issues and prevent any new issues.</p> <p>The Parking Management Strategy will combine measures to manage and control destination car parking to include, if necessary, the provision of temporary car parking and provide coach facilities for specific events or at peak sports times. Some additional permanent parking is proposed in further phases of the Masterplan.</p>
Loss of meadow	<p>Unhappy with proposed loss of green space</p> <ul style="list-style-type: none"> - Area well loved and well used by local community for passive recreation - Preference for upgrading current front pitches instead 	150	<p>In response to similar sentiments expressed in pre-Part VIII consultation, the scale of the proposed development has been reduced from 2 pitches to 1 in the central meadow area so a larger area of green space can be maintained.</p> <p>The new proposed pitch would be open to all and can still be used by all park visitors as a green space when not being used for</p>

			<p>matches/training.</p> <p>Accessibility to the east side of park will also be improved during Phase 1 so that green spaces here can be better enjoyed by visitors.</p> <p>The Masterplan will also be updated to allow for existing pitches to be retained and upgraded, in line with community feedback.</p>
	Frustration over loss of green space already to Woodbrook Golf Club	15	The land swap with Woodbrook was part of a deal to give the Council control of the land that Shanganagh Castle sits on. Upgrades to the Castle are a significant part of the overall Masterplan for Shanganagh Park to provide important facilities and community spaces for Shankill.
	Current level of sports facilities in Shankill area is sufficient, additional facilities excessive	83	From our close working relationship with local sports clubs, the Council is aware of the huge demand for additional sports facilities in the area. The population of Shankill is growing. New residential developments are being constructed and others are planned and so demand for facilities is expected to continue to grow.
	<p>Understand need for additional facilities but prefer to see existing facilities upgraded/expanded at:</p> <ul style="list-style-type: none"> - Stonebridge - Shanganagh Cliffs - Woodbrook College - Cherrywood 	85	The Council is considering/ implementing additional facilities at all of these locations. The demand for sports facilities in the Shankill area and throughout the County is so high that we believe Shanganagh Park must also play a role in the overall provision of facilities.
Biodiversity	Negative impact of loss of green space	98	The Council is committed to

	<p>on wildlife and biodiversity</p> <ul style="list-style-type: none"> - Park currently home to variety of flora and fauna under threat from development area 		<p>protecting and improving biodiversity in the area and has commissioned independent reports on the environmental impacts of the development as part of this Part VIII process. These reports found that there will be no significant environmental impacts.</p> <p>The Council will ensure minimal disruption to wildlife and biodiversity, and measures such as timed and directional lighting, additional tree planting and other biodiversity measures will improve and protect local flora and fauna into the future.</p>
	<p>Contrary to DLRCC's Climate Emergency declaration</p>		<p>This proposed development aligns with the Council's Climate Action Plan. Climate action measures include the establishment of new meadow, tree planting, etc</p>
	<p>Need for Environmental Impact Assessment that considers cumulative impact of development in Shankill</p>		<p>An application was made to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.</p> <p>An Bord Pleanála determined at the Board meeting held on the 04/01/2024 that the development proposed to be carried out by Dun Laoghaire Rathdown County Council would not be likely to have significant effects on the environment and the preparation and submission of an environmental impact assessment report is not required for the reasons and considerations set out.</p>

Pollution	<p>Light pollution from floodlights</p> <ul style="list-style-type: none"> - Intrusive to local residents - Interfering with nature - Increased human activity impact biodiversity and peace in park 	105	<p>Floodlighting will be timed and restricted during certain parts of the year so as not to disrupt wildlife habitats and breeding.</p> <p>Directional lighting is also proposed to minimise the spillover of light outside of the immediate area of the sports facilities.</p>
	<p>Other pollution from increased volume of visitors</p> <ul style="list-style-type: none"> - Noise - Litter 	29	<p>The Council has begun the process of setting up a community forum with local residents, sports clubs and other community areas, where issues such as these can be discussed and addressed on a regular basis.</p>
Anti-social behaviour	<p>Lighting would encourage anti social behaviour in the park later into the night, closer to residential areas.</p>	14	<p>The Council has begun the process of setting up a community forum with local residents, sports clubs and other community areas, where issues such as these can be discussed and addressed on a regular basis.</p>
Overdevelopment of Shankill	<p>Shankill developing quickly without holistic planning</p>	27	<p>The Council acknowledges the increasing development of the Shankill area and assures the community that internal planning considers the cumulative impact of development. This is the reason that the Shanganagh Masterplan was first developed, to reduce the risk of piecemeal development that does not consider overall impacts.</p>
Health benefits	<p>Prioritising benefits of organised sport over passive use of green spaces</p>	10	<p>The Council has carefully considered and planned for a balance of passive and active/ organised recreation in the park, to ensure that all types of uses in the park are catered for. Facilities are</p>

