

Design Report:

New Sports Pavilion and Upgrades to Existing MUGA Pitch and Playgrounds, New Teen Space and Revised Vehicular and Pedestrian Entrance, Kilbogget Park.



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0.1 LIST OF PART 8 DOCUMENTS

Architects

Ref.	Title	Scale	Format
1982-DLR-ZZ-ZZ-DR-A-1101	OS Map	1:1000/1:500	A1
1982-DLR-ZZ-ZZ-DR-A-1102	Existing Site Plan	1:250	A1
1982-DLR-ZZ-ZZ-DR-A-1103	Proposed Site Plan	1:250	A1
1982-DLR-ZZ-ZZ-DR-A-1104	Proposed Ground Floor Plans	1:100	A1
1982-DLR-ZZ-ZZ-DR-A-1105	Proposed 1 st Floor Plan	1:100	A1
1982-DLR-ZZ-ZZ-DR-A-1106	Proposed Roof Plan	1:100	A1
1982-DLR-ZZ-ZZ-DR-A-1201	Proposed Elevations	1:100	A1
1982-DLR-ZZ-ZZ-DR-A-1202	Contiguous Elevations 1	1:250	A1
1982-DLR-ZZ-ZZ-DR-A-1203	Contiguous Elevations 2	1:250	A1
1982-DLR-ZZ-ZZ-DR-A-1301	Proposed Sections	1:100	A1
1982-DLR-ZZ-ZZ-DR-A-1802	Existing Site Photos	-	A1
1982-DLR-ZZ-ZZ-DR-A-1802	Proposed 3D Views	-	A1
-	Design Report	-	A4

Arborist

Ref.	Title	Scale	Format
-	Condition Assessment	-	A4
KBP001	Tree Constrains Plan	1:500	A1
KBP002	Tree Removal Plan	1:500	A1
KBP003	Tree Protection Plan	1:500	A1

Ecology

Ref.	Title	Scale	Format
	AA Screening Report	-	A4
	EIA Screening Report		A4
	Ecological Impact Assessment	-	A4

Civil & Structural

Ref.	Title	Scale	Format
2534-DOB-XX-SI-RP-C-0001	Engineering Report in Support of Planning Application	-	A4
2536-DOB-XX-SI-RP-C-0002	Outline Construction Management Plan	-	A4
C-0010	Topographical Survey	1:250	A1
C-0020	Proposed Surface Water Drainage Layout		
C-0030	Proposed Foul Drainage and Watermain Layout		
C-0120	Proposed Surface Water Details		

M&E

Ref.	Title	Scale	Format
25728-VCE-XX-XX-RP-ME-0001	M&E Narrative	-	A4
249052A	MUGA lighting	1@:500 / -	A3

Notices

Ref.	Title	Scale	Format
-	Newspaper Notice	-	-
-	Site Notice	-	A4

Determinations

Ref.	Title	Scale	Format
-	AA Screening Determination	-	-
-	EIA Screening Determination	-	-



Fig. 1 CGI of Existing Cabinteely FC Building on the Left and Entrance to Proposed Sports Pavilion on the Right. NTS



Fig. 2 CGI of View from the South Towards the Proposed Sports Pavilion. NTS

1.0 INTRODUCTION

Dún Laoghaire-Rathdown County Council are proposing to construct a new sports pavilion in Kilbogget Park, along with upgrades to existing MUGA pitch and playgrounds, new teen space and revised vehicular and pedestrian entrance, and all associated ancillary site works, in Kilbogget Park. A need has been identified for a new sports facility providing a gym, training room, administrative offices and changing rooms – all to be shared by existing sports clubs on site.

The aim of the project is to improve facilities for the existing clubs on site by providing accessible, shared gym, training and changing facilities, as well as providing much-needed toilet facilities and extended and improved play spaces to serve members of the public who use the park.



