

PLANNING REPORT

PART 8 APPLICATION
CORKAGH REGIONAL PARK

SOUTH DUBLIN COUNTY COUNCIL



DECEMBER 2021





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1 Introduction

The following Planning Report provides a summary of the relevant planning context and the main development features of the proposed series of enhancements at Corkagh Park, Naas Road, Clondalkin, Dublin 22.

The enhancements envisaged at Corkagh Park will be delivered by way of a Part 8 Application now proposed by South Dublin County Council.

The purpose of this Planning Report, in accordance with the requirements of the Planning and Development Regulations 2001 (as amended), is to describe the nature and extent of the proposed development and principal features therein and provides the reader with an overall understanding of the scope of the scheme within the planning framework associated with the subject site.

Further design details are provided with the Design Statement accompanying this Part 8 Application as well as drawings, reports and material from other design team consultants and should be read in conjunction with this report.

The project comprises of the following works:

- Provision of wayfinding and signage installations;
- Construction of a new 'hub zone' ;
- Upgrading of St. John's Wood Car Park and Green Isle Car Park;
- Enhancements to the Fairy Woodland Trail;
- Construction of a new footpath linking existing car park to the Outer Ring Road;
- Provision of a new pedestrian entrance from Kilcarbery Grange Development;
- Enhancements to existing St. John's Wood pedestrian entrance;
- Provision of a new pedestrian link between the Camac Valley Camping Park and Corkagh Park; and
- All associated and ancillary works associated with the development.

The vision for the project at Corkagh Park is *“for a new centre of the park that serves as a destination. It will be well-linked to car parks and other components adding to the sense of place for local and regional visitors. Care has been taken to ensure that all proposed elements respond to and work in harmony with the strong cultural heritage found in the park as well as existing features.”*

The proposal seeks to protect, conserve and enhance the park where appropriate.





2 Site Location and Scope

The site, subject of this Part 8 Application, is Corkagh Park, situated in Clondalkin, South Dublin between the N7 and the Old Nangor Road. Corkagh Park is adjoined by the Village of Clondalkin and its mature residential developments. The existing park contains a number of facilities including football pitches, playground, baseball pitches, cricket facilities and purpose built road cycle track. There are also a number of ponds and the River Camac flows through the site. The site extends over 120 ha, and is outlined in the figure below.



Corkagh Park – Site Outlined in Red





3 Planning Context

3.1 National Policy

The proposal has been prepared in the context of:

- National Planning Framework: Project Ireland 2040 (2018)
- National Development Plan 2021-2030
- Design Manual for Urban Roads and Streets

3.2 Regional Policy

3.2.1 Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031

To achieve the Dublin Metropolitan Area Strategic Plan's vision, a number of Guiding Principles for the sustainable development of the Dublin Metropolitan Area, which include:

- **“Metropolitan Scale Amenities** – *To enhance provision of regional parks and strategic Green Infrastructure, to develop an integrated network of metropolitan scale amenities, and to develop greenways/blueways along the canals, rivers and coast, as part of the implementation of the National Transport Authority's Cycle Network Plan for the Greater Dublin Area.”*

3.3 Local Policy

The South Dublin County Development Plan 2016-2022 is the relevant planning context for the subject site..

3.3.1 South Dublin County Development Plan 2016-2022

Land Use Zoning

The site is zoned 'OS' with an objective **“to preserve and provide for open space and recreational amenities.”**

