

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

5th July 2021

Item No. 10

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 of Hyde Park Community Sports Centre, Hyde Road, Dalkey, Co. Dublin

1. PC/PKS/01/21

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended), Dún Laoghaire-Rathdown County Council (the Council) gave notice of the proposed development, in the Irish Times on the 7th May 2021. Plans and particulars of the proposed development were made available for inspection from the 7th May 2021 to the 18th June 2021 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 18th June 2021.

<https://dlrcoco.citizenspace.com/parks/pc-pks-01-21-proposed-development-of-hyde-park-com/>

2. SITE LOCATION AND DESCRIPTION:

The site is located at the south-eastern section of Hyde Park with Hyde Road to the east including direct access to the public road. There are existing sports buildings on the site, constructed in circa the 1970's which are in dire need of modernising. It is proposed to develop a modern shared multi-use community sports centre to meet the current and future needs of the clubs and community. The site outlined in red on the site location map consists of the location for the proposed community sports centre.

The proposal is to demolish the existing structures and construct a shared multi-use community sports centre building. The proposed building will be partially two storey and consists of a café/club refreshment area facing the road, a fitness centre at first floor level, a sports hall, toilets, changing facilities, ancillary spaces, etc.

3. ZONING AND OTHER OBJECTIVES

3.1 Zoning:

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, Community Facility and Sports Facility are 'Permitted in Principle'.

3.2 Policy:

The development will tie in with the relevant national and regional policy as well as the following specific policies outlined in the County Development Plan 2016-2022;

Policy OSR10: Sports & Recreational Facilities

"It is Council policy to ensure to promote the provision and management of high quality sporting and recreational infrastructure throughout the county and to ensure the particular needs of different groups are incorporated into the planning and design of new facilities".

Policy SIC2: Social Inclusion and Participation:

It is Council policy to 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

Policy SIC6: Community Facilities:

It is Council policy to support the development, improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County.

3.3 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 Council primary focus as outlined in this strategy is to provide facilities that will enable participation by as wide a cross section of the population across a diverse range of sports. This proposed development fully aligns with this strategy.

4. PROPOSED WORKS:

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

The design of the new building remains roughly within the footprint of the existing buildings and has a similar orientation to these. The main volume of the building is made up with the sports hall and the two-storey element is a continuation of the double height hall space. In addition to the sports hall, the ground floor consists of; a café/refreshment area including a kitchen/storage and cleaners room, a stairs and lift to first floor level, toilets (including a disabled toilet), a club shop and lobby/youth area, a unisex changing village and hall storage, a large plant room, meeting/practice room with additional storage, changing rooms, toilets, showers (including disabled), office and small kitchenette spaces, storage for goals and equipment. The first floor space consists of one large flexible space for gym/fitness/team analysis, toilets and physio room. In addition, some mechanical and electrical plant will be located on the roof and in a purpose-built enclosure adjacent to the building.

The building design promotes active street frontage with the café/refreshment area at ground floor level opening onto Hyde Road with the gym/fitness/team analysis space providing additional passive surveillance at first floor level. The changing and ancillary spaces are located to the rear in close proximity to the pitches. A small number of car parking spaces are being removed in close proximity to the cafe to facilitate an external space for sitting and soft landscaping.

5. APPROPRIATE ASSESSMENT

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Housing, Planning Community and Local Government, February 2010), and the Planning and Development (Amendment) (No. 3) Regulations 2011. These require that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 sites, that is, Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's). CAAS Ltd has reviewed the proposed development with respect to the requirement for an Appropriate Assessment and has submitted a report.

Having reviewed and considered this Appropriate Assessment Screening Report and general information on the nature of the project, the Council has been able to conclude that there is no likelihood of any significant effects on European sites arising from the proposed works, either alone or in combination with other plans or projects.

Therefore, it has been concluded that an Appropriate Assessment is not required for these proposed works.

6. ENVIRONMENTAL IMPACT ASSESSMENT REPORT

Section 93 of the Planning and Development Regulations 2001 (as amended) outlines the instances in which an Environmental Impact Assessment Report is required.

The proposed development is subject to an assessment in accordance with Section 93 and Schedule 5 of the Planning & Development Regulations, 2001 (as amended).

An Environmental Impact Assessment screening determination in relation to the proposed development has been made by Dún Laoghaire-Rathdown County Council in accordance with Section 120 (4) and Schedule 7 of the Planning & Development Regulations, 2001 (as amended).

The decision has been informed by information prepared by CAAS Ltd, on behalf of the Council – *Environmental Impact Assessment Screening Report* - having regard to the characteristics of the proposed development, in relation to size, the accumulation with other existing development, any associated demolition works, the use of natural resources in particular land, soil, water and biodiversity, the production of waste, pollution and

nuisances, surface and foul water, air and noise pollution, risk of major accident and characteristics of potential impacts.

Having reviewed and considered this Environmental Impact Assessment Screening Report and general information on the nature of the project, the Council has determined that an EIAR is not required in this instance.

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 sporting and community facilities in the local community with a wide range of benefits.

The site lies within the area of Zoning Objective A 'To protect and-or improve residential amenity'. Under this zoning, Public Services are 'Permitted in Principle' and Community Facility/Sports Facility is 'Open For Consideration'. There are a number of policies within the County Development Plan 2016-2022 which support this project.

An EIA screening has been carried out and it has been determined that an EIAR is not required, as there is no real likelihood of significant environmental effects.

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

In conclusion, the use proposed is acceptable in principle and accord with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022 and the proper planning and sustainable development of the area. It is a facility that will greatly benefit the local community and help to foster a sense of ownership and inclusion.

8. INTERNAL REPORTS

Architects Department

In correspondence dated 2nd May 2021, confirmed no objection to the proposed development.

Community and Cultural Development

In correspondence dated 25th January 2021, confirmed no objection to the proposed development.