			inclusive and available for all users.
Construction	<p>Disruption to park during construction</p> <ul style="list-style-type: none"> - Access to facilities - Disturbing nearby residents - Damage natural environments 	3	A detailed Construction Management Plan will be developed prior to any works. A site compound will be established at the crematorium field with access to the site for all construction traffic through here. Access will be provided around the perimeter of the proposed works at all times with the exception of the timing of the works to improve access over the DART line where some disruption is inevitable. However, the works in this location will be phased to minimise any disruption.
Duck pond	<p>Not needed in the park</p> <p>Safety concerns for children</p>	21	The bioretention area in the plan is proposed as a natural flooding relief measure for the park. There are similar features in other Council parks. This is not considered a safety concern as the bioretention area will be dry for the majority of the time and there are shallow gradients into the feature.
Combined Cricket/Baseball facilities	<p>Request for them to remain separate.</p> <p>Schedules may clash during summer months</p>	3	The combination of the cricket and baseball facilities has been discussed and agreed with relevant local clubs, who are happy with this arrangement.
Age friendly & Accessibility	<p>Current meadow area most accessible for less mobile visitors, new plans not as accessible</p>	5	The meadow area will remain open to all visitors to use. Accessibility to other parts of the park will also be improved for less mobile visitors to enjoy.
Additional Facilities			

Requested Facilities	Toilets	105	These facilities will be provided in the proposed development of Shanganagh Castle. Such facilities are outside the scope of this current Phase of development.
	Changing Room facilities	62	
	Café	27	
	Upgraded playground	22	Upgrades to playground are included in future phases of development
	Improved routes through the park, including nature trail - Include info boards on park's biodiversity	23	This will be undertaken throughout the proposed development and the Masterplan future works.
	Additional tree planting and other biodiversity measures	27	Additional tree planting and other biodiversity measures will be included in this phase and future phases of development
	Bins	40	Such provision will be undertaken throughout the proposed development and the Masterplan future works.
	Seating & picnic benches	39	Such provision will be undertaken throughout the proposed development and the Masterplan future works.
	Drinking water fountains	19	There is a water fountain proposed as part of the proposed works.
	Better dog facilities	17	These facilities will be undertaken as part of the Masterplan future works.
	Bike facilities (shared bikes & storage)	13	Facilities will be provided as part of the proposed development as well as the Masterplan future works.
	Better lighting	14	This will be undertaken as part of Masterplan future works.
Community Spaces, including community hall	10	This is proposed as part of the Masterplan at	

			Shanganagh Castle.
	Event spaces (Bandstand, market area)	7	This is proposed as part of the Masterplan at Shanganagh Castle.
	More staff in the park - Dog warden - Litter warden - Traffic Warden	6	Additional staff resources are proposed when the park is designated a Regional Park.
Additional Sports Facilities	General request for additional sports facilities	184	The Council has tried to balance the space for both passive and active recreation in Shanganagh Park and so are limited in the amount of sports facilities that can be provided in a relatively small space. Larger running tracks are either currently available in other locations across the County or are being considered elsewhere for future development.
	General additional pitches	71	
	Astro pitch	21	
	Skate Park	28	
	Longer running tracks - Particularly 400m track	28	
	BMX facilities	8	
	Pump track	15	
	Hurling wall	12	
	Handball alley	3	
	Storage facilities for various sports	5	Temporary storage (meshed cages) will be provided initially. Permanent storage facilities will be provided at Shanganagh Castle buildings as part of the Masterplan.
General comments			
In Support	Local campaign against proposal does not represent the views of many in the community. Hope it does not prevent improvement of park	n/a	The Council has listened to the views of the whole community, which are very diverse and often conflicting. These proposed plans try to ensure that Shanganagh Park continues to be a place that