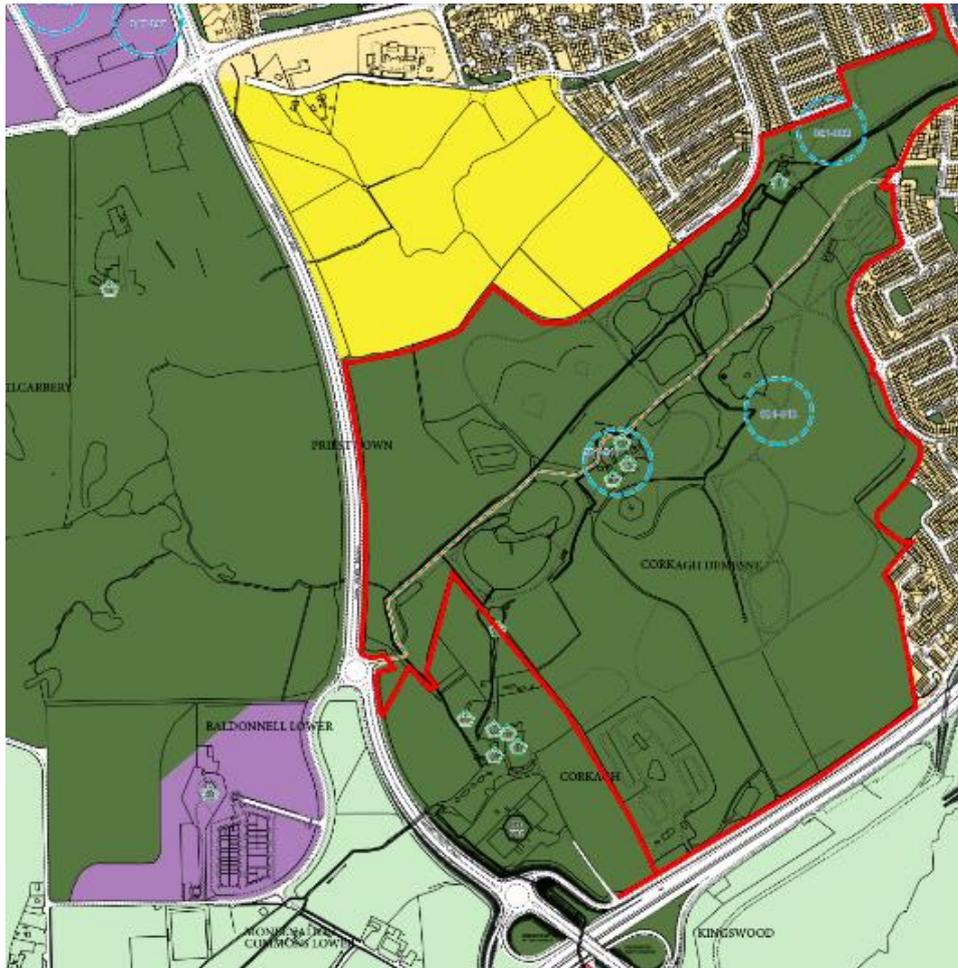
The uses permitted in principle under this zoning are:

“Allotments, community centre, cultural use, open space, recreational facility, sports club/facility.”

There are six archaeological sites located within the development area, consisting of two mills, a well, a castle, a moated site and habitation site. There are also four Protected Structures located within the subject site boundary, Any ground disturbances associated with the proposed 'hub zone' development would have an adverse impact on any below ground archaeological remains associated with the Castle and Moated Site. It is recommended that the areas of ground disturbance be archaeologically assessed by test trenching, in advance of works associated with the Hub Zone, Wayfinding and Legibility, Repurposing and Upgrade of Corkagh Park Arrival Points and Parking and Fairy Woodland Trail. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation *in-situ* or by record. Any further mitigation will require approval from the National Monuments Service of the DoHLGH.

Please refer to the Archaeological Assessment Report accompanying this Part 8 application for further information.





-  Objective OS To preserve and provide for open space and recreational amenities
-  NTA Greater Dublin Cycle Network Plan
-  Record of Protected Structures (See Written Statement for Details)
-  Record of Monuments and Places (See Written Statement for Details) (For Areas of Archaeological Potential see Index Map)

County Development Plan 2016-2022, Use Zoning Objectives Map 4 extract (site outlined in Red)
NOTE: The full subject site boundary area extends into Use Zoning Objective Map 5

Open Space and Green Infrastructure Policies

The following policies gathered from the County Development Plan served to inform the priorities and focus needed during the development of the schemes presented in this Part 8 Application.

The Council is committed to maximising the leisure and amenity resource offered to the communities of South Dublin through its parks and open spaces.

Within the Open Space Hierarchy, Corkagh Park is identified as a Regional Park. The community features of Regional Parks include formal and informal children’s play areas, walkways and cycleways (wide enough to accommodate two people passing and be constructed using suitable surface material), seating and passive recreation areas, playing pitches, including all-weather pitches, indoor recreational facilities and changing rooms, running tracks and allotments.