Forward Planning Infrastructure

In correspondence dated 5th February 2021, confirmed no objection to the proposed development.

Housing Department

In correspondence dated 22nd January 2021, confirmed no objection to the proposed development.

Planning Department

In correspondence dated 12th January 2021, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Capital Projects & Transportation Planning

In correspondence dated 8th February 2021, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Estates Officer

In correspondence dated 11th February 2021, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Environment Enforcement

In correspondence dated 5th February 2021, confirmed no objection to the proposed development subject to compliance with the environment guidance documents on the DLR website.

Infrastructure and Climate Change – Climate Action Officer

In correspondence dated 5th February 2021, confirmed no objection to the proposed development.

Municipal Services – Drainage Planning

In correspondence dated 26th April 2021, confirmed no objection to the proposed development subject to the following conditions;

- The Surface Water Drainage shall be carried out in accordance with the PUNCH Consulting Engineering Planning report Revision PL3 dated 25th March 2021, PUNCH Consulting Drawing Nos. 192104-002 PL2, 192104-003 PL2, 192104-004 PL2, 192104-005 PL3 & 192104-010 PL1, Arthur Gibney & Partners drawing Nos. A 103 & A 203 dated 15th April 2021, except as may otherwise be required in order to comply with the conditions below.
- The Green roofs shall be designed in accordance with The SUDS Manual (C753) and BS EN 12056-3:200. Prior to the commencement of development, the applicant shall submit full dimensioned construction details of the proposed Green Roofs to Municipal Services for its written agreement. Details shall include a construction plan and a post-construction maintenance specification and schedule. Maintenance contractors with specialist training in green roof care should be used. The applicant shall also provide details of maintenance access to the green roofs and should note that in the absence of a stairwell type access to the roof, provision should be made for alternative maintenance and access arrangements such as external mobile access that will be centrally managed. Thereafter, the works shall be carried out in accordance with the agreed details and the green roof shall be maintained at all times in accordance the post-construction maintenance specification and schedule, which shall be included in the Safety File.
- The Rainwater Harvesting system shall be in accordance with the recommendations of BS EN 16941-1:2018/EN 16941-1:2018 -On-site non-potable water systems - Part 1:Systems for the use of rainwater and The SuDS Manual (CIRIA C753). Prior to the commencement of development, the applicant shall submit full details of the proposed Rainwater harvesting system to the Planning Authority for its written agreement. Details shall include calculations for sizing of the system for

the proposed usage, and a post-construction maintenance specification and schedule. Thereafter, the works shall be carried out in accordance with the agreed details and the Rainwater harvesting system shall be maintained at all times in accordance the post-construction maintenance specification and schedule, which shall be included in the Safety File.

- The applicant shall comply with the requirements of Irish Water with regards the foundation details in close proximity to the 900mm diameter Irish Water foul sewer.

Municipal Services – Road Maintenance

In correspondence dated 8th February 2021, confirmed no objection to the proposed development. Roads Maintenance will require consultation at detail design stage in relation to permeable paving and on-going maintenance issues, finishes to footpaths, request for in-situ kerbs rather than pre-cast.

Municipal Services – Traffic and Road Safety

In correspondence dated 5th February 2021, confirmed no objection to the proposed development.

Municipal Services – Biodiversity Officer

In correspondence dated 20th April 2021, confirmed no objection to the proposed development.

9. STATUTORY BODIES/ORGANISATIONS

There were no submissions received from any of the statutory bodies.

10. SUBMISSIONS/OBSERVATIONS

10.1 Submissions

In accordance with Part 8, Article 81 of the Planning Regulations, 2001 (as amended) the Council gave notice of the proposed development in the Irish Times on 07-05-21 indicating that submissions would be accepted up to and including 18-06-21. A site notice, in the prescribed format, was also erected on the site and maintained in place for the prescribed period.

10.2 TABLE A: List of persons/bodies who made submissions

119no. submissions were received within the stipulated time period, which are listed as follows:

No	Name	Online Reference
1	Colin Behan	ANON-7HFZ-4V5M-B
2	Patricia McGuirk	ANON-7HFZ-4V54-J
3	Stephen Flood	ANON-7HFZ-4V57-N
4	Steven	ANON-7HFZ-4V5A-Y
5	Ailish Young	ANON-7HFZ-4V58-P
6	John Curtin	ANON-7HFZ-4V5R-G
7	Paddy Holahan	ANON-7HFZ-4V5S-H
8	Anne burke	ANON-7HFZ-4V5C-1
9	Andrew O'Callaghan	ANON-7HFZ-4V59-Q