			is enjoyed by a wide variety of visitors for a wide variety of uses.
	DLR should progress project as quickly as possible	n/a	Subject to approval, the Council intends to progress as quickly as possible with the proposed development
Do not Support	Ignoring findings of Connect the Dots report from pre-Part 8 consultation	n/a	It must be acknowledged that the Connect the Dots Report outlines the diverse and conflicting views of the local community.
	Money would be better spent on expanding the park for the community, not developing a diminishing resource	n/a	If adjacent land in the area becomes available for purchase, the Council will consider buying it to expand the park
	Online petition Save Shanganagh Park has garnered almost 2,100 signatories	n/a	Only submissions/ observations submitted in accordance with the time requirements stated in the newspaper notice published on the 6 th April 2023 pursuant to Article 81 Article 81 of the PDR are required to be considered in this Part VIII process. A selection of comments from the petition were made in lawfully received submissions, and were included in the overall data analysis and reporting.
General suggestions	Floodlights are biggest remaining issue with new plan, preventing local support	n/a	Submission duly noted. Final decision on the proposed development will be made by the Elected Members who have power to vary or modify the proposed development.
	Existing pitches underused, better time management would increase playability		The Council is preparing a new facilities management process for the entire County, which will address underuse of facilities

	Access to new pitch should be linked to percentage of members who can walk or cycle to facilities to reduce traffic		This will be considered as part of the allocation and booking system and is a key priority for the users.
	Would like to see guarantees that the remaining meadow space will not be damaged or used for construction		There are no future plans to undertake development works at the meadow space. The space permitted for the construction works and access will be minimised.
Alternative & additional locations for sports	Cherrywood pitches		Facilities already being used.
	Crematorium site		Land earmarked for crematorium cannot be used for other purposes.
	Field beside Shankill DART station		This area is used for informal play by the local school and others.
	Acquire fields at Allies River Road and Clontra		If adjacent land becomes available for purchase, the Council will consider acquiring it to expand the park.

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 the objectives of the Woodbrook - Shanganagh Local Area Plan 2017-2023 and with the proper planning and sustainable development of the area. In accordance with section 179(4)(b) of the Planning and Development Act 2000 as amended, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Elected Members, 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 and variations :

1. The following non-material amendments to preserve the archaeology in-situ in accordance with the policy objectives for the protection of archaeology heritage in the County Development Plan:

- To re-locate the pitch in an easterly direction including the ballstop netting and goalposts to preserve the Archaeological Material in Situ.
 - To remove the floodlighting from the pitch.
 - To amend the levels to create pitch and install drainage.
 - To re-position the viewing mound location-
 - To re-shape the bio-retention pond but retaining the same volume.
(Appendix 1)
2. that the mitigation measures and other recommendations set out in the Dept HLG & H (NMS) correspondence (Appendix 3) concerning archaeological and cultural heritage are to be implemented.
 3. that the measures and recommendations set out in the Dept HLG & H (NPWS) Submission (Appendix 4) concerning lighting installed along paths along through the northern fringe of Shanganagh Park from St. Anne's Park to the footbridge and to the Bray Road and the annual monitoring of flood lighting operations in Shanganagh Park are to be implemented (exact to be agreed)
 4. that all relevant mitigation measures outlined in the Ecological Impact Assessment (Appendix 13) are to be implemented
 5. that all Recommendations outlined in the Traffic & Parking Assessment Report (Appendix 12) are to be implemented
 6. that all tree protection fences and other tree protection measures outlined in the Arborist Report (Appendix 7) are to be implemented
 7. that a programme of annual monitoring of the soprano pipistrelle roosts located in 'The Court' St. Anne's Park in June and the annual censusing of the numbers of bats using those roosts in June be instituted.

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

Therese Langan, Director of Community & Cultural Development Department

Appendices:

Appendix 1: Map of Area, Amended Plans & Description

Appendix 2: Archaeological Impact Assessment Report

**Appendix 3: Department of Housing, Local Government and Heritage (NMS)
Correspondence**

Appendix 4: Department of Housing Local Government and Heritage Part 8 Submission

**Appendix 5: Ecological Impact Assessment and Appropriate Assessment Screening
Addendum**

Appendix 6: Environmental Impact Assessment Screening Addendum

Appendix 7: Updated Arborist Report

Appendix 8: Updated Lighting Design

Appendix 9: Public Consultation Process Report

**Appendix 10: Appropriate Assessment & Environmental Impact Assessment Screening
Determinations**

Appendix 11: An Bord Pleanála Decision

Appendix 12: Traffic & Parking Assessment Report

Appendix 13: Ecological Impact Assessment (EclA)

Appendix 14: Appropriate Assessment Screening

Appendix 15: Environmental Impact Assessment Screening