



**Parks Section, Community & Cultural Development Department**

**Proposed Development of Hyde Park  
Community Sports Centre, Hyde Road,  
Dalkey, Co. Dublin  
PC/PKS/01/21**

**Part 8 Report**

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Prepared by:

Eoin O'Brien, Senior Executive Parks Superintendent

Revision:

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## 1. Introduction

The following report is a summary of the main features of the proposed development of Hyde Park Community Sports Centre. This report summarises the information given in the associated drawings and any ancillary reports.

## 2. Site Location and Scope

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. Planning Context

### 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. Nature & Extent of the Proposed Development**

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.

The project is described in more detail in the reports (see appendices 3, 4 & 5).

### **5. Climate Action Considerations:**

The design is strongly aligned to all aspects of the National Policy on Climate Action and more specifically the DLR Climate Change Action Plan 2019-2024. The development aims to set a new standard for green sports facilities. The building will be built to Near Zero Energy Building (NZEB) standard, achieve an A2 BER rating and is targeting a LEED Gold certification. It will include sensor-controlled water and lighting, solar panels and rain-water harvesting. A green roof will attenuate surface water run-off while also enhancing biodiversity. Additional trees will also be planted around the park to further enhance biodiversity, improve air quality and sequester carbon. 3 car parking spaces will be removed on Hyde Road (outside the proposed café) with space made available for external seating and soft landscaping. Further details can be found in the Energy Statement/ Sustainability Report (see appendix 5).

### **6. Environmental Impact Assessment Screening:**

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. The EIA screening has been undertaken by CAAS Ltd and is included as an appendix to the main Part 8 report (see appendix 1).

#### **7. Appropriate Assessment – Screening Statement:**

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). OPENFIELD Ecological Services 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. The AA Screening Report is included as an appendix to the main Part 8 report (see appendix 2).

**Reports:**

Appendix 1: Environmental Impact Assessment Screening

Appendix 2: Appropriate Assessment Screening Report

Appendix 3: Architects Design Report

Appendix 4: Engineering Planning Report

Appendix 5: Energy Statement/Sustainability Report

Appendix 6: Tree Survey

**Drawings (list):**Architect:

<b>Drawing Number:</b>	<b>Title:</b>
A 101	Site location and overview plan
A 102	Site layout plan existing
A 103	Site layout plan proposed
A 200	Ground floor plan existing
A 201	Ground floor plan proposed
A 202	First floor plan existing
A 203	First floor plan and Roof plan proposed
A 301	Elevations existing
A 302	Elevations proposed
A 303	Sections

Engineer:

<b>Drawing Number:</b>	<b>Title:</b>
192-104-002	PROPOSED FINISHES, SIGNAGE & LINEMARKINGS LAYOUT
192-104-003	PROPOSED DRAINAGE LAYOUT
192-104-004	PROPOSED WATERMAIN LAYOUT
192-104-005	FOUNDATION ADJACENT TO IRISH WATER SEWER DETAIL
192-104-010	STANDARD DETAILS SHEET 1
192-104-011	STANDARD DETAILS SHEET 2
192-104-012	STANDARD DETAILS SHEET 3

Services Engineer:

<b>Drawing Number:</b>	<b>Title:</b>
HPSC-SK-02	EXTERNAL PLANT AREAS, SERVICES LAYOUTS, MECHANICAL VENTILATION