10	Philippa Barrington-Pell	ANON-7HFZ-4V5H-6
11	Eibhlin Curley	ANON-7HFZ-4V5J-8
12	Aisling Fay	ANON-7HFZ-4V5K-9
13	Louise Keane	ANON-7HFZ-4V5Z-R
14	Joan Mulcahy	ANON-7HFZ-4V55-K
15	Bernard Chanliau	ANON-7HFZ-4V5P-E
16	Deirdre Ní Fhloinn	ANON-7HFZ-4V5V-M
17	Louise Phillips	ANON-7HFZ-4V5F-4
18	Jonathan Westrup	ANON-7HFZ-4V52-G
19	Les moore	ANON-7HFZ-4V5N-C
20	Sinead Carolan	ANON-7HFZ-4V5D-2
21	Tony Bass	ANON-7HFZ-4V5E-3
22	Camila Sao pedro	ANON-7HFZ-4V5U-K
23	Josette Mackey	ANON-7HFZ-4V5W-N
24	Eoghan Neary	ANON-7HFZ-4V5Q-F
25	Eamonn Hodge	ANON-7HFZ-4V56-M
26	Judith	ANON-7HFZ-4V5Y-Q
27	Colmán Ó Drisceoil	ANON-7HFZ-4V5T-J
28	Amy Battigan	ANON-7HFZ-4V53-H
29	Brian Lynch	ANON-7HFZ-4V51-F
30	David	ANON-7HFZ-4V5X-P
31	geraldine kelly	ANON-7HFZ-4V5B-Z
32	Gerard Jones	ANON-7HFZ-4VWM-D
33	Liz McEvoy	ANON-7HFZ-4VW7-Q
34	Edward C. Randolph	ANON-7HFZ-4VWA-1
35		ANON-7HFZ-4VWG-7
36	peter murray	ANON-7HFZ-4VW8-R
37	Ken O'Sullivan	ANON-7HFZ-4VWR-J
38	Mo	ANON-7HFZ-4VWS-K
39	Kieran Dooley	ANON-7HFZ-4VWC-3
40	Philip Hassell	ANON-7HFZ-4VW9-S
41	Rachel Ivers	ANON-7HFZ-4VWH-8
42	Elena Brooks	ANON-7HFZ-4VWK-B
43	Valentina	ANON-7HFZ-4VWZ-T
44	Elena Brooks	ANON-7HFZ-4VW5-N
45	Jane O Connor	ANON-7HFZ-4VWP-G
46	Adam Ó Ceallaigh	ANON-7HFZ-4VWV-P
47	Patrizia Tuohy	ANON-7HFZ-4VWF-6
48	Anthony Greene	ANON-7HFZ-4VW2-J
49	Karen Farley	ANON-7HFZ-4VWN-E
50	Deirdre MC Laughlin	ANON-7HFZ-4VWD-4
51	Sinead Montgomery	ANON-7HFZ-4VWE-5
52	Jack Cunningham	ANON-7HFZ-4VWU-N
53	Jean mitton	ANON-7HFZ-4VW6-P
54	Blaithin O'Brien	ANON-7HFZ-4VWY-S
55	Aisling	ANON-7HFZ-4VWT-M
56	Fiona McKenna	ANON-7HFZ-4VW3-K
57	Eoin Brennan	ANON-7HFZ-4VW1-H
58	Kenneth Fitzgerald	ANON-7HFZ-4VWX-R
59	Breda Hughes	ANON-7HFZ-4VWB-2
60	Catherine Earley	ANON-7HFZ-4VYM-F

61	Catherine	ANON-7HFZ-4VYA-3
62	Kevin Spain	ANON-7HFZ-4VY7-S
63	Robert FLAVIN	ANON-7HFZ-4VY8-T
64	Gerard McDonough	ANON-7HFZ-4VYR-M
65	Tommy Drummond	ANON-7HFZ-4VYS-N
66	Conor mcnulty	ANON-7HFZ-4VYC-5
67	Karolina Lynch	ANON-7HFZ-4VY9-U
68	Mack Mirahmadi	ANON-7HFZ-4VYH-A
69	Patrick Murdock	ANON-7HFZ-4VYJ-C
70	John Basquille	ANON-7HFZ-4VYK-D
71	Rory	ANON-7HFZ-4VYZ-V
72		ANON-7HFZ-4VYP-J
73	Bridget Sheridan	ANON-7HFZ-4VYV-R
74	M Lee	ANON-7HFZ-4VYF-8
75	Chris Brennan	ANON-7HFZ-4VY2-M
76	Brian Lehane	ANON-7HFZ-4VYN-G
77	Mair Ricketts	ANON-7HFZ-4VYD-6
78	Brennan Eamonn	ANON-7HFZ-4VYE-7
79	William earley	ANON-7HFZ-4VYU-Q
80	Yvonne O'Neill	ANON-7HFZ-4VYW-S
81	Nuala Waldron	ANON-7HFZ-4VYQ-K
82		ANON-7HFZ-4VYY-U
83	Paula Kearns	ANON-7HFZ-4VYT-P
84	Lara McCashin	ANON-7HFZ-4VY3-N
85	Cerstin Mudiwa	ANON-7HFZ-4VY1-K
86	Aidan Nutley	ANON-7HFZ-4VYX-T
87	Joey Mason	ANON-7HFZ-4VYB-4
88	Donal Smyth	ANON-7HFZ-4V8M-E
89	Peter Mortimore	ANON-7HFZ-4V84-N
90	Stephen Breen	ANON-7HFZ-4V87-R
91	Karen Mc Guirk	ANON-7HFZ-4V8A-2
92	padraig o feintheadha	ANON-7HFZ-4V8G-8
93	Meadhbh Ni Fheintheadha	ANON-7HFZ-4V88-S
94	Claudine O'Connor	ANON-7HFZ-4V8R-K
95	Paul Groarke	ANON-7HFZ-4V8S-M
96	Vandra Costello	ANON-7HFZ-4V8C-4
97	Philip O'Donnell	ANON-7HFZ-4V89-T
98	Karen O connor	ANON-7HFZ-4V8J-B
99	Moira gridfib	ANON-7HFZ-4V8K-C
100	John Emerson	ANON-7HFZ-4V8Z-U
101	Fergal McGuinness	ANON-7HFZ-4V85-P
102	Alyson Carney	ANON-7HFZ-4V8P-H
103	Pat	ANON-7HFZ-4V8V-Q
104	Julian Eberle	ANON-7HFZ-4V8F-7
105	Lindsay Connolly	ANON-7HFZ-4V82-K
106	Chris Ricketts	ANON-7HFZ-4V8N-F
107	Chris Ricketts	ANON-7HFZ-4V8D-5
108	Paul	ANON-7HFZ-4V8W-R
109	John Cunniffe	ANON-7HFZ-4V8Q-J
110	Joseph Keegan	ANON-7HFZ-4V86-Q
111	Christine Orourke	ANON-7HFZ-4V8Y-T