Regional parks form a key element of the County's Green Infrastructure network and are important green infrastructure features such as water courses, SuDs features such as ponds, marshlands and meadows, wooded areas and substantial hedgerows. There are opportunities to strengthen biodiversity corridors from these parks into the adjacent urban areas.

Policies and objective of particular relevance to Corkagh Park and the proposal include:

Community Infrastructure Policy 12 (C) states that:

"it is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management."

C12 Objective 3:

"To develop parks and open/green spaces that cater for the diverse needs of the County's population, in particular different age groups and abilities, through the facilitation of both active and passive recreational activities and universal access."

C12 Objective 4:

"To support and facilitate the development of indoor and outdoor recreational facilities and play spaces in larger parks to cater for all age groups."

C12 Objective 6:

"To improve the provision for children's play across the County, including the provision of appropriate facilities for both young children and older children/teenagers, ensuring that all new facilities are accessible to all children of that age cohort, irrespective of ability, and to include play equipment of features suitable for children with disabilities."

C12 Objective 11:

"To ensure that parks and open spaces are designed as safe spaces and that access for vehicles such as quads and motorbikes is restricted."

C12 Objective 13:

"To support and facilitate the provision of coffee shops at appropriate locations in parks in the County."

The current Part 8 proposal seeks to underpin the above objectives on Community Infrastructure by strengthening and upgrading the Corkagh Regional Park in particular, by way of introducing a hub zone in the centre of the park aimed at all age groups and abilities by including a café, multi-use events space, seating area, picnic areas, amenity lawn, mounds and play area as well as the improvements at the Fairy Woodland Trail. All consolidated by enhanced routes and new pedestrian links.

Green Infrastructure Policy 4 (G) states that:

"it is the policy of the Council to provide a hierarchy of high quality and multi-functional public parks and open spaces."

G4 Objective 1:

"To support and facilitate provision of a network of high quality, well located multifunctional public parks and open spaces throughout the County and to protect and enhance the environmental capacity and ecological function of these spaces."

G4 Objective 3:

"To enhance and diversify the outdoor recreational potential of public open spaces and parks, subject to the protection of the natural environment."

G4 Objective 5:





“To promote the planting of woodlands, forestry, community gardens, allotments and parkland meadows within the County’s open spaces and parks.”

G4 Objective 6:

“To take steps, in conjunction with communities and businesses, to plant existing areas of grasses open space to promote the development of multifunctional amenity areas with enhanced biodiversity value.”

The current Part 8 proposal to enhance Corkagh Park seeks to underpin these Green Infrastructure Objectives, particularly by way of removing and replacing certain trees that are in poor health or that pose a risk to safety, the retention and protection of existing mature trees and addition of native ornamental shrubs and grasses.

Other Policies

The subject site is within the Department of Defence Inner Zone for the Casement Aerodrome. Policies and objective of particular relevance to Corkagh Park and the proposal include:

IE8 Objective 5

“Within the Department of Defence Inner Zone, in addition to the Obstacle Limitation Surfaces for the Aerodrome, no buildings or structures exceeding 20m in height above ground should be permitted except where specifically agreed following consultation with the Department of Defence that the proposed development will not affect the safety, efficiency or regularity of operations at the aerodrome.”

The current Part 8 application proposes 11m arrival beacon wayfinding signage and this is in line with the above policy objective and does not exceed 20m.

The details of this Part 8 scheme remain fully supportive of all relevant Policy Objectives. The proposal is in full compliance with all Statutory Zoning and Policy provisions.





4 Nature and Extent of Proposed Development

Planning permission is sought for development and enhancements of Corkagh Park. The description of the proposed works should be read in conjunction with the supporting drawings and reports. The proposed works include the following:

