



Parks Section, Community & Cultural Development Department

**Proposed Development of a Boxing Hall at
the Rear of Mounttown Community Facility,
Meadowland Avenue, Dun Laoghaire
PC/PKS/02/20**

Part 8 Report

November 2020

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Revision:

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1. Introduction

The following report is a summary of the main features of the proposed development, comprising the construction of a boxing hall at the rear of Mounttown Community facility. This proposal is one of the Recommended Areas for Development as outlined in the DLRCC Sports Facilities Strategy 2017-2022, Space to Play. The boxing club currently uses the top floor of the community centre for training. This facility is problematic, not fit for boxing use and inadequate in size to accommodate the high demand for the club. The floor to ceiling height is very low which specifically causes issues with the boxing ring, the requirement to hang equipment in various locations and general ventilation. The manner in which the facility requires set up on each training day entails huge effort from club volunteers and it is considered unsustainable. An independent boxing building would be hugely beneficial for Mounttown Community Facility because it would provide opportunities for a variety of other less intensive uses. This report summarises the information given in the associated drawings and any ancillary reports.

2. Site Location and Scope

The site is located to the rear of the existing Mounttown Community facility, Meadowland Avenue, Dun Laoghaire, County Dublin, A96 KR65. The site outlined in red on the Site Location Map comprises a carpark of 18 spaces to the rear of the community facility. It is a gated car park controlled by the community facility staff, is irregular in shapes and approximately 0.044 hectares in area. It is surrounded on three sides by 2/3 storey houses and on the other by the 3-storey community building. The boundaries of the site are formed from a combination of solid masonry walls and block walls with inset railing. There is a level difference across the site of c. 0.6M. The site is accessed by a vehicular road which runs to the west of the community building.

3. Planning Context

3.1 Zoning:

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'.

3.2 Car Parking:

The proposed location for the boxing hall is in a carpark of approximately 18 standard spaces. There are also a number of storage sheds in this carpark which occupy some of these spaces. The development of this carpark was subject to a Part 8 in 2009 because there was no car parking available for the community centre at the time. When the Fitzgerald Park Housing scheme was completed in recent years, this resulted in ample shared parking spaces to the front of the community centre which includes a number of disabled spaces. The removal of these 18 car parking spaces will encourage more sustainable modes of transport including walking/cycling and the use of public transport. This strongly aligns with our Climate Change Action Plan 2019-2023 where the removal of car parking spaces is a key action.

3.3 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.

3.4 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 and a specific need for Boxing/Martial Arts facilities have been identified.

4. Nature & Extent of the 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.

Following a detailed examination of the requirements for a boxing club and the local context, a design strategy was developed. The design approach is to place the taller boxing training area running east west across the rear of the site and place the lower support facilities (locker rooms, showers, toilets, medical room and entrance), also running east west, across the front of the site. This approach breaks up the overall volume of the building and allows the introduction of clear storey lighting and natural ventilation to the boxing training area where it joins with the lower support facilities. A canopy will shelter the entrance to the building. The existing entrance gates and adjacent block wall / railing will be removed and replaced with a wider opening, set in a new wall built with the same brick used in the adjacent retaining wall. A sliding screen will be used to close the opening when the building is not in use.

To ensure construction of the new facilities do not interfere with the foundations of the perimeter walls around the site, the floor level of the new building will be set at a level of 28.00, which is slightly above the general ground level of the site. To ensure level access to the building it is proposed to raise the northern end of the existing access road and pavement by c. 450mm. This change will also necessitate the introduction of three steps and a small ramp to overcome the slight change in level between the garden, to the rear of the community building, and the end of the access road. New trees and bicycle stands will be placed along the eastern side of the access road.

The building will be constructed utilizing modular construction with the main timber columns and beams set out on a 2.4m structural grid. Both the boxing training area and the support facilities will have a 15-degree mono-pitch green roof. External walls will have a plastered and painted finish.

Both foul and surface water from the building will be connected to the main foul and surface water sewers which run to the front of the existing community building.

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 building will be built to Near Zero Energy Building (NZEB) standard and will use renewable energy in the form of air source heat pumps and solar/photovoltaics. It will be a low energy building and use modern technology such as smart metering and smart lighting to improve efficiencies. The removal of the car parking spaces supports the target to reduce the prevalence of private cars and the additional bike stands will encourage active travel. Trees will be planted to improve air quality, sequester carbon and attenuate surface water drainage on the access path. A green roof will attenuate surface water run-off while also enhancing biodiversity.

6. Environmental Impact Assessment Screening:

An Environmental Impact Assessment (EIA) screening is required in order to form an opinion whether or not the proposed development should be subject to an EIA, and if so, whether an EIAR should be prepared in respect of it. The EIA screening concludes that there is no requirement for an EIA to be carried out and no requirement for an EIAR to be prepared. The EIA screening has been undertaken by CAAS Ltd and is included as an appendix to the main Part 8 report (see appendix 1). All recommendation as outlined in this report will be implemented as part of the proposed development.

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 Environment, Heritage and Local Government, November 2009) and S.I. No. 476 of 2011 Planning and Development (Amendment) (No.3) Regulations 2011. This requires that screening is carried out for all projects to examine if any affects are likely on Natura 2000 Sites, that is, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). A Screening Report has been prepared by CAAS Ltd (October 2020) which concluded that a full Habitats Directive Appropriate Assessment is not required. Therefore, in accordance with SI 476, 2011, Section 250, Planning and Development (Amendment) No. 3 Regulations 2011, Dún Laoghaire-

Rathdown County Council has determined that an Appropriate Assessment is not required. The AA Screening Report is included as an appendix to the main Part 8 report (see appendix 2). All recommendation as outlined in this report will be implemented as part of the proposed development.

Reports:

Appendix 1: Environmental Impact Assessment Screening

Appendix 2: Appropriate Assessment Screening Report

Drawings (list):

- 1101 - Site Location Plan
- 1102 – Existing Site Plan
- 1103 - Existing Elevational Sections
- 1104 – Existing Site Elevational Sections
- 1105 – Proposed Site Plan
- 1106 – Proposed Site Plan
- 1107 - Proposed Elevational Sections
- 1108 – Proposed Site Elevational Sections
- 1109 – Proposed Sections Elevations
- 1110 - Proposed Site Drainage Plan
- 1801 – Visualisations