112	Bébhinn Murphy	ANON-7HFZ-4V8T-N
113	Finola McDonald	ANON-7HFZ-4V83-M
114	Oisín O'Connor	ANON-7HFZ-4V81-J
115	Damian Byrne	ANON-7HFZ-4V8X-S
116		ANON-7HFZ-4V8B-3
117	Simon Bradshaw	ANON-7HFZ-4V4M-A
118	Josette Mackey	
119	DLR PPN	

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

A total of 119 submissions were received, 117 via the consultation hub and two via email. Of the submissions received, these are generally categorised as follows;

Support the Proposed Development	87 (73%)
Do Not Support the Proposed Development	12 (10%)
Other/Queries/Neutral	20 (17%)

Support the Proposed Development (73%):

Of the 87 submissions received in relation to the support for the project, these are a mix of members of the clubs, local residents, local residents associations, local schools, local businesses, Councillors, tidy towns and other local clubs.

Do not Support the Proposed Development (10%):

Of the 12 submissions received who do not support the project, many are from individual local residents concerned with the scale of the building and relationship with the adjacent residential developments, anti-social behaviour, parking and noise issues, the café, use and events. One submission has been prepared by a planning consultant on behalf of local residents. It is not known how many local residents this submission is supported by.

Other/Queries/Neutral (17%):

Of the other/queries/neutral submissions, many of these are suggestions and questions from local people about the process and use of the facility.

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

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

A summary of submissions/observations is outlined below;

Submission/Observation	Chief Executives Response
<p>Support for the Proposed Development:</p> <p>Of the 87 submissions received, a sample of the submissions/ observations relating to the support are outlined below;</p> <p>'As a family who live in Dun Laoghaire, we are hugely supportive of this development. It is badly needed in the area and will create much needed facilities for young people and families. There is no other such facility in Dalkey'.</p> <p>'Support the proposal. Delighted to see that will be energy efficient'.</p> <p>'Excellent idea. Multi sport & shared facilities makes much more sense than focusing on the usual "primary" sports. Cafe and sharing sports spaces will increase community feeling too. Delighted to see this model being used in Ireland'.</p> <p>'This is a very welcome initiative that will add greatly to the sporting and social and mental health fabric of the DLR area - it is a credit to the council staff and councillors that it is being progressed. excellent idea and well thought out plans. the sooner the better'</p> <p>'Fantastic partnership plan for current and future local communities. Our community sporting spaces and facilities are very limited due to land shortage so they need to be as functional and flexible as possible. We'll done to DLR'.</p> <p>'I think the the development will benefit the community and the club to provide facilities for the young people of the area. This centre could be used for the benefit of schools, community groups and members. A facility like this is long overdue for the area'.</p>	<p>These submissions/observations are noted.</p>

Submission/Observation	Chief Executives Response
<p>'I am a resident of Hyde Park and I really like the proposed development. I believe it will enhance the amenity and is long overdue'.</p>	
<p>Scale & Massing of Building:</p> <p>Building is very tall – should not be higher than the roofs of the houses nearby.</p> <p>This building is too big for the amount of open space - two pitches.</p> <p>Saint Begnets Villas/Hyde Road/Hyde Park are residential areas, the double height and scale of the proposed development is not in keeping with a residential area.</p> <p>Concern about the scale of the building. It is totally out of keeping with the other buildings in Dalkey and on Hyde Road in particular.</p> <p>The building, with its roof lights, dwarves the houses in St Begnet's Villas – in particular number 13. The back of the house is only a few metres from the proposed new building.</p>	<p>This is a confined site with limited space. In order to provide the facilities required, the height outlined, including a second storey to the front of the building is required. A shadow analysis has been completed that indicates minimal impact from the proposed building as it lies to the north of St Begnet's Villas. It is also some distance from the houses opposite on Hyde Road and Hyde Park. The footprint of the proposed building is similar to the existing buildings.</p> <p>As above</p> <p>The existing buildings are in a similar location to the proposed development.</p>
<p>Impact on Residential Developments:</p> <p>Issue that none of the architect's plans or mock up images of the building show how St Begnet's Villas will be affected by the new building.</p> <p>The houses to the north side of St Begnet's Villas, from house number 1 to 23 will be most severely impacted by the new clubhouse given its proximity.</p> <p>Suggestion to re-locate the building located in an alternative position in the park or split the development.</p> <p>At present the sight of the rear of the clubs is considered very ugly.</p>	<p>A shadow analysis has been completed that indicates minimal impact from the proposed building as it lies to the north of St Begnet's Villas. The Architects drawings show existing and proposed sections and elevations.</p> <p>The buildings are currently in a state of disrepair, have a very poor energy rating, are an eyesore and not fit for purpose. The fabric of the buildings is deteriorating (including leaking roof), sections are being closed off and not in use. The cost of maintenance is increasing and the use is declining. The proposed development will greatly improve the appearance from the residential areas with</p>

