**Services Department Report:**

**Surface Water Drainage Report:**

No objection to the above proposal proceeding to a Part 8 Consultation Process.

Water Services to be consulted prior to detailed design to ascertain exact locations of water mains and foul connections and to agree the detailed SUDS measures.

**Libraries Report:**

No objection to the proposal.

**Transportation:**

No objection to the proposal.

**Architects Dept:**

No objection to this proposal.

**Irish Water:**

No objection to the above proposal proceeding to a Part 8 Consultation Process.

1)"Where the applicant proposes to connect to a public water/wastewater network operated by IW, the applicant must sign a connection agreement with IW prior to the commencement of the development and adhere to the standards and conditions set out in that agreement." 2) “In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.”

**Corporate Services Dept:**

No objection to the above proposal proceeding to a Part 8 Consultation Process.

**Housing Services Dept:**

No objection to this proposal

**Community Dept:**

No objection.

**Planning Dept:**

**Location and context of the site of the Proposed Scheme**

The site of the proposed development is located within Springhill Park, Mount Albany, off Newtownpark Avenue. The total area of the Park is 3.96 hectares of open space with mature parkland tree planting. The site of the proposed development is located along the northern boundary wall of the Park, abutting Newtown Nursing Home, with Mount Albany Road to the north and Springhill Avenue to the south of the Park. Springhill Park is a well-used park which provides for excellent recreational facilities including playing pitches, a playground and five tennis courts. A network of paths traverses the Park linking the estates of Mount Albany, Springhill, Pine Court and Pine Lawns.

**Proposed Development**

The proposed development comprises the removal of the existing metal container, used as a Tennis Club House and its replacement with a modular type Tennis Pavilion. This Pavilion will proved changing rooms and toilets, Coaches room, reception area, meeting room, kitchenette and store/playroom room and an external viewing area. There would be a terraced area, planting and a ramp up to the building.

The building with a stated floor area of 143sqm, has been designed with an angled pitched roof to a maximum height of 3.87m and 31.9m in length. It is proposed to provide glazing to the front facing the existing tennis courts. The building would be set off the existing northwest boundary wall and hedge with NewtownPark House. To the rear, the building would be approximately 2.4m in height. There would be a gated entrance to the rear of the building for maintenance and a terrace with planting would surround the pavilion building. The proposed finish has been shown as a mixture of wood cladding and powder coated aluminium cladding with timber or aluminium windows and doors.

**Zoning and Policy Objectives**

The subject site is located on lands zoned Objective ‘F’ in the County Development Plan, 2010-2016, (Map 6) with a stated objective ‘To preserve and provide for open space with ancillary active recreational amenities’. It also has an objective to ‘To protect and preserve Trees & Woodland’

Where lands zoned F are to be developed then: Not more than 40% of the lands 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.

**Planning Assessment**

Under the Objective ‘F’ zoning in the Dun Laoghaire-Rathdown County Development Plan, 2010-2016, ‘Sports facility’ is ‘Permitted in Principle’. The proposed development, which will provide a modern tennis pavilion, accords with the zoning objectives pertaining to the site and would improve the Sports facilities within the Park. It comprises of a well-considered single storey pavilion building which has been designed fit into its setting within the park. The building roof pitch has been designed so that the rear of the pavilion building would be approximately 2.4m in height which is significantly lower than the existing boundary wall to Newtownpark House. Therefore there would be no overlooking or overshadowing issues of adjoining properties from the proposed Pavilion.

The proposed ‘use’ as a tennis pavilion is acceptable adjacent to the existing tennis courts in planning term. The proposed development including the terrace area, access and landscaping provide for a visually appealing addition to the park in replacement of the visually unappealing metal steal containers on site.

In terms of impact on amenities it is considered that the proposed Pavilion will have a positive impact on the amenities of the park from a visual perspective and in terms of facilities. Regarding parking provision, existing on-street parking is provided along Mount Albany and Springhill Avenue. The majority of Club members are local to the park and either walk or cycle to the courts. It is proposed as part of this scheme to install bicycle stands beside the courts and new pavilion building. This is considered acceptable.

Having regard to the policies of the 2010-2016 Dun Laoghaire-Rathdown County Development Plan, it is considered that the proposed Pavilion design and layout is an enhancement to the existing park facilities and is consistent with the proper planning and sustainable development of this area.

**Planning Recommendation**

It is considered that the propose development is in accordance with the provisions of the 2010-2016 Dun Laoghaire- Rathdown County Development Plan and with the proper planning and sustainable development of the area. It is considered that the proposed development can proceed to the Statutory Process in accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 ( as amended).

**Environment Dept. Parks Section:**

No objection.