Fig. 3 Extract from OS Map, showing area of this Part 8 Application outlined in red. NTS

SITE LOCATION & DESCRIPTION

Kilbogget Park is located to the Northeast of the N11 (Quality Bus Corridor) and is bound primarily by established residential areas. The site is located within the East of the Park adjacent to existing club facilities (both Seapoint Rugby Club and Cabinteely FC) with vehicular and pedestrian access off Churchview Road. The extended MUGA and outdoor teen sports area is to encompass an area of approximately 2790m², while the playground will cover an area of approximately 1800m². The proposed pavilion is expected to have a net internal area of circa 532m² over two floors. All of the above works are sited on an area of approximately 8670m² (red outline boundary depicted in Figure 1, above and drawing 1982-DLR-ZZ-ZZ-DR-A-1101).

The site currently houses several storage containers, 10 no. bike stands and a small outbuilding (an out of commission changing places WC) shown below in orange on the Existing Site Plan (depicted in Figure 4, above and drawing 1982-DLR-ZZ-ZZ-DR-A-1102). Bike parking is to be relocated to the East gable wall of Cabinteely FC, adjacent to the entrance of this clubhouse and the new sports pavilion. Supplemental bike parking to be located to the entrance to the park. The storage containers are to be rationalised and relocated, while the outbuilding can be dismantled/ demolished. The provision a new Changing Places shower room with WC as well as other accessible facilities throughout will contribute to improved social inclusion and provide access to opportunities that help achieve good physical health, positive mental health and wellbeing for users.

Along with club houses for Cabinteely GAA, Seapoint Rugby and Cabinteely FC, Kilbogget Park currently has:

- 12 soccer pitches
- GAA pitches
- All-weather facilities
- 8 lane World Athletics running track
- Boules area
- Walking and cycling trails

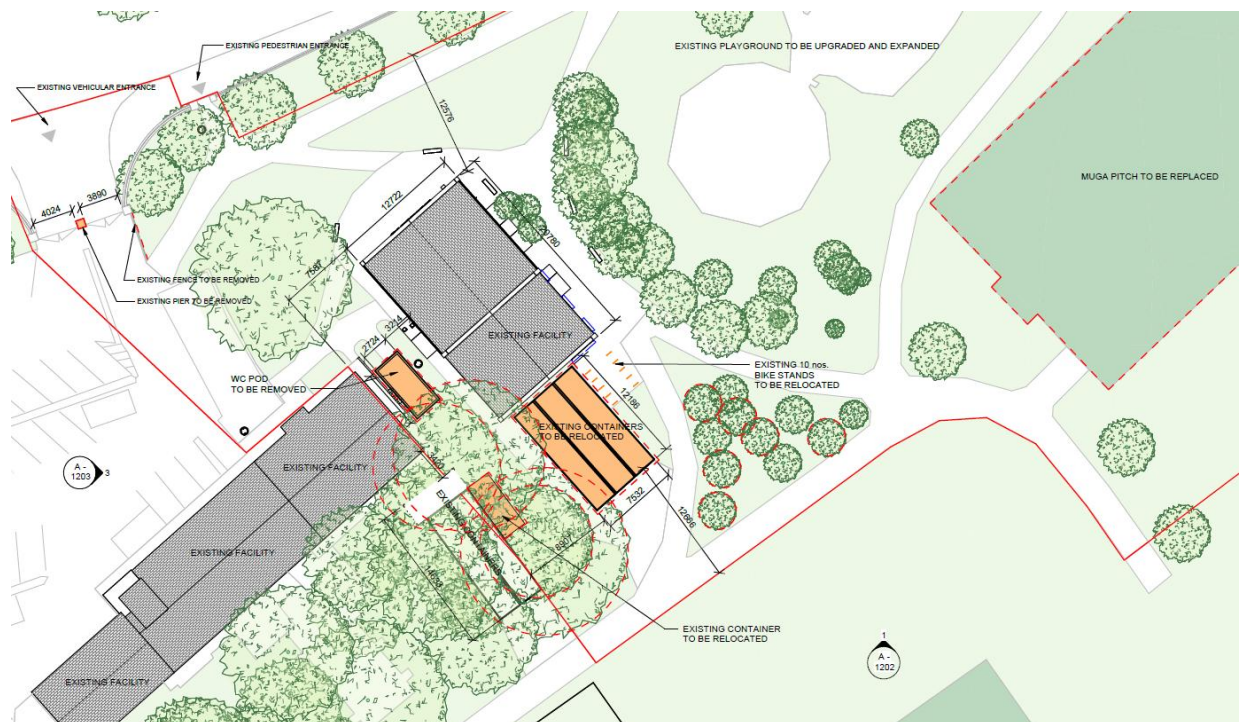


Fig. 4 Extract from Existing Site Plan. NTS



Fig. 5 CGI of Aerial View Showing Proposed Sports Pavilion Nestled Between Existing Clubhouses of Cabinteely FC and Seapoint Rugby. NTS

