

# Agenda Item 5

## MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

13<sup>TH</sup> NOVEMBER 2017

Report submitted in accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, (as amended) the Planning and Development Acts 2000, (as amended), and Section 138 of the Local Government Act, 2001, (as amended)

### PROPOSED DEVELOPMENT OF PARK AND RECREATIONAL FACILITIES AT HUDSON ROAD, GLASTHULE, DUN LAOGHAIRE, CO. DUBLIN

#### **1. PC/PKS/03/16**

In accordance with Part 8, Article 81 of the Planning and Development Regulations 2001, (as amended), notice of the proposed development was given by the placement of a notice in The Irish Times newspaper dated 20/12/2016. Two site notices (in the prescribed format) were also erected on the boundary wall along Hudson road, one beside the existing gate entrance at the north western end of the site and the other at the north eastern end of the wall along Hudson Road. These notices were maintained in place for the prescribed period.

Plans and particulars of the proposed development were also available for inspection from 20<sup>th</sup> December 2016 up to and including 9<sup>th</sup> February 2017 at the Municipal Services Department, County Hall, Marine Road, Dún Laoghaire between the hours of 9.30am to 12.30 pm and 1.30pm to 4.30pm, the Planning & Organisational Innovation Department, County Hall, Marine Road, Dún Laoghaire between the hours of 10.00 a.m. to 4.00 p.m. and at the Council offices, Dundrum Office Park, Dundrum between the hours 9.30 a.m. to 12.30 p.m. and 1.30 p.m. to 4.30 p.m. Monday to Friday, excluding Bank Holidays and under dlr consultations on the Council's website homepage <https://dlrcoco.citizenspace.com/>.

Submissions and observations with regard to the proposed development could be made up to and including 23<sup>rd</sup> February 2017.

#### **2. SITE LOCATION, CONTEXT & DESCRIPTION**

The site the subject of the Part 8 is located within the Old Presentation field on Hudson Road, Dalkey. The total area of the Open Space is 1.75 hectares. The site was formerly used as a recreational facility providing for 2 x Rugby pitches. The site is overlooked to the south, east and west by residential dwellings. Back garden walls form the boundary within the open space (ranging approx. 1.6m to 2.7m high) along the east and west boundaries and a private lane is located on the far side of the south boundary wall with three number houses backing onto the Open Space with hedgerow as boundaries. The north boundary is framed by a 2.2 metre wall with one entrance onto Hudson Road.

The grounds were formerly under the ownership of the Presentation Brothers until 2008 when Mr. Ben Dunne purchased it. The site was used as sports grounds up until 2007. Dun Laoghaire Rathdown County Council purchased the land from Mr. Dunne in 2013 for the purpose of developing a local park and recreational facilities. The site currently consists of a green field site, with the part remains of the foundation of the old changing rooms, evidence of the ground's past use.

The proposed development, comprising the upgrading of existing open space with the installation of footpaths, playground, ball stop netting, clubhouse, two pitches, tree

planting, alterations to front boundary wall along Hudson road and ancillary works. The design philosophy is to provide a local park which incorporated both active and passive recreational facilities in an appropriately landscaped setting. Activities will provide for all age ranges from toddler to senior citizen. Proposed tree and hedgerow planting will enhance views both from and into the Park. Bulb planting will add seasonal effect and colour within the Park. The park will not be locked, with the exception of the vehicular access gate.

### **3. ZONING AND OTHER OBJECTIVES:**

#### **3.1 Zoning**

The site is zoned Objective F *"To preserve and provide for open space with ancillary active recreational amenities"*.

#### **3.2. Council Policies/Strategies**

The Dun Laoghaire County Development Plan, 2016-2022, contains the following policies / strategies that are pertinent to the proposed development:

##### **(i) Policy OSR2: Open space strategy 2012-2015\***

In 2009 the Council prepared a comprehensive audit of the existing and proposed open space provision in Dún Laoghaire- Rathdown. This culminated in the publication of the Open Space Strategy for the County, for the period 2012-2015. The actions and recommendations detailed in the Strategy will be implemented as appropriate and as resource allow.

##### **(ii) Policy OSR3: Hierarchy of Parks and Open Space\***

It is Council policy to provide a hierarchy of quality parks and public open spaces which vary in size and nature and are designed to serve the needs of all members of the community, including people with mobility impairments, by being readily accessible and at a convenient distance from their home and/or places of work.

