



Parks Section, Community & Cultural Development Department

**Proposed Development of Sports & Community  
Facilities at Cabinteely Park within the Curtilage of  
Protected Structures (Cabinteely Park Gate-Lodge, The  
Gateway, Entrance Piers & Gates)  
PC/PKS/02/24**

**Part 8 Report**

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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 changing pavilion and works to the Gate-Lodge adjacent to the Bray Road entrance at Cabinteely Park. This report summarises the information given in the associated drawings and any ancillary reports.

## 2. Site Location and Scope

The site – the subject of this Part 8 - is located in Cabinteely Park adjacent to the entrance to the Bray Road, Cabinteely, Dublin 16. The proposed works include the restoration and conservation of the gate-lodge (a Protected Structure) for community type usage, the construction of a changing rooms adjacent and the upgrade of the entrance. The site as outlined in red on the site location plan is approximately 0.1 Hectares.

## 3. Planning Context

### 3.1 Context:

The site is located in Cabinteely Park which is one of 6 regional parks in Dun Laoghaire Rathdown. It is approximately 45 Hectares in size and comprises an 18<sup>th</sup> century country house, boundary walls, gate lodges, ornate iron entrance gates, a walled garden, woodlands, café, public toilets, a playground, playing pitches, etc.

### 3.2 Zoning:

The site zoning is Objective F – to preserve and provide for open space with ancillary active recreational amenities. The proposed works are entirely consistent with zoning objective F. The impact on the Protected Structures is assessed in section 3.5 below.

### 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 2022-2028;

#### 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 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 noted by the Council in November 2022.

#### Policy Objective HER8: Work to Protected Structures

It is a Policy Objective to:

- i. Protect structures included on the RPS from any works that would negatively impact their special character and appearance.

- ii. Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the 'Architectural Heritage Protection Guidelines for Planning Authorities' published by the Department of the Arts, Heritage and the Gaeltacht.
- iii. Ensure that all works are carried out under supervision of a qualified professional with specialised conservation expertise.
- iv. Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout, and materials.
- v. Ensure that the form and structural integrity of the Protected Structure is retained in any redevelopment and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or views and vistas from within the grounds of the structure are respected.
- vi. Respect the special interest of the interior, including its plan form, hierarchy of spaces, architectural detail, fixtures and fittings and materials.
- vii. Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.
- viii. Protect the curtilage of protected structures and to refuse planning permission for inappropriate development within the curtilage and attendant grounds that would adversely impact on the special character of the Protected Structure.
- ix. Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.
- x. Ensure historic landscapes and gardens associated with Protected Structures are protected from inappropriate development (consistent with NPO 17 of the NPF and RPO 9.30 of the RSES).

Policy Objective HER26: Historic Demesnes and Gardens

It is a Policy Objective that historic demesnes and gardens should be identified and protected to reflect and acknowledge their significance as part of our National Heritage. The following houses and gardens are listed: Cabinteely House, Marlay House, Fernhill and Old Conna.

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.

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.

### 3.5 Protected Structures:

The gateway, pair of granite ashlar piers on cut-granite, cast-iron double gates as well as the gate lodge are Protected Structures (ref: 2101 & 1980). The impact of the proposed development is considered positive on these Protected Structures. Please refer to the Conservation Report in appendix 7.

## 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. The proposed development will provide community facilities for local clubs and groups and ensure a long-term and sustainable use for the gate-lodge, a Protected Structure. The entrance will be enhanced with natural stone paving, planting and street furniture.

### Changing Pavilion:

A new changing pavilion building (approx. 50 sq. m) is proposed to the north of the existing gate-lodge. This will include two changing rooms with team storage areas, an accessible toilet and small plant rooms. The structure will be a high-quality timber framed modular unit with robust aluminium doors, zinc seamed or fibreglass roof with skylights and external cedar cladding. It will include photo-voltaic panels on the roof and incorporate rain water harvesting.

### Gate-Lodge:

The gate-lodge will be faithfully restored for community usage in accordance with conservation principles under the direction of a grade 1 conservation Architect. It will include meeting rooms, a small kitchenette and a toilet. The poorly constructed modern extension will be demolished so that the building can stand alone again in the parkland setting. The building will be approximately 75 sq. m when the extension is removed.

### Entrance:

The existing entrance will be enhanced with natural stone paving, appropriate ornamental planting, seating and other street furniture. The use of sustainable urban drainage will be incorporated.

## 5. **Climate Action 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 2024-2029. The details of climate action are outlined below;

Energy & Buildings: The changing pavilion will be A-rated and a zero emissions building. The building will use photovoltaic (PV) panels for its energy and will also include additional panels to reduce the energy load of the gate-lodge. The building will be a timber framed modular unit to reduce the carbon footprint and sustainable solutions will be incorporated throughout. The gate-lodge will be faithfully restored to reduce waste and insulated to ensure the building performs to a high standard.

Transport: Additional bike stands will be provided. There are proposals for a new greenway through Cabinteely Park.

Flood Resilience: Sustainable urban drainage will be used as well as rain water harvesting.

Nature Based Solutions: Additional trees will be planted to improve air quality, sequester carbon and attenuate surface water.

Circular Economy and Resource Management: A refillable water font will be provided.

Community Engagement: The facilities are being developed for the local community and it is hoped that these facilities will empower these communities further to take climate action.

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

The Council carried out a preliminary examination of the proposal in accordance with Article 120(1)(a) of the Planning and Development Regulations 2001 (as amended). Based on the nature, size and location of the development, the Council considered on the basis of that 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 Regulations (as amended), the Council caused an EIA screening report to be prepared (by MacCable Durney Barnes) based on the information that is specified in Schedule 7A of the Planning and Development Regulations 2001 as amended for the purposes of a screening determination.

Taking account of the findings of the EIA screening report, the Council has 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 Determination. As a result the proposal does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report needs to be prepared for it.

The EIA screening report and determination are appended to this Part 8 report (as appendices 1 and 2).

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

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 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.

The AA screening report and determination are appended to this Part 8 report (as appendices 3 and 4).

## **8. Ecological Reports**

A short ecological report has been undertaken by Altemar Ltd (environmental consultants) and is included as an appendix to the AA Screening. A bat fauna survey is also included as an appendix to this report (see appendix 5). All recommendation as outlined in this report will be implemented as part of the proposed development.

**9. Tree Survey & Report:**

A full tree survey, impact analysis and constraints plan have been undertaken by Arborist Associates Ltd. These are included as an appendix to the Part 8 report (see appendix 6).

**Reports:**

Appendix 1: Environmental Impact Assessment Screening

Appendix 2: Environmental Impact Assessment Screening Determination

Appendix 3: Appropriate Assessment Screening Report

Appendix 4: Appropriate Assessment Screening Determination

Appendix 5: Bat Fauna Report

Appendix 6: Tree Survey & Report

Appendix 7: Conservation Report



**Drawings (list):**

01 Site Location Map

02 – Ground Floor Plan (Buildings)

03 – Elevations, Roof Plan & Sections (Buildings)

04 – Proposed Details (Sports Pavilion)

2314-01 - General Arrangement Plan