- Provision of wayfinding and signage installations;
- Enhancement of the primary and secondary routes;
- Construction of a new ‘hub zone’ to include a Café building with 10 no. public toilets, kitchen, storage, serving area and internal seating; multi-use events space with a stage and hard-standing area; soft-landscaping with formal seating areas; picnic areas; amenity lawn; mounds; incidental play area; and planting;
- Removal and replacement of trees that are in poor health or pose a risk to safety;
- Upgrading of St. John’s Wood Car Park to include resurfacing; improved pedestrian links and footpaths, dropped kerbs and crossings; replacement of existing gates; reorganisation of internal vehicular routes; 11m high arrival beacons at St. John’s Wood Car Park Entrance; future-proofing for EV charging points;
- Upgrading and extension of Green Isle Car Park and entrance to include relocation and widening of existing entrance; addition of a native edge plant buffer; 11m high arrival beacons at Green Isle Car Park Entrance; future-proofing for EV charging points;
- Enhancements to the Fairy Woodland Trail including new play features; new seating; new pedestrian link from the lakes; retention and protection of existing mature trees; addition of native ornamental shrubs and grasses;
- Upgrading of entrance and construction of a new footpath linking existing car park to the Outer Ring Road; future-proofing for EV charging points; and 11m high arrival beacon at Outer Ring Road Entrance;
- Provision of a new pedestrian entrance from Kilcarbery Grange Development;
- Provision of a new pedestrian link between the Camac Valley Camping Park and Corkagh Park;
- Enhancements to pedestrian entrance at St. John’s Wood Drive;
- Proposed planting, furniture and landscape works associated with the proposed development;
- All associated and ancillary site works associated with the proposed development.

4.1 Detailed Description

The fundamental design intent of the enhancements at Corkagh Park is to significantly improve the visitor experience as since the government restrictions in response to the Covid-19 health crisis, the park saw increased use from Spring 2020 right through to recent months as additional users flocked to the park’s open spaces. With a new appreciation for the great outdoors and what is offered by the park, it is anticipated that there will be increased usage of the park’s informal facilities such as walking and cycling routes, the picnic areas, outdoor fitness equipment as well as organised sports.

The proposals objectives are to:

- Enhance the visitor experience.
- Engage with Local and Regional visitors to bring the projects in line with aspirations.
- Promote health and wellbeing facilities.
- Create an all-season destination for events as well as recreation.
- Increase revenue opportunities for SDCC.
- Enhance Legibility and wayfinding in the Park while promoting universal accessibility.
- Deliver a destination, multi-scale events space,
- Take care to enhance and promote the natural assets of the park while increasing local biodiversity and heritage.



Wayfinding and Legibility

- Provide wayfinding and signage installations that improve legibility for users in the park.
- Enhance the primary and secondary routes throughout the park.



Wayfinding and Signage Strategy

The Hub Zone

It is envisaged that the Hub Zone will be a new centre for the park serving as a focal point at which all areas of the park meet and interconnect. Through the enhanced signage proposals, visitors will be directed to this space as a centre and encouraged to explore outwards from there. Care has been taken from the outset to devise a layout that does not detract from the character of the existing buildings and spaces. All building lines for the new scheme originate from and follow lines of the existing architecture and work to bring the area into new use. The design complements the existing buildings and promotes a sense of place for the new hub centre.

- The construction of a new purpose-built Café building with 10no. public toilets, kitchen, storage, serving area and internal seating.
- A new multi-use events space with a stage and hardstanding.
- A soft-landscaped area with formal seating areas, picnic areas, amenity lawn, mounds, incidental play and native ornamental planting.
- Removal and replacement of certain trees that are in poor health or pose a risk to safety.



Proposed 'New Hub' Layout Plan

Car Parking Facilities

St. John's Wood Car Park:

- Resurfacing of the car park.
- Improved pedestrian links with improved footpaths, dropped kerbs and crossings to increase universal access.
- Felling of Ash trees that are suffering from Ash Dieback and replacement with native specimen trees.
- Improvements to existing gates.
- Reorganisation of internal vehicular routes to improve traffic flow.
- 11m tall arrival beacon.
- Future-proofing for electrical vehicle charging points.

Green Isle Car Park:

- Relocation of existing entrance to improve road safety.
- The existing entrance will be widened to accommodate safe two-way access and egress from the car park.
- Extension of the existing car park.
- Native edge planting buffer mix to alleviate noise issues from N7 and increase local biodiversity.
- New large format 'CORKAGH PARK' letters.
- 11m tall arrival beacon.
- Future-proofing for electrical vehicle charging points.

