

# COUNTY ARCHITECT'S REPORT

**Proposed Intergenerational Centre at Tymon Park,  
Wellington Lane, in