##### **(iii) Policy OSR4: Future Improvements**

It is Council policy to continue to improve, landscape, plant and develop more intensive recreational and leisure facilities within its parks and 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.

##### **(iv) Policy OSR11: Protection of Sports Grounds/Facilities**

It is Council policy to ensure that adequate playing fields for formal active recreation are provided for in new development areas and that existing sports facilities and grounds within the established urban area are protected, retained and enhanced – all in accordance with the outputs and recommendations from the Open Space Strategy 2012-2015.

### **4. DETAILED DESCRIPTION OF PROPOSED WORKS:**

The nature and extent of the proposed development is outlined below;

- Changing Room Pavilion

The changing facilities measures c. 9.1m in width and c.25.7m in length and totals 233sqm in area (footprint of building). The building is 4.8 metres high on side elevation. The use of materials includes painted render, glass blocks and powder coated aluminium/timber windows. Roof material will be of metal roof finish, cladding or similar product. The changing room facility comprises of 4 no. changing rooms, 1

no referees room, 3 no. W.C's, 4 no. shower rooms, 1 no. store rooms 1 no. kitchenette and services room.

Works will include civil works with regard to investigating existing water, electrical, and foul sewer connections and upgrading or installing new connections where necessary. A soak away area, will be installed for surface water run-off from the changing room facility and small car park. This will be accommodated on the adjoining open space.

- Car parking

Existing on street parking is provided along Hudson Road. A small number of car parking spaces are proposed within the park for access to pavilion. The majority of park users are local to the park and either walk or cycle. Accordingly parking is mainly required for visiting competitors and this is adequately provided for with the existing on street parking. It is proposed as part of this scheme to install bicycle stands beside the new pavilion.

- Installation of ball-stop netting behind each of the goals.

Ball stop netting 40m width x (up to) 5 m high and 30m width x (up to) 13m high will be installed at both ends of the Gaelic and the soccer pitches respectively.

For the Gaelic pitch three robust metal poles will be installed with 15.0 metres between each pole to give an over span on 30 metres behind each goal. Stay wires will be fitted to the two end poles of each span and supporting wires for netting between each pole. This will be galvanised 2.5mm wire with a breaking strain of 135kg.

Ball stop netting with a 50mm x 5mm mesh size & overall height of 10.5 metres will be hung from the supporting wires so that the bottom of the main ball stop netting will be at 2.5 metres (out of reach & less prone to vandalism).

To reduce vandalism the lower 2.4 metres of netting will be provided as re-tractable netting, which will be housed in two boxes fixed to the centre pole. During matches this box can be opened and the netting extended across the 30 metres span.

- Lighting

It is not proposed to provide any public lighting within the park.

- Children's local Play lot

A small local play area is provided for, to the east of the Changing Room pavilion and will be approximately 480 sq meters. This play area will be similar in character to the one installed in Hyde road. The playground will be designed to meet the current BS and EN standards.

- Paths

It is proposed to install a perimeter 2.4m wide and c500m long which will provide for both active and passive activities such as walking, jogging and running.

- Seating

The park will provide an important recreational role catering for passive recreation, walking, chatting, watching sports and community events. It is proposed to install seating throughout the park to facilitate this type of use and will take into account our age friendly status as a County.

- Boundary

The existing wall along Hudson Road will be replaced with a low wall and railing as set out in drawing no 2099.05 and will be at a height of 2m. A hedge will be also

planted along the section of low wall and railing at the rear elevation of the proposed changing room facility.

The existing entrance will be widened from 3m to 4m and a new pedestrian access will be provided at this location.

A second pedestrian entrance will be constructed beside the new playground to provide easy access from Hudson Road.

- Landscape planting  
There are no existing trees within the open space. Proposed Tree planting will not only provide selective visual screening both from within and without the park but will visually enhance the Park landscape. Bulb planting will provide seasonal effect.
- Outdoor exercise equipment  
Gym Exercise stations are provided for at four locations along the perimeter path. These will provide active recreation for age groups teens to senior citizens.
- Boules Court  
A boules court is provided for, along the west side of the park and provides of active recreation from teens to senior citizens.
- Park Access  
The park will be accessible by pedestrians and mobility impaired visitors via two anti-cycle entrance gates. The Park will not be locked.
- Provision of Litter Bins  
It is not proposed to provide bins within the park. Provision of a bin near to one of the entrances will be examined, however as with other parks within the County, visitors will be encouraged to dispose of litter in a responsible manner.