Submission/Observation	Chief Executives Response
<p>Assurances requested that there be no plant visible from St. Begnets Villas.</p> <p>Issues about security and privacy raised.</p> <p>Issue raised regarding the existing Dalkey United building built right up to the rear wall of St Begnet's Villas leading to water pouring into the garden from the gutters, children climbing on the roof, etc.</p> <p>Queries raised about the construction as follows;</p> <ul style="list-style-type: none"> • Encroaching on adjacent property – ie trespassing • Undermining the roots of trees in our garden • Damaging the back walls of our property • Invading our privacy • Creating unbearable and insupportable noise nuisance 	<p>increased use leading to a safer environment.</p> <p>The proposed development will address these issues.</p> <p>The proposed development will not encroach on adjacent property, will not undermine roots of trees in adjacent properties, damage rear walls. There is no overlooking of the properties of St. Begnets Villas and noise will be managed by the clubs. Furthermore, a lease will be entered into with DLRCC which will address noise. Cuala GAA have operated a paid bar from the existing premises over many years. The proposed development does not include a bar, and this will help to significantly reduce noise late at night.</p>
<p>Café:</p> <p>Request a guarantee that the cafe will not be turned into a bar.</p> <p>Suggest that the cafe will take up room in the building - if this were excluded could height be reduced?</p> <p>Suggestion that the town has lots of cafes, bars and restaurants and is another necessary.</p> <p>Taking business away from the town</p> <p>Issue with the coffee shop been in the front of the building it will only cause people to gather in the front (young and old).</p> <p>Proposed street scape at the front is more in keeping with the commercial area of Castle Street as is the proposed cafe bar not a residential area.</p> <p>Request for café to be re-located in</p>	<p>At present, the blank façade of the building facing Hyde Road offers no overlooking or passive surveillance to the street. As a result, people tend to congregate in this location and with the lack of overlooking/passive surveillance, there can anti-social activity taking place. Good urban design will offer some overlooking and interaction with the street to deter anti-social activity and improve the passive surveillance. Currently the Cuala building has a licensed bar. A bar is not proposed in the plans and there is no intention of turning the café into a bar. The café is aimed at creating a meeting space for users of Hyde Park (dog-walkers, parents of children in the play area, etc.) and users of the proposed facilities. It will also be an important space for club members to meet to plan activities, matches, etc. The proposed development is also offering facilities to the park in the form of toilets and a café. These facilities are important in the context of the adjacent playground and will also cater for</p>

Submission/Observation	Chief Executives Response
<p>towards the middle of the park to reduce the impact on the residents.</p> <p>Limiting time so it cannot operate from Monday to Friday (9am-5pm) and only when sports facility is operational.</p> <p>Request that the cafe cannot operate independently of recreational facilities.</p> <p>The glazing should be fully obscured glass.</p> <p>The proposed café/restaurant should not operate as a fast food restaurant/takeaway</p> <p>The café/restaurant should not sell hot food for consumption off the premises.</p> <p>Litter management plan should be agreed with DLRCC as well as details of the plant equipment and management.</p>	<p>older people using the park.</p> <p>As this is a café, its times of operation will likely be Monday to Sunday (09:00-18:00).</p> <p>The café is as much for the park users as it is for the clubs.</p> <p>Partial obscuring of the glazing will be considered at the detail design stage.</p> <p>There is no intention of running a fast food outlet here.</p> <p>The café will likely sell sandwiches, soup, etc and these would be available for take-away.</p> <p>A litter management plan will be agreed with DLRCC. All single use plastic and coffee cups will be banned from the facility. Water fountains will be widely available and a deposit scheme for coffee cups, as well as keep cups will be implemented.</p>
<p>Restrictions:</p> <p>Premises should be vacated by 10pm every night so large crowds of people are not emptied into the residential area late at night.</p> <p>Suggestion that members of the board of management for the centre must include a resident from the local community (living on HYDE Road, Hyde Park or St Begnetts Villas).</p> <p>The premises should not operate after 10pm Monday to Sunday (including bank holidays).</p>	<p>DLRCC will enter a lease with both clubs which will cover the hours of operation. The leasing of the property is subject to the consent of Council.</p> <p>The 2 sections of the building will be occupied, maintained and managed by Dalkey United AFC and Cuala GAA, respectively. The officers and trustees of the clubs include local residents currently (from St. Begnet's Villas and Hyde Road), and it is envisaged that this will continue.</p> <p>The sports facilities, including the gym, will not operate after 10pm. The coffee shop will open to the public during normal commercial hours only, and close at 6pm or before. It will not operate as a bar. The members' bar that has been operating on the premises for many years will remain closed. On a select number of special</p>

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<p>Access to Hyde Park shall only be restricted by the Local Authority and public pedestrian access to the park shall not otherwise be unduly restricted.</p> <p>Suggest strict hours on construction so work does not disturb neighbours. Limited to 8am to 6pm Monday to Friday and 10am-2pm on Saturday. No work on Sundays or public holidays.</p> <p>Suggest strict noise and dust monitoring during construction with appropriate baseline monitoring carried out prior to commencement of any construction or demolition works.</p>	<p>occasions and holidays (e.g. St Patrick's Day), the centre will be open until midnight subject to strict conditions. The lease shall include a tenant covenant "not to play or use in the demised Premises any musical instrument, loud speaker, radio or any other equipment or apparatus that produces sound that may be heard in nearby premises or outside the demised Premises if the Landlord shall in the Landlord's absolute discretion consider such sound to be unreasonable and shall serve notice on the Tenant to that effect."</p> <p>Access to Hyde Park will open to all times except where restricted by DLRCC.</p> <p>A comprehensive Construction Management Plan will be put in place that will address time, noise and dust issues before building works commence and agreed with DLRCC. Construction hours will be limited to reflect the residential nature of the area. The DLRCC Environment Planning Guidance (link) will also be adhered to.</p>
<p>Anti-Social Activity:</p> <p>With the amount of antisocial behavior that goes on as it is in field, it would be a disaster to add more footfall to the area.</p> <p>A horrendous amount of littering, vandalism, fighting, cars damaged on the road by youths drinking and breaking wing mirrors and running on top of cars etc.</p> <p>Request not to provide the seating at the front of the café because it will attract anti-social activity and youths hanging around in gangs.</p> <p>Litter is a major problem and there is</p>	<p>It is expected that this proposed development will help minimise anti-social behaviour by (i) improving the look of the buildings in Hyde Park (ii) enhance passive security, as a flow of people acts as a deterrent to groups congregating (iii) improve the sporting facilities available to young people in the area. Dalkey United AFC and Cuala are volunteer sports organisations that work with young people to promote a healthy lifestyle, teamwork and respect for our local community.</p> <p>Any seating at the front of the café will be brought in after hours of operation.</p> <p>A litter management plan will be agreed</p>