2.0 SCOPE OF WORKS

The proposed development to comprise:

Site

- Revision to Existing Vehicular and Pedestrian Entrance
- Extension & improvements to existing MUGA & outdoor sports area including addition of a half-court basketball and skills wall
- Expansion & improvements to existing playground facilities

Ground Floor

- | | |
|---|-----------------------------|
| • hallway & stairwell w/ lift | circa 49m ² |
| • 3 no. office spaces | circa 12m ² each |
| • 2 no. own-door team changing spaces w/ shower & storage | circa 39m ² each |
| • 2 no. own-door team changing spaces | circa 22m ² each |
| • own-door bin store | circa 9m ² |
| • own-door plantroom | circa 7m ² |
| • 2 no. own-door referee changing spaces w/ WCs & showers | circa 12m ² each |
| • own-door changing places | circa 15m ² |
| • own-door WC lobby with gate | circa 7m ² |
| • accessible WC & baby change | circa 9m ² |
| • 2 no. WCs | circa 3m ² each |
| • 1 no Enlarged WC | circa 4m ² |

First Floor

play area will be as accessible and inclusive as possible. Detail design will be undertaken by the contracted design and build playground company.



Fig. 7 & 8 Example of Play Equipment and Play Area

TODDLER AREA

The enclosed toddler area will incorporate low climbing units, small slides, swings, communication boards, natural play elements and softscape features. The play area will be as accessible and inclusive as possible. Detail design will be undertaken by the contracted design and build playground company.

NATURAL PLAY AREA

The natural play area will be loose in its design and contain many new trees, grasses, landforms and boulders.



Fig. 9 & 10 Examples of Natural Play Features

TEEN SPACE

The 'Teen Space' will consist of a 3v3 basketball area, calisthenics/ parkour units, informal seating arrangements, a climbing wall, etc. Detail design will be undertaken after consultation with local teenage groups.



Fig. 11 & 12 Examples of 3v3 Basketball Court and Teen Space

MULTI USE GAMES AREA (MUGA)

The MUGA will be re-surfaced and extended to provide additional flexibility and to accommodate more intensive usage. Floodlighting will be added to the MUGA. Additionally, a skills wall will be located on the north-western side of the MUGA which will also act as the climbing wall for the 'Teen Space' on the other side.

TREES & PLANTING

As noted in the site plans, 10 no. existing trees on site will also need to be removed to allow for the construction of the new sports pavilion. As per the Condition Assessment and Tree Constraints Plan, these have been rated as predominantly Condition C trees (to the North) and Condition B trees (to the South). The loss of these trees will be offset by the planting of numerous semi-mature, predominantly native trees on site, particularly those which improve biodiversity and provide habitats for insects, birds and bats etc. The proposal is to intensify tree-planting throughout the site and includes for the planting of trees adjacent to the existing treeline and around the play spaces and to the east of the MUGA pitch. Tree Selected species to be confirmed, but a selection under consideration include *Quercus Robur* (Common Oak), *Pinus Sylvestris* (Scots Pine), *Corylus Avellana* (Hazel), *Prunus Avium* (Sweet Cherry), *Prunus Padus* (Bird Cherry), *Malus Sylvestris* (Crab Apple), *Betula Pendula* (Silver Birch), *Betula Pubescens* (Downy Birch), *Crataegus Monogyna* (Hawthorn), *Ilex Aquifolium* (Holly) and *Sorbus Aucuparia* (Rowan). The above will be done with a focus on native species and in line with DLR's Tree Strategy 2024-2030. Other new planting will mostly consist of grasses and pollinator friendly species, in line with the All-Ireland Pollinator Plan