Fairy Woodland Trail

- New play features including natural play and formal play equipment.
- New seating opportunities.
- The addition of a new pedestrian link to and from the lakes.
- Fairy Woodland themed interpretation throughout.
- The retention and protection of existing mature trees.
- Native ornamental shrubs and grasses throughout.



Park Entrances

The proposal aims to create a more user friendly pedestrian experience whilst allowing vehicular circulation to continue.

Outer Ring Road Entrance:

- The construction of a new footpath that links the existing car park to the Outer Ring Road.
- Extension of car park.
- 11m tall arrival beacon.
- Future-proofing for electrical vehicle charging points.

Kilcarbery Pedestrian Entrance:

- Provision of a new pedestrian entrance from Kilcarbery Grange development.

St. John's Wood Drive Pedestrian Entrance:

- Enhancements to the existing entrance including replacement of existing gate and fencing.

Camac Valley Camping Park Link:

- A new pedestrian link between the camping park and Corkagh Park.

4.2 Design

A Design Statement has been developed in order to explain further the decision making and justification for the development of the design for Corkagh Park. The Design Statement is included with this Part 8 Application and details the solutions developed and tailored to this proposal.

4.3 Other Ongoing Projects

South Dublin County Council have other ongoing projects relating to Corkagh Park. These include:

- The construction of a new Sport Pavilion – subject to a separate approved Part 8 Application.
- Existing lake viewing platforms to remain in-situ and replaced where necessary.





5 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 impacts are likely on Natura 2000 Sites, that is, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The site is approx. 5.93km from the nearest European Designation site and similarly, there are no Annex I habitats or supporting habitats for Annex II species identified on the site.

The AA Screening process has considered potential effects which may arise during the construction and operational phases as a result of the implementation of the project. There are no direct surface hydrological pathways between the subject site and European sites in the form of the Camac River, however, given the parkland nature and highly urban context of the proposed site; the significant distance of approx. 12.5km to the closest hydrologically connected European site; the proposed development is not identified to introduce connectivity or fragmentation issues. Therefore, given the scale of the development and its distance from European sites, the effects arising from these works will be negligible. It has been evaluated that significant adverse effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site are unlikely. The ecological integrity of the European sites is not foreseen to be significantly affected by the project.

The proposed development will not result in any additional greenhouse gas emissions as a result of the operational phase. The construction phase will have minor increased temporary emissions. However, given the small scale and temporary time frame of the development, these are determined to be negligible. Therefore, there are no effects predicted arising from climate change to the degree that it would affect the QIs or SCIs of the European sites considered as a result of the proposed development.

Given the nature of the development, its scale, distance from European sites and the localised and the temporary nature of the construction effects, the proposed development does not have potential to cause significant effects in-combination with effects arising from any other plans or projects.

It is concluded that the project is not foreseen to give rise to any significant adverse effects on any designated European sites, alone or in combination with other plans or projects. This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated. Consequently, a Stage Two AA (Natura Impact Statement) is not required for the project.

6 EIA Screening

It is considered that the proposed amenity facilities is not of a class listed in Schedule 5, at Corkagh Park, Clondalkin does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it. The nature and scale of the proposal is such that there is no real likelihood of significant effects on the environment arising. This conclusion is based on an objective review of the proposed development, including its characteristics, location and the likelihood of it causing significant environmental effects. The screening has followed the relevant legislation and has had regard to the relevant guidance.

Therefore, there is no requirement for an Environmental Impact Assessment Report to be prepared. Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.





7

Conclusion

In conclusion, this Part 8 proposal aims at providing an enhanced public open space experience at Corkagh Park. This will be achieved through a number of integrated measures including new signage installations, a hub zone with a café, multi-use event space, play area, enhancement of primary and secondary routes, improvements to existing car parks, strengthen pedestrian links and upgrade the Fairy Woodland Trail in order to offer an enhanced visitor experience and create an all-season destination for events and recreation.

The design of the proposal has been informed by an understanding of the site context and the requirement to comply with planning and environmental legislation and policy. The scheme remains fully supportive of all relevant Policy Objectives of the South Dublin County Development Plan 2016-2022. The proposal is in full compliance with all Statutory Zoning and Policy provisions.

Inputs from appointed consultants accompany this Planning Report which will further inform, explain and detail the intention of South Dublin County Council in this Part 8 Application.