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<p>a concern that it will get much worse.</p>	<p>with DLRCC. All single use plastic and coffee cups will be banned from the facility. Water fountains will be widely available and a deposit scheme for coffee cups, as well as keep cups will be implemented.</p>
<p>Parking/Bike Parking:</p> <p>The need for parking in the area seems to have been overlooked. Currently cars fill the road and housing estates creating congestion and possibly blocking local access.</p> <p>Problem with the provision or lack of parking spaces in the area.</p> <p>Request to provide more parking spaces taking some ground from the field.</p> <p>Parking bylaws/legislation are not enforced surrounding the pitches.</p> <p>Lack of enforcement of the bylaws in the area, particularly on a Saturday morning, will not encourage anyone attending Hyde Park to utilise public transport/cycle/walk when it is known that there is free, or risk free, parking on Hyde Road and the surrounding residential estates.</p> <p>Café will lead to more parking issues.</p> <p>Suggestion that the cul de sac of Hyde park is double yellow lined the whole way in and not just, as is the case at present, the first fifty metres or so.</p> <p>Lives of local residents negatively affected by the Parking on Saturday mornings in particular by careless parking by parents of children using the facility. There are elderly residents and there are times when ambulance access is absolutely impossible.</p> <p>Due to this lack of enforcement of illegal parking, there is a concern that the existing traffic hazard will not be addressed as part of this</p>	<p>The provision of further car parking spaces will take essential green space from the park, encourage more cars into the area and discourage sustainable modes of transport. Traffic is currently an issue locally, particularly at times of peak demand on the playing pitches (Saturday mornings). The proposed re-development will not impact on this demand, and the recent opening of Hudson Road to children attending coaching with Cuala GAA and Dalkey United AFC has eased the demands. Additional double yellow lines and enforcement of the illegal parking will be undertaken to deter parking in the adjacent residential developments in collaboration with the residents.</p> <p>As above</p> <p>As above</p> <p>As above</p> <p>As above</p>

Submission/Observation	Chief Executives Response
<p>application. It is also a concern that the improved/additional facilities proposed will only exacerbate the problem.</p> <p>Engineering report makes no attempt to consider or address the parking of cars in St. Begnet's Villas or the northern portion of Hyde Road/Hyde Park/Castlelands where those attending Cuala and Dalkey United regularly park on a Saturday morning.</p> <p>Documentation put on public display does not fully consider the impacts on traffic safety or the surrounding residents and should be reviewed</p> <p>Queried as to how an enforceable condition can be attached to ensure the mobility management plan is not just prepared but also implemented.</p> <p>Queried as to whether this application has adequately considered the traffic safety of this residential area.</p> <p>Suggestion that parking be strictly controlled with dedicated parking in the surrounding streets for residents only. All visitors to this facility should drop and collect or use public transport.</p> <p>Suggestions that there will be 4 or 5 car spaces removed to be replaced with a green area in front of the club house. This just adds to the problem of parking</p> <p>For road safety, suggestion that the car parking spaces be made parallel with wider footpaths installed there instead.</p> <p>Provision to be made for bicycles and children's scooters parking outside the facility</p>	<p>As above</p> <p>As above</p> <p>As above</p> <p>As above</p> <p>As above</p> <p>The removal of 3 car parking spaces at the café will encourage overlooking and passive surveillance of Hyde Road.</p> <p>Parallel parking would reduce the number of car parking spaces further and reduce the flexibility of bus drop off and collection.</p> <p>A covered bike rack as part of the plans will facilitate cycling. Adequate cycle and scooter parking will be available to users of the park and facilities to incentivise cycling and discourage car journeys.</p>
<p>Noise:</p>	

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<p>All plant/machinery for the building such as air conditioning units, heat transfer units etc should be silent so it does not disturb the neighbours in this residential area.</p> <p>Machinery should be sited on field side of building to eliminate risk of noise and pollution towards houses.</p> <p>Muga should be removed. Too much traffic and noise already.</p> <p>Currently the noise is terrible</p>	<p>Advances in design in recent years have significantly reduced noise generated by plant (e.g. air handling units). With respect to the proposal, the design has been developed to reduce noise in the following ways: (i) Locating the plant in 3 separate zones, each being in close proximity to the part of the building the plant is serving: noise from plant is lower when these distances are minimised. (ii) Acoustic screens will be installed in areas plant is located to further reduce noise levels.</p> <p>This is outside of the scope of this proposed development.</p> <p>It is anticipated that the proposed development will lead to a reduced level of noise from anti-social activity.</p> <p>Cuala GAA have operated a paid bar from the existing premises over many years. The proposed development does not include a bar, and this will help to significantly reduce noise late at night.</p>
<p>Traffic:</p> <p>Hostile unsafe environment for people attending the grounds by bicycle due to the continuous movement of vehicle traffic in the area.</p> <p>Provision must be made for a safe cycling route along Hyde Road along with a reduction in car parking spaces and significantly more bike parking to incentivise cycling and discourage car journeys.</p> <p>The presence of a café will increase the already dreadful traffic problem on Hyde Road and St Begnet's Villas.</p> <p>Concern that the engineering report does not adequately consider the traffic impact of the proposal</p> <p>There does not appear to be any evidence that Mobility Management Plans will work for sports clubs.</p> <p>An improved facility will lead to an</p>	<p>Recent improvements in walking and cycle infrastructure in the county of DLR has led to safer streets. These improvements will continue to be implemented across the county in the coming years.</p> <p>Adequate cycle and scooter parking will be available to users of the park and facilities to incentivise cycling and discourage car journeys.</p> <p>It is not anticipated that the café will increase traffic problems in the area.</p> <p>Traffic is currently an issue locally, particularly at times of peak demand on the playing pitches (Saturday mornings). The proposed re-development will not impact on this demand, and the recent opening of Hudson Road to children attending coaching with Cuala GAA and Dalkey United AFC has eased the demands. Modes of transport other than</p>