Fig. 13 CGI of View from the North-West Towards the Proposed Sports Pavilion. NTS



Fig. 14 & 15 CGIs of View Inside Entrance Hall and View Ascending Stairs to First Floor

SPORTS PAVILION

The new Sports Pavilion comprises administrative offices for various clubs already on site, a shared gym and a training room, 4no. team changing rooms which are to be directly accessible from outside, along with 2no. changing rooms for referees (also with direct access from outside). There are also WC facilities for users of the park and a new changing places facility with direct access from outside. The new sports pavilion will be a separate building located adjacent to Seapoint Rugby Club and abutting Cabinteely Football Club. It will provide additional facilities to clubs already using the Park.

The building consists of a single storey, green roofed element which nestles between the two existing club houses. This area incorporates the main entrance to the building. The

external entrance is sheltered from the elements by a canopy. The ground gently slopes up to a level area in front of the building. The entrance door is located to the left and is glazed. To its right is a tall window. The design incorporates a bench and a raised planter.

To the rear, away from Churchview Road sits a two-storey element. Its roof is also green and has PV panels in the centre. The façade of the ground floor is rendered, while that of the 1st floor is clad in timber composite slats. The intention is that the design will be sympathetic to its parkland setting.

Changing rooms and WCs are accessible from the perimeter of the two-storey block. On the 1st floor a picture window from the gym overlooks the grass pitches and beyond, with views towards the Dublin Mountains.



Fig. 16 Proposed Material Palette Showing Intensive Green Roof, Composite Timber Slats and Render



Fig. 17 CGI of View Inside First Floor Gym

3.0 PROJECT CONSIDERATIONS

ACCESSIBILITY

The Facility Centre has been designed to be inclusive in accordance with universal design principles and will be universally accessible to people with disabilities serving needs of all members of the community. The entrance will be clearly identified to promote ease of wayfinding. The route to the Sports Pavilion follows a safe, logical, and clear route. An Accessible Changing Places Shower Room with WC as well as a Wheelchair Accessible WCs will be provided as part of the proposal. All doors are level access.

ENVIRONMENTAL DESIGN

Climate action considerations have informed the design process with the aim of minimising the impact on the environment. A general policy of minimising energy usage through design has been employed, reducing dependence on imported energy and maximising the use of naturally occurring energy sources, thus reducing running costs. The design incorporates efficient fabric and shading design to reduce heating and cooling demand, natural daylighting to reduce artificial lighting demand, natural ventilation to reduce HVAC demand, appropriate use of thermal mass to mitigate internal gains and reduce cooling demand. To meet the remaining energy demand of the building, the proposed space heating and hot water generation plant to serve the building will consist of Air Source Heat Pumps. The renewable energy contribution will be supplemented by the PV array as required. The proposed heating system for the building will be via a high temperature ASHP, which will serve radiant panels and radiators. The heating to the changing areas will be served by radiant panels and the small changing, offices, circulation areas, training room & gym will be served by radiators all linked to space temperature stats. The overall proposed energy efficiency objective is to deliver an A rated building.

The building is to be co-located with the existing clubhouses whose members will share use of the facility, thus reducing the need for any unnecessary journeys. Kilbogget Park is located adjacent to a QBC and cycle ways along the N11. Predominantly surrounded by residential development, the facility is also accessible on foot and is approximately a 30 minute walk from Killiney DART Station.

Key sustainable design components include:

- Minimise demand through passive measures
- Reduce consumption
- Use low-carbon fuel sources
- Energy efficient production of hot water without the use of fossil fuels.
- Contribution to the hot water generation via solar panels.
- Contribution to the power requirement via solar panels.
- The use of HPV
- The use of energy efficient led light fittings.

The Sports Pavilion has been designed so that there is the option to build it with glulam beams. These require greater structural depths but, being made from renewable wood

sources, are more sustainable than concrete or steel and allow for reduced construction time on site when compared with more traditional builds.



Fig. 18 CGI of Proposed Sports Pavilion to the Left in the Foreground and of Existing Cabinteely FC Building on the Right

APPROPRIATE ASSESSMENT

JBA Consulting were procured to produce an Appropriate Assessment Screening Report and has reviewed the proposed development with respect to the requirement for an Appropriate Assessment and has submitted a report, included in Part 8 documentation.