## **5. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA:**

Having regard to the policies of the 2016-2022 Dún Laoghaire-Rathdown County Development Plan, it is considered that the proposed improvement works to Hudson Park are a significant enhancement to the existing recreational facilities and are consistent with the proper planning and sustainable development of this area.

## **6. APPROPRIATE ASSESSMENT**

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 impacts are likely on Natura 2000 Sites, that is, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). A Screening Report was prepared by Scott Cawley Ltd. (March 2016) 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.

## **7. INTERNAL REPORTS:**

### **Infrastructure & Climate Change-Transport Planning & Roads Projects Office:**

In correspondence dated 11/10/16, confirmed it has no objection to the proposed development.

### **Roads Maintenance Section:**

In correspondence dated 2/3/16, confirmed it has no objection to the proposed development.

### **Architects Department**

Report received dated (11/01/17). No objection to proposals. To be consulted during detailed design stage

### **Municipal Services - Water & Drainage:**

In correspondence dated 17/5/16 and subject to consultation with Water Services in relation to water mains and foul connections confirmed no objections to the proposed development.

### **Housing Department:**

In correspondence dated 29/2/16, confirmed it has no objection to the proposed development.

### **Planning and Organisational Innovation Department:**

In report received dated 01/06/16 confirmed it has no objection to the proposed development.

### **Property Management Section**

In correspondence dated 13/12/16 confirmed it has no objection to the proposed development.

### **Economic, Community & Cultural Development - Libraries**

In report received dated 02/03/16 confirmed it has no objection to the proposed development.

### **Economic, Community & Cultural Development - Community Section**

In correspondence dated 24/3/16 confirmed it has no objection to the proposed development.

## **8. STATUTORY BODIES / ORGANISATIONS:**

**Department of Arts, Heritage, Regional & Gaeltacht Affairs:** (Late Submission - 13/03/17)

### **Irish Water:**

In report received dated 16/02/17 confirmed it has no objection to the proposed development. On condition that there is no discharge of run off from the proposed playing fields to the combined sewer.

Response: The existing pitches are naturally drained and not in need of additional drainage. There will be no discharge of run off from the proposed playing fields to the combined sewer.

## **9. SUBMISSIONS/OBSERVATIONS:**

In accordance with Part 8, Article 81 of the Planning and Development Regulations 2001, (as amended), notice of the proposed development was given by the placement of a notice in The Irish Times newspaper dated 20/12/2016. Plans and particulars of the proposed development were available for inspection from 20<sup>th</sup> December 2016 up to and including 9<sup>th</sup> February 2017. Submission or observations with respect to the proposed development were invited to be made either in writing or on line via the dlr consultation Hub on or before the 23<sup>rd</sup> February 2017.

A total of 31 submissions were received of which 4 were late submissions and 1 was rescinded. Two submissions from statutory bodies/organisations are outlined in section 8 above.

The submissions were largely in support for the proposed development with some queries/concerns made. The submissions are duly noted and have been assessed under a number of headings on the Public Submissions and Responses table below.

A summary of all submissions received by Dun Laoghaire Rathdown County Council are contained within this report. For each submission, a Chief Executives response is included. See table below;