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<p>increase in traffic, potentially endangering the safety of road users</p> <p>Granting permission in its current form would set an undesirable precedent in terms of creating a more intensive traffic hazard than that which currently exists, in a predominantly residential area.</p>	<p>car will continue to be promoted and the Mobility Management Plan will also encourage walking/cycling/public transport and car-pooling.</p>
<p>Community/Other Uses:</p> <p>Increased community use is welcome.</p> <p>Would like more details on access for the general public using the gym and a wider usage by non-club members of the amenities.</p> <p>Scout groups should be able to use the hall free of charge on a designated night.</p>	<p>Comments noted</p> <p>It is the desire and the intention of the clubs that the facilities be available to the community and are examining a proposal that there be daytime and weekend individual membership of the gym open to the wider community.</p>
<p>Suggestions:</p> <ul style="list-style-type: none"> • Kick-boxing/Thai-boxing gym • Swimming pool • Multi-use hall • Squash courts, sauna, jacuzzi • table tennis/ snooker/ pool tables perhaps • Chess/basketball and other low cost sporting facilities. • Youth club • Include a roll on roll off astro turf surface which would allow for indoor hurling/ Camogie and football training • pickleball facilities so that older members of community can avail of facilities • availability for other sports clubs to use this facility - such as taekwando and fitness classes 	<p>The goal is to maximise use of the facility and encourage community groups, local schools, non-members into the facility. The site is not large enough to accommodate a swimming pool, squash courts, sauna and jacuzzi, in addition to the other facilities. These suggestions will be further reviewed at the detail design stage to maximise the use of the building. The existing sports hall is currently used by community groups playing table tennis and badminton. Other sports will be welcome to use the facility also. These sports include, indoor soccer, basketball, taekwondo, kick boxing, Thai boxing, pickleball, fitness classes, etc. Chess will also be encouraged in the café. The first floor is designed to maximise flexibility, with partitioning allowing a number of configurations to facilitate a variety of uses. The facilities on this floor include a fitness studio (suitable for pilates, yoga, dance, etc.), a gym, a meeting room (that will double as a video analysis room) and a suite for a physio.</p>

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<ul style="list-style-type: none"> • let other clubs such as Elite Martial Arts also use these facilities • The sports hall does not suitable to use as a venue for Olympic handball (same for basketball, futsal, etc.). • Love the idea of the centre but it looks very much like it will end up being used for GAA and kids birthday parties, ignoring a huge number of underfunded minority sports. • Suggestion that in light of proposed works the park is developed not as a solely sporting facility but that the green space is used to enhance biodiversity and sustainability of the area. • Hyde Park should be developed as an edible landscape and community planting days should take place. 	<p>As above</p> <p>As above</p> <p>As above</p> <p>The future management of the park will change to encourage more biodiversity and store carbon.</p> <p>Additional tree planting will be undertaken and edible trees/shrubs will be strongly considered as well as community planting days.</p>
<p>Other:</p> <p>The playground is an important local amenity and must be maintained.</p> <p>Upgrade of existing playground needed</p> <p>Concern about one club taking too much ownership</p> <p>Added health and safety risk to current park users due to increase in people accessing facilities.</p> <p>This is a substantial gift from the council to Cuala GAA club.</p> <p>I don't believe it is a good idea. It would be better to invest the current facilities within the area which are becoming old and need investment.</p>	<p>The playground will be maintained and upgraded in time.</p> <p>As above</p> <p>Heads of Terms have been agreed between the two clubs and DLRCC.</p> <p>It is not anticipated that there will be an added health and safety risk due to the proposed development.</p> <p>The clubs are developing this facility with support from DLRCC.</p> <p>The buildings are currently in a state of disrepair, have a very poor energy rating, are an eyesore and not fit for purpose. The fabric of the buildings are deteriorating (including leaking roof), sections are being closed off and not in</p>

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<p>The design should include particular attention to ventilation in the building and covered outdoor space, considering the pandemic times we are living in and to make the building usable in all events going forward.</p>	<p>use. The costs of maintenance are increasing and the use is declining.</p> <p>The building design includes specific features to improve ventilation throughout.</p>
<p>Questions:</p> <p>Will the sports centre/ gym be open to public membership/use?</p> <p>Who will manage the facility?</p> <p>Will it be available to rent to groups?</p> <p>What is the nature of the floor - Glasthule Parish Centre has a sprung floor which is great for Pilates/ floor exercise? I think such a facility in Hyde Park would be particularly welcomed by women and would provide a certain gender-proofing of the building.</p> <p>Wondering if the court size of the indoor gym is suitable for basketball.</p> <p>What sports could make use of it? Seen gyms like this developed before</p>	<p>It is the desire and the intention of the clubs that the facilities be available to the community and are examining a proposal that there be daytime and weekend individual membership of the gym open to the wider community.</p> <p>One section of the building will be occupied and managed by Cuala GAA, and the other by Dalkey United AFC.</p> <p>The facilities be available to the community and to rent to groups. These facilities include a fitness studio (suitable for Pilates, yoga, dance), sports hall (badminton, table tennis, indoor soccer, etc.) and meeting rooms. The clubs are examining a proposal that there be daytime and weekend individual membership of the gym open to the wider community.</p> <p>Reflecting their diverse membership, the clubs are particularly anxious to ensure that the building is inclusive and welcoming to men and women, and those with disabilities. The sports hall will have a wood sprung floor. The gym will be bright and open to attract men and women to use the facilities so that they feel welcome and comfortable.</p> <p>The proposed sports hall measures 26 by 15.6 meters. We understand that under International Basketball Federation (FIBA) rules, a court should measure 28 by 15 meters (91.9 by 49.2 ft). This, the sports hall will be wide enough, but slightly shorter than recommended, as a result of site restrictions</p> <p>The existing sports hall is currently used by community groups playing table tennis</p>