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 the proposed project is not likely to have significant effects on European sites arising from the proposed works, either alone or in combination with other plans or projects.

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

JBA Consulting were procured to produce an Environmental Impact Assessment Screening Report and has reviewed the proposed development with respect to the requirement for an Environmental Impact Assessment and has submitted a report, included in Part 8 documentation.

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.



Fig. 19 CGI of Evening View of Entrance to Proposed Sports Pavilion to the Right and of Existing Cabinteely FC Building on the Left

ECOLOGICAL IMPACT ASSESSMENT

JBA Consulting were procured to produce an Ecological Impact Assessment and has submitted a report, included in Part 8 documentation.

4.0 PLANNING CONTEXT



Fig. 20 Extract from Dún Laoghaire-Rathdown County Development Plan 2022-2028. NTS

ZONING

Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is zoned F, which seeks to **'to preserve and provide for open space with ancillary active recreational amenities'**

'Sports Facility' is a permitted in principle use subject to the following caveat (Table 13.1.9 of the Development Plan):

"Where lands zoned F are to be developed then: Not more than 40% of the land 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. The owner shall enter into agreement with the Planning Authority pursuant to Section 47 of the Planning and Development Act 2000, as amended, or some alternative legally binding agreement restricting the further development of the remaining area (i.e. 60% of the site) which shall be set aside for publicly accessible passive open space or playing fields. Said space shall be provided and laid out in a manner designed to optimise public patronage of the residual open space and/or to protect existing sporting and recreational facilities which may be available for community use."

POLICY

This development at Kilbogget Park will tie in with relevant national and regional policy. It also aligns with the following specific policies as outlined in the Dún Laoghaire-Rathdown County Council County Development Plan 2022-2028 (adopted 21st April 2022).

The Development Plan sets out an approach centred on the core principle of sustainability with a focus on creating vibrant, liveable, climate resilient communities. This proposed development of a new sports pavilion, the upgrade and expansion of the playground facilities and the provision of improved MUGA facilities in Kilbogget Park is complementary to existing civic infrastructure on site and will assist in the delivery of numerous policy objectives of the Development Plan.

The Development Plan's main objective "to embrace inclusiveness, champion quality of life through healthy placemaking, grow and attract a diverse innovative economy and deliver this in a manner that enhances our environment for future generations"¹ is supported by these proposed works.

The overarching vision of the development plan is underpinned by five Strategic County Outcomes which permeate all its policy objectives.²

Objective 1. Creation of a Climate Resilient County

The proposed development supports local residents' enjoyment of local amenities. In addition, the building is powered by renewable energies and designed so that it can be constructed with ecologically sound construction materials.

Objective 2. Creation of a Compact and Connected County

With this development, existing cycling network and public transport links, such as the adjacent N11 QBC and DART (Killiney Station is a 30 minute walk from the park) are utilised, and existing parkland and sports club amenities are capitalised on through the improvement and enhancement of on-site amenities. The sharing of the Sports Pavilion by existing clubs on site is efficient (spatially and economically) and further enhances connectivity within the existing community.

Objective 3. Creation of a Network of Liveable Towns and Villages

The development enriches the liveability of the DLR county by enabling greater enjoyment of parkland and sports activities.

Objective 4. Creation of an Inclusive and Healthy County

This project supports inclusivity by improving accessibility to sports and parkland facilities both of which are beneficial to physical and mental wellbeing.

Objective 5. Creation of a Vibrant Economic County

The proposals will provide better amenities in Kilbogget Park which shall in turn further enhance the economic vibrancy of the wider surrounding area.

COUNTY DEVELOPMENT PLAN OBJECTIVES

The proposed development aligns with the following objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028

Specific Local Objective 67: 'To Upgrade and Improve Kilbogget Park in accordance with the future approved Masterplan'. At this time, a Masterplan for the development of Kilbogget Park has not been prepared. Notwithstanding the absence of an approved Masterplan, the proposed development comprises a new sports pavilion for existing clubs on site and the upgrade and improvements of existing facilities. Accordingly, the proposal is consistent with SLO 67 which seeks to '*upgrade and improve Kilbogget Park.*'.