No.	Query/Concern:	Ref.	Response
1.	<p><b>Parking:</b> The submission raises concerns in relation to Parking and considers there to be inadequate parking for proposed development. Current parking poor.</p> <p>The submission requests the plan be amended to have 5m set back from the perimeter boundary along Hudson Road to allow for perpendicular parking. Interspersed with planting bays and allow twice as many cars to park.</p> <p>The submission raises concerns about cars parked both sides of Hudson road Saturday &amp; Sunday mornings up to 11.30/12.00. Residents pay for parking permits and on two occasions had to request persons to move vehicles.</p> <p>Submission suggests houses affected be designated parking slots for permit holders</p> <p>Part 8 report states "the majority of park users are local to the park and either walk or cycle" that no extra parking is planned. Requests to know where is the evidence of this.</p>	<p>PKHR001 PKHR008</p> <p>PKHR002</p> <p>PKHR003</p> <p>PKHR003</p> <p>PKHR003</p>	<p>A Parking survey was carried out on Hudson Road and the average vacancy rate Monday to Friday was found to be 15 bays. Accordingly there would appear to be ample parking during the week. Saturday survey showed NO free space. Accordingly the Council may consider implementing Parking Control on Saturdays, this would be subject to Council approval.</p> <p>A 5m setback would greatly impact on the design of the pitches and open space in general and would greatly limit the recreational value of the open space. Maximum Parking Standards (CDP 2016-2022 Table 8.2.4 Non Residential Land Use) apply and as the recreational facilities are to serve the local area, additional parking is not deemed necessary taking into consideration existing on street public parking and need to encourage sustainable modes of transport.</p> <p>There are currently double yellow lines on Hudson road opposite the Park. Any vehicles observed by the Council's traffic wardens to be illegally parked on double yellow lines or footways, may be issued with appropriate sanctions such as fixed charge notices/fines. The Council's traffic wardens conduct regular patrols of Hudson Road from 08:00 to 19:00, Monday to Saturday. Sunday enforcement is in the remit of An Garda Síochána.</p> <p>Pay parking is governed by the Road Traffic Act, 1994 which makes no provision for "residents only" parking.</p> <p>As Hudson Park is a local park, the use of the Park and playing pitches will be by local residents, clubs and schools. The proposed development Maximum Parking Standards (CDP 2016-2022 Table 8.2.4 Non Residential Land Use) apply and as the recreational facilities are to serve the local area additional parking is not deemed necessary taking into consideration existing on street public parking and need to encourage sustainable modes of transport.</p>

No.	Query/Concern:	Ref.	Response
	<p>The submission raises concerns that Residents from Albert Park have issues accessing Hudson Road from Albert Park due to traffic parked close to the junction. Sight lines effected. Submission suggests extending double yellow lines another full car length on junction of Hudson Road and Albert Park to allow for clear view of traffic from Albert Park as redevelopment of park will further increase traffic and parking.</p>	PKHR013	<p>Traffic section will look into provision of double yellow lines to the west of Albert Park and if found necessary will include proposals for consideration in future TAG meeting.</p>
	<p>Submission raises concern that there is very little car parking provided inside sports ground. Existing on street parking heavily used by residents and nearby businesses.</p>	PKHR025	<p>A recent Parking Survey found there were on average 15 unoccupied/vacant parking bays during the week (Monday to Friday. Accordingly there is ample parking during week days. When the wardens surveyed Hudson Road on Saturday there were no unoccupied bays. The Council may consider implementing Parking Control on Saturdays, this would be subject to Council approval.</p>
	<p>This Submission suggests that events need stewarding for parking and traffic flow management.</p>	PKHR025	<p>Given the road configuration and existing parking, stewarding of parking should not be required.</p>
	<p>This submission raises concerns that the footpath on opposite side of road to proposed development is nearly level with road and would attract parking up on paths. Also notes existing Sandycove Tennis and Squash Club brings traffic to the road and vicinity initiating parking problems and access to individual properties.</p>	PKHR025	<p>There are currently double yellow lines on the opposite side of the road from the Park. Any vehicles observed by the Council's traffic wardens to be illegally parked on double yellow lines or footways, may be issued with appropriate sanctions such as fixed charge notices/fines. The Council's traffic wardens conduct regular patrols of Hudson Road from 08:00 to 19:00, Monday to Saturday. Sunday enforcement is in the remit of An Garda Síochána.</p>
	<p>This submission raises concerns over speeding, disregard to double yellow lines and inconsiderate parking which has been raised at Sandycove &amp; Glasthule Res. Assoc. meetings.</p>	PKHR025	<p>Speeding would be a matter for An Garda Síochána to enforce. Any vehicles observed by the Council's traffic wardens to be illegally parked on double yellow lines or footways, may be issued with appropriate sanctions such as fixed charge notices/fines. The Council's traffic wardens conduct regular patrols of Hudson Road from 08:00 to 19:00, Monday to Saturday. Sunday enforcement is in the remit of An Garda Síochána.</p>