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<p>and they have been not designed very well. Example seating capacity for indoor viewing, bingo, small concerts, dog shows etc.</p>	<p>and badminton. Other sports will be welcome to use the facility also. These sports include, indoor soccer, basketball, taekwondo, kick boxing, Thai boxing, pickleball, fitness classes, etc. The first floor is designed to maximise flexibility, with partitioning allowing a number of configurations to facilitate a variety of uses. The facilities on this floor include a fitness studio (suitable for Pilates, yoga, dance, etc.), a gym, a meeting room (that will double as a video analysis room) and a suite for a physio.</p>
<p>Who is funding this proposed development?</p>	<p>Funding will be from a mixture of public and private sources. Public sources will include sports capital grants. Private sources will include donations and other financial support from club members, local businesses and the community. The fund-raising efforts are being led by Cuala GAA and Dalkey United AFC.</p>
<p>What are the budgeted building and development costs?</p>	<p>The exact budget has not yet been confirmed.</p>
<p>Who will own and manage this facility?</p>	<p>The facilities are located in Hyde Park and will be owned by DLRCC. The 2 sections of the building will be occupied under lease by Dalkey United AFC and Cuala GAA, respectively, and the clubs will be responsible for the upkeep and management of each section of the building.</p>
<p>Would the structure remain about the same size as the Cuala building now?</p>	<p>The structure as outlined in the plans is larger than the existing Cuala-occupied building in Hyde Park but a similar footprint to the collection of buildings.</p>
<p>Will there be more bins?</p>	<p>The provision of bins in Hyde Park is managed by the Parks Department in DLRCC. All single use plastic and disposal coffee cups will be banned from the facility. Water fountains will be widely available and a deposit scheme will be introduced for coffee cups, as well as refilling keep cups (subject to public health guidelines).</p>
<p>Will the playground will be retained?</p>	<p>The playground will be maintained and upgraded in time.</p>
<p>Will there be a boot scraping facility in the new Centre and will other facilities be protected to avoid acts of</p>	<p>We will look to include a boot scraping facility in the detailed fit out plans. It is expected that the redeveloped</p>

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<p>vandalism which have occurred by wild elements entering the centre (non-members)? Will there be security arrangements to detect and prosecute such crimes?</p>	<p>facilities will help minimise anti-social behaviour by (i) Improving the look of the buildings in Hyde Park (ii) Enhancing passive security, as a flow of people acts as a deterrent to groups congregating (iii) Improving the sporting facilities available to young people in the area. Dalkey United AFC and Cuala are volunteer sports organisations that work with young people to promote a healthy lifestyle, teamwork and respect for our local community.</p>
<p>Will alcohol be served? Will residents be affected by excessive noise late into the night?</p>	<p>Cuala GAA operated a paid bar from the existing premises over many years. The bar is closed. The proposed building does not include a bar, nor has space been allocated for such a facility (storage, coolers etc.). This will help to significantly reduce noise late at night.</p>
<p>What are the proposed parking arrangements for the new facility?</p>	<p>Traffic is currently an issue locally, particularly at times of peak demand on the playing pitches (Saturday mornings). The proposed re-development will not impact on this demand, and the recent opening of Hudson Road to children attending coaching with Cuala GAA and Dalkey United AFC has eased the demands. Modes of transport other than car will continue to be promoted and the Mobility Management Plan will also encourage walking/cycling/public transport and car-pooling.</p>
<p>Will this development require or result in any of the trees in Hyde Park being felled?</p>	<p>Yes. An arborist has completed a survey and concluded that a small number of trees will need to be removed. Additional tree planting will be undertaken to compensate.</p>
<p>If this building goes ahead, are you going to provide security to deal with anti-social activity?</p>	<p>It is expected that the redeveloped facilities will help minimise anti-social behaviour by (i) Improving the look of the buildings in Hyde Park (ii) Enhancing passive security, as a flow of people acts as a deterrent to groups congregating (iii) Improving the sporting facilities available to young people in the area. Dalkey United AFC and Cuala are volunteer sports organisations that work with young people to promote a healthy lifestyle, teamwork and respect for our local community.</p>
<p>The current Centre attracts much litter and anti-social behaviour,</p>	<p>As above with respect to anti-social behaviour. As noted above, all single use plastic and disposal coffee cups will be</p>

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broken bottles, dog fouling etc. Will there be a specific employee allocated to tackle this?	banned from the facility. Water fountains will be widely available and a deposit scheme will be introduced for coffee cups, as well as refilling keep cups (subject to public health guidelines). These initiatives should help reduce litter.
Will parents / adults who park be alerted to the potential they may be creating of being litter bugs?	The clubs continue to promote responsible behaviour amongst their members and to respect for neighbours' rights.
Will there be sufficient traffic management arrangements set in place to discourage overspill into the adjoining Begnets Villas?	As above.
what are the opening and closing hours of the cafe?	The coffee shop will open to the public during normal commercial hours.
Will the cafe become a licensed premises?	The café will not function as bar. The members' bar that had been operating on the premises for many years will be closed.
if an accident occurs due to the mobility management plan not being implemented, who would be legally liable?	It is a road safety matter.

11. RECOMMENDATION:

The proposed development is considered to be in accordance with the provisions of the 2016 - 2022 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. In accordance with the legislation, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

Subject to the above, members are hereby notified in accordance with Section 138 of the Local Government Act 2001, as amended, of the intention to proceed with the proposed development subject to any such minor or immaterial alterations to the plans and particulars of the development.

**Therese Langan, Director of Community & Cultural Development
Department**