Policy Objective CA5: Energy Performance in Buildings It is a Policy Objective to support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing and new buildings, including retro fitting of energy efficiency measures in the existing building stock.

³

¹ p.2, Dún Laoghaire-Rathdown County Council (2022), County Development Plan 2022-2028

² p.17, Ibid

³ p.60, Ibid

Policy Objective CA7: Construction Materials It is a Policy Objective to support the use of structural materials in the construction industry that have low to zero embodied energy and CO2 emissions. (Consistent with the RPO 7.41 of the RSES) ⁴

Policy Objective CA10: Renewable Energy It is a Policy Objective to support County, Regional, National and International initiatives and pilot schemes to encourage the development and use of renewable energy sources, including the SEAI Sustainable Energy Community initiatives, as a means of transitioning to a low carbon climate resilient County in line with national renewable energy targets⁵

Policy Objective CA18: Urban Greening It is a Policy Objective to retain and promote urban greening - as an essential accompanying policy to compact growth - which supports the health and wellbeing of the living and working population, building resilience to climate change whilst ensuring healthy placemaking. Significant developments shall include urban greening as a fundamental element of the site and building design incorporating measures such as high-quality biodiverse landscaping (including tree planting), nature based solutions to SUDS and providing attractive routes and facilities for the pedestrian and cyclist (Consistent with RPO 7.6, 7.22, 7.23, 9.10 of the RSES).⁶

Policy Objective PHP2: Sustainable Neighbourhood Infrastructure It is a Policy Objective to:

- Protect and improve existing sustainable neighbourhood infrastructure as appropriate.
- Facilitate the provision of new sustainable neighbourhood infrastructure that is accessible and inclusive for a range of users consistent with RPO 9.13 and RPO 9.14 of the RSES.
- Encourage the provision of multi-functional facilities, space and lands in the delivery and/or improvement of sustainable neighbourhood infrastructure. ⁷

Policy Objective PHP3: Planning for Sustainable Communities It is a Policy Objective to:

- Plan for communities in accordance with the aims, objectives and principles of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide' and any amendment thereof.
- Ensure that an appropriate level of supporting neighbourhood infrastructure is provided or that lands are reserved for Sustainable Neighbourhood Infrastructure (SNI), in conjunction with, and as an integral component of, residential development in new residential communities as identified in the Core Strategy (see Figure 2.9, Chapter 2).
- Identify, provide and/or improve (as appropriate) supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/ redevelopment areas and existing residential neighbourhoods. M Create healthy and attractive places to live consistent with NPO 4 of the NPF and RPO 9.10 of the RSES⁸

Policy Objective PHP5: Community Facilities It is a Policy Objective to:

- Support the development, improvement and provision of a wide range of community facilities throughout the County where required.
- Facilitate and support the preparation of a countywide Community Strategy. ⁹

Policy Objective PHP15: Healthy County Plan It is a Policy Objective to support and facilitate the creation of a healthy County in accordance with the Dún Laoghaire Rathdown Healthy County Plan 2019-2022.¹⁰

⁴ p.60, Ibid
⁵ p.62, Ibid
⁶ p.66, Ibid
⁷ p.72, Ibid
⁸ p.72, Ibid
⁹ p.74, Ibid
¹⁰ p.80, Ibid

Policy Objective PHP17: Changing Places Bathrooms It is a Policy Objective to support and facilitate the roll out of `changing places bathrooms` across the County consistent with RPO 9.12 of the RSES. ¹¹

Policy Objective PHP35: Healthy Placemaking It is a Policy Objective to:

- Ensure that all development is of high quality design with a focus on healthy placemaking consistent with NPO 4, 26 and 27 of the NPF, and RPO 6.1, 6.12, 9.10 and 9.11 of the RSES.
- Promote the guidance principles set out in the `Urban Design Manual – A Best Practice Guide` (2009), and in the `Design Manual for Urban Roads and Streets` (2013).
- Ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design¹²