No.	Query/Concern:	Ref.	Response
	This submission seeks clarification on weather area to become a 30km/hr traffic zone.	PKHR025	There are no proposals to include Hudson Road in 30kph zone.
2	<p><b>Name of Park:</b> This submission makes reference to the contribution of the Presentation Brothers have made to the Park and requests the Park be called Presentation Field and that a plaque/information Point be installed.</p> <p>This submission requests/ suggests the Park should be called Father McCabe Park after Father McCabe. Curator to Harold Boys School, Eden Road, Glashule and parish of St. Joseph. He organised sports events and competitions for young people in presentation field and founded St. Joseph's Football Club, Sallynoggin and youth club in Glashule.</p>	<p>PKHR002</p> <p>PKHR024</p>	<p>There has been a number of suggested Park names for the open space. However it is proposed to recommend that the Park be named Hudson Road Park. The history and associations with the park will be included in the Park information panels.</p> <p>There has been a number of suggested Park names for the open space. However it is proposed to recommend that the Park be named Hudson Road Park. The history and associations with the park will be included in the Park information panels.</p>
3	<p><b>Lighting of Park:</b> This submission requests the provision of low lighting within the Park. This submission queries if the park and pitches will be lit a night. This submission request lighting within the Park as no lighting will attract anti-social behaviour as they will not be seen.</p> <p>This submission raises concern that no lighting being provided in park.</p> <p>This submission also requests that the Council consider lighting or security cameras in this area to discourage anti-social behaviour in this field especially if the field is to be used in the dark by walkers/joggers for protection.</p>	<p>PKHR002 PKHR004 PKHR015</p> <p>PKHR0025</p> <p>PKHR016</p>	<p>Lighting within Parks is only provided for along pedestrian/ cycle routes. It is the Councils experience that lighting within open spaces can attract gatherings and may encourage anti-social behaviour.</p> <p>Lighting within Parks is only provided for along pedestrian/ cycle routes. It is the Councils experience that lighting within open spaces can attract gatherings and may encourage anti-social behaviour.</p> <p>Lighting within Parks is only provided for along pedestrian/ cycle routes. It is the Councils experience that lighting within open spaces can attract gatherings and may encourage anti-social behaviour. It is not Council Policy to provide security cameras in Parks or open spaces.</p>

No.	Query/Concern:	Ref.	Response
4	<p><b>Path Layout:</b> This submission raises concern and objects to path running down along the side of houses which side on from St. Peter's Terrace and St. Paul's Terrace and queries why there is greater set back from Albert Park and the pitch and small gap between St. Peter's and St. Pauls Terrace and pitch.</p> <p>This submission requests footpath for walkers separate to that for joggers and runners and that no cycling or scooter/skateboards etc. are allowed in Park, as they can cause injury. This submission requests path surface which are age friendly / joint friendly material.</p>	<p>PKHR015</p> <p>PKHR25</p>	<p>In order to accommodate a junior sized GAA /Rugby Pitch and soccer pitch within the design and to maximise the use of the open space, it is necessary to provide various set back distances from boundary walls.</p> <p>The proposed 2.4m wide paths are appropriate for the park allowing for pedestrian traffic both ways and access for maintenance machinery. It is not considered appropriate to provide two separate paths within such a small park. Path surfaces will be macadam and are appropriate surface to use in parks and are age friendly.</p>
5	<p><b>Boundary with Open Space:</b> This submission states there are 4 no houses along Spencer Villas which directly back onto the field and three of these only have hedges as boundaries to the open space and requests the Council to take steps to minimise such behaviours and protect against it and request Council erect and maintain high level wall built to rear of garden hedges or secure metal/wire fence.</p> <p>This submission has concern about the change from "private locked open space" to "open and unsupervised status" which allows for risks of security implications and risk of anti-social behaviour.</p> <p>This submission is not in favour</p>	<p>PKHR016 PKHR026</p> <p>PKHR016</p> <p>PKHR025</p>	<p>The provision of rear boundaries and security of private property is a matter for the individual residents.</p> <p><b>Proposed Amendment:</b> It is proposed to plant a native hedgerow around the three sides of the park (east, south and west boundaries). This hedgerow will enhance biodiversity in the park and include thorny plants with stock proof qualities such as craetagus monogyna (Hawthorn), prunus spinosa (Blackthorn) and ilex aquifolium (Holly). Other native species will be considered including alnus glutinous (Alder), betula pubescens (Birch) along with honeysuckle. The proposed hedgerow will attract birds, bats, bees and other insects. This hedgerow is now shown on the revised layout drawing.</p> <p>Currently a high wall along Hudson road screens views of the Park from passing traffic and pedestrians, and encourages anti-social behaviour. The proposed removal and replacement of this high wall with a Park Railing will greatly improve views into the open space while improving the level of passive surveillance of the Park.</p> <p>The demolition and removal of the</p>

No.	Query/Concern:	Ref.	Response
	<p>of demolition of boundary</p> <p>This submission states that several houses have hedges as boundary to field, there is history of health and safety issues with vagrants attempting to live in the hedges and have concerns about 24hr access to unsecured park and concern for premises.</p>	PKHR026	<p>boundary will be necessary in relation to opening up of views into the Park and will greatly assist in deterring anti-social behaviour.</p> <p>The provision of rear boundaries and security of private property is a matter for the individual residents. The proposed removal and replacement of this high wall with a park railing will greatly improve views into the open space while deterring anti-social behaviour.</p>
6	<p><b>Seating:</b> This submission raises concerns about seating at Boules Court and that it will attract anti-social behaviour to boundary walls as secluded corner and impact on security and privacy of adjoining houses. Experience of fire and anti-social behaviour in the past. Also that all seating from boules area be removed or alternatively add seating to Hudson Road end of field which is more open.</p> <p>This submission requests more seating beside changing rooms and facing east &amp; west.</p> <p>This submission while in support of small number of seating within the Park raises concerns that seating will encourage anti-social behaviour.</p>	<p>PKHR013</p> <p>PKHR014</p> <p>PKHR025</p>	<p>The current secluded nature of the park does not help in deterring anti-social behaviour. The removal of the boundary wall along Hudson road will greatly improve passive surveillance of the park opening views into the park. The provision of seating in the Boules area is in keeping with the Council Age Friendly status. The number and location of seats shown on the plan are indicative only. The exact location and number of seats will be determined by the Council at detail design stage and as the use of the space evolves.</p> <p>The number and location of seats shown on the plan are indicative only. The exact location and number of seats will be determined by the Council at detail design stage and as the use of the space evolves.</p> <p>The number and location of seats shown on the plan are indicative only. The exact location and number of seats will be determined by the Council at detail design stage and as the use of the space evolves.</p> <p>Improved views into park will improve passives surveillance of all areas in park. Provision of seating is in keeping with the Councils Age Friendly status.</p>
7	<p><b>Security in Park:</b> This submission seeks clarification on whether there will there be park ranger or park warden in the Park</p>	PKHR25	<p>Park staff will maintain the park with regular visits during working hours. There is currently no provision for a Park Warden Services at this location.</p>

No.	Query/Concern:	Ref.	Response
8	<b>Planting within Park:</b> This submission raises concerns that visual planting within and without the park could contribute to anti-social / criminal activity.	PKHR025	The opening up of views into the Park, with the provision of park railings along Hudson Road, will greatly improve passive surveillance of the Park and discourage anti-social behaviour. The Planting proposed will not obscure views to and from the Park.
	This submission seeks clarification in regard to tree species being proposed and request tree species be planted which will support shelter and potential bird nests. Welcome bulb planting in park.	PKHR025	Native tree species such as Oak and Birch will be included in the tree planting scheme within the Park. This is in addition to the native hedgerow which will provide shelter and protection for birds and their nests.
	This submission does not want trees planted in Park as it would obscure views of park and encourage anti-social behaviour	PKHR015	Trees are an essential element of any Park design. The proposed design provides for some perimeter tree planting and views will be retained into the Park. The removal of the high boundary wall along Hudson road will greatly enhance views into the Park and increase passive surveillance of the Park.
No.	Query/Concern:	Ref.	Response
9	<b>Boules Court:</b> This submission has concerns about the location of the Boules court, that it is too near Albert Park resident boundary walls and in view of kitchen. Security and privacy issues if crowds gather at this location. This submission recommends the relocation of the Boules Court towards pitch and to move soakage area nearer to boundary wall.	PKHR013	The current nature of the Park is of a secluded open space with no clear views into the Park. The removal of the boundary wall along Hudson Road will greatly improve passive surveillance of the open space while opening up views into the Park. It is the Councils experience that boules courts do not attract large crowds nor do they attract anti-social activity. The location of the boules court has been well considered.
10	<b>Changing Rooms:</b> This submission raises concerns over potential anti-social behaviour beside proposed location of dressing rooms, as was situation in past. This submission recommends relocation of building elsewhere in the park.	PKHR004	Previous location of the changing rooms led to a situation where it was completely obscured by the existing high wall. The current design provides for the removal of the high boundary wall along Hudson Road and the installation of a park railing which will greatly improve and enhance views of the new building and views into the Park. This location for the changing rooms is deemed most appropriate to the design of the Park.
11	<b>Design of Changing Room:</b> This submission queries the	PKHR007	Careful attention will be paid to the final