Policy Objective PHP36: Inclusive Design & Universal Access It is a Policy Objective to promote and support the principles of universal design ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. ¹³

Policy Objective PHP37: Public Realm Design It is a Policy Objective that all development proposals, whether in established areas or in new growth nodes, should contribute positively to an enhanced public realm and should demonstrate that the highest quality in public realm design is achieved. ¹⁴

Policy Objective T31: Accessibility It is a Policy Objective to support suitable access for people with disabilities, including improvements to transport, streets and public spaces. Accessibility primarily concerns people with reduced mobility, persons with disabilities, older persons and children. (Consistent with RPO 9.1 and 9.10 of the RSES) ¹⁵

Policy Objective OSR5: Public Health, Open Space and Healthy Placemaking It is a Policy Objective to support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan (NPAP) 2016, to increase physical activity levels across the whole population thus creating a society, which facilitates people whether at home, at work or at play to lead a more active way of life (consistent with RPO 9.16). ¹⁶

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. ¹⁷

Policy Objective OSR10: Protection of Sports Grounds/Facilities It is a Policy Objective:

- To ensure that adequate playing fields for formal active recreation are provided for in new development areas.
- That existing sports facilities and grounds within the established urban area are protected, retained, and enhanced.
- To increase the number of playing pitches in the County.

¹¹ p.80, Ibid

¹² p.95, Ibid

¹³ p.96, Ibid

¹⁴ p.96, Ibid

¹⁵ p.118, Ibid

¹⁶ p.186, Ibid

¹⁷ p.189, Ibid

- To maximise the use of playing pitches in the County and for playing pitches to be utilised seven days a week, subject to protecting adjoining residential amenity. ¹⁸

Policy Objective OSR13: Play Facilities and Nature Based Play It is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County, and to support the aspirations of the forthcoming Play Policy prepared within the lifetime of the Plan. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people - are facilitated in the public parks, open spaces and the public realm of Dún Laoghaire-Rathdown¹⁹

The proposal is also inline with Development Management Standards, including Standards for Cycle Parking & Associated Cycling Facilities for New Developments where, for Sports Club/Recreation Centre/ Gymnasium, one space is required per 100m² in addition to 1 space per 5 members of staff. 10 additional spaces are provided, thus exceeding requirements.

PLANNING HISTORY

PC/10/06:

Part VIII Scheme APPROVED for the development & improvement of playground, pitch improvements, Multi Use Games Area (MUGA), clubhouses, additional car parking, lake wetlands, paths, footbridge, entrance and boundary improvement.

PC/29/06:

Part VIII Scheme APPROVED for the upgrading of existing all weather pitch (synthetic surface) with floodlighting, fencing, ball-stop netting, re-aligned footpaths, vehicular access and car park with 24 parking spaces at rear of 2 Shrewsbury Lawn/Wood and construction of substation beside existing car park at Church View Road.

D21A/0286:

Planning Permission GRANTED to Cabinteely Football Club for development comprising (a) Removal of existing internal partitions to the main hall area with the Clubhouse. (b) Formation of 3 No. window sections to south western & south eastern corner of the main hall area and the replacement of the existing solid entrance door section with a glazed door section. Security roller shutter including housing to be formed over these window / door sections. Blockwork panels between each window section to be rendered and painted. (c) Formation of 1 No. window and associated roller shutter to the club office on the north western corner of the building. (d) Formation of 2 No. gable windows and associated roller shutters on the south western elevation of the building associated with new proposed first floor area. (e) Formation of 6 No. roof windows to the south eastern roof section of the building and 5 No. roof windows to the north western roof section of the building. roof windows are associated with the remodelled hall area and new proposed first floor area. (f) Formation of a new First Floor Fitness &

¹⁸ p.189, Ibid

¹⁹ p.192, Ibid

Conditioning Studio over the existing hall including new staircase from Ground Floor. (g) Internal modifications at Ground Floor Level including the provision of a new Club office / Shop, Reception desk and remodelled hall area.

5.0 CONCLUSION

It is considered that the proposed development will provide improved facilities at Kilbogget Park, meeting the objections of Dún Laoghaire-Rathdown County Development Plan 2022-2028 and enhancing amenities in the local area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

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