No.	Query/Concern:	Ref.	Response
	<p>design of changing room and that it could be improved. Proposed design could be more contemporary design. This submission suggests that a roof terrace like pavilion in the People's Park to allow viewing of matches.</p> <p>This submission notes changing room facility would need to be made secure &amp; not provide hiding place for anti-social behaviour.</p>	PKHR025	<p>selection of materials, colour and detailing to ensure that the design while simple is appropriate to its setting and the quality of the built environment in the area.</p> <p>A roof terrace is not deemed appropriate to the design of the building or park.</p> <p>Previous location of the changing rooms led to a situation where it was completely obscured by the existing high wall. The current design provides for the removal of the high boundary wall along Hudson Road and the installation of a park railing which will greatly improve and enhance views of the new building and views into the Park. This location for the changing rooms is deemed most appropriate to the design of the Park.</p>
12	<p><b>Access to Park:</b> These submissions raise concerns as to whether there will be access to the Park throughout the whole day &amp; throughout the night.</p> <p>These submissions request that access to Park to be assured for Harold School for in-school and after school sports. Existing use by school retained or improved.</p> <p>This submission expresses concerns over removal of wall in relation to access to park. Currently an effort has to be made to climb over the 2.2meter wall to access the open space.</p>	<p>PKHR004 PKHR025</p> <p>PKHR006 PKHR018 PKHR019 PKHR020 PKHR021</p> <p>PKHR015</p>	<p>This park will not be a locked park and will remain open at all times.</p> <p>Arrangements will be made to provide access to the Park for schools and community groups as well as local clubs where appropriate.</p> <p>The current secluded nature of the park does not help in deterring anti-social behaviour. The removal of the boundary wall along Hudson road will greatly improve passive surveillance of the park by opening views into the park and thus assist in deterring anti-social behaviour.</p>
13	<p><b>Opening Hours:</b> These submission requests clarification in relation to Dressing Rooms and Toilets on the following items:</p> <ul style="list-style-type: none"> <li>• What will be hours of operation and activity in park?</li> <li>• Practice sport anytime?</li> <li>• Are field sports pitches proposed for Hudson road to be used for GAA football and hurling/ camogie?</li> <li>• Sports pitches under County Council or club supervision/operation and</li> </ul>	PKHR004 PKHR025	<p>As with all pitches within dlr, the Council will manage the pitches and local clubs &amp; schools will be given a licence to use the space for sports. The pitches are to be used during daylight hours. The pitches will be used for multi-sports which will include GAA Football, football, rugby and hurling/ camogie. The clubhouse will also be managed by the council and the clubs/schools will be given a license to use this also. The clubhouse will not normally be used after daylight hours.</p>

No.	Query/Concern:	Ref.	Response
	responsibility?		
14	<p><b>Out Door Exercise Equipment:</b> This submission raises concerns about under use of existing exercise pieces on the sea front at Newtownsmith. That Equipment will be used as proxy playground by children. Also proposed 4 stations are excessive and not necessary and a waste of local council's monies and unattractive. Request to have them moved from plan or the rationale for inclusion in development. Has the council done any research on success / failure of the seafront gym at Newtownsmith?</p> <p>This submission states that there is no need for an Outdoor Gym as it will attract anti-social behaviour</p>	<p>PKHR005</p> <p>PKHR015</p>	<p>The design of the park allows for many active recreational activities. The provision of gym equipment is in keeping with the Councils age friendly status, providing exercise opportunity for both young and old. Provision is being made within the Park design for a playground and accordingly the pieces should not be a focus for play by young children.</p> <p>The design of the park allows for many active recreational activities. The provision of gym equipment is in keeping with the Councils age friendly status, providing exercise opportunity for both young and old. It envisages that by providing a more diverse range of activities within the park, this will increase visitor numbers and in tandem with the enhanced views of the Park from the road, will in turn discourage anti-social behaviour.</p>
15	<p><b>Other Suggested Uses:</b> This submission suggested planting fruit trees on south, east and west walls as a community Orchard. This addition would be educational for students and people could enjoy the fruits. Suggest planting of walnut and chestnut trees on south wall. Proper plant selection will ensure greater biodiversity, sustainability and interest.</p>	PKHR014	<p><b>Proposed Amendment:</b> It is proposed to plant a native hedgerow around the three sides of the park (east, south and west boundaries). This hedgerow will enhance biodiversity in the park and include thorny plants with stock proof qualities such as <i>Crataegus monogyna</i> (Hawthorn), <i>Prunus spinosa</i> (Blackthorn) and <i>Ilex aquifolium</i> (Holly). Other native species will be considered including <i>Alnus glutinosa</i> (Alder), <i>Betula pubescens</i> (Birch) along with honeysuckle. The proposed hedgerow will attract birds, bats, bees and other insects. This is now shown on the revised layout drawing.</p> <p>This hedgerow can act as an educational tool for schools to learn the value of hedgerows, trees and our native species that they support.</p>

No.	Query/Concern:	Ref.	Response
16	<p><b>Sensory Garden/Raised Beds:</b> This submission suggest locate sensory garden and raised beds in north west / north east corners, would be a great space for children, wheelchair users and improve mental health.</p>	PKHR014	<p><b>Proposed Amendment:</b> It is proposed to include a sensory garden at the north east of the site close to the proposed playground. This will include a suitable path and raised beds with pollinator friendly sensory plants. This garden can be developed in collaboration with the local schools/clubs/residents. This is now shown on the revised layout drawing.</p>
17	<p><b>Street Ball Half Court:</b> This submission suggest the inclusion of a Streetball Half Court to be located beside one of the pitches opposite the bowling area.</p>	PKHR014	<p>The provision of a streetball half court would not be appropriate to the Park design, which endeavours to balance Active with Passive recreation activities while improving biodiversity within the Park. Provision for such activity is currently provided for at Hyde Road Park.</p>
18	<p><b>Use of Grounds:</b> This submission requests clarification as to what clubs will use pitches and dressing rooms?</p> <p>This submission makes reference to the proposed open space being previously used by Presentation College and Seapoint Rugby when it had two pitches. It makes reference to potential for participation of local schools in Seapoint's mini and age grade rugby programme as well as a base for developing rugby skills within Harold School in Glashule. This submission also makes reference to the nearby girls schools of Loreto Abbey, Dalkey, St. Joseph's, Cluney and Rathdown School and states the potential to attracting younger age grade players and more females to participate in rugby. This submission requests that one rugby pitch or at a minimum an adaptable pitch where age graded females and males could train or practice rugby skills.</p>	<p>PKHR022</p> <p>PKHR023</p>	<p>The Pitches and changing room facility will be available for use by local clubs and schools through the allocations procedure for use of open space sports facilities.</p> <p>As with all recreational space, schools that apply to use the space can use the space for all sports. One of the pitches can have dual usage for GAA and rugby.</p>
19	<p>This submission has no objection to the proposals. Happy to see field finally being developed and it will encourage perhaps schools to offer more sports options.</p>	PKHR12 PKHR11	Noted

No.	Query/Concern:	Ref.	Response
	Proposed resource looks like it will be a valuable enhancement to the area. Also an area where children can play, exercise and meet safety and parents can wait in between picking up kids from school.		
25	<b>Water &amp; Drainage:</b> This submission requests that there is no discharge of run off from the proposed playing fields to the combined sewer	PKHR17	Accepted



## **10. PROPOSED MINOR AMENDMENTS TO THE PLANS & PARTICULARS:**

The following minor amendments are considered appropriate to the proposed park;

1. Native Hedgerow: Proposal to plant native hedgerow along the park's east, south and west perimeter to promote increased biodiversity.
2. Sensory Garden: Proposal to construct sensory garden just inside pedestrian gate, at north eastern edge park.

## **11. RECOMMENDATION:**

The proposed development of Park and Recreational Facilities at Hudson Road, Glasthule, Dun Laoghaire is considered to be in accordance with the provisions of the 2016-2022 Dún Laoghaire-Rathdown County Development Plan, and accords 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 approval, 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 the amendments outlined above, and to any such minor or immaterial alterations to the plans and particulars of the development.

Tom McHugh, Director of Municipal Services

**Appendix A – Revised Drawings (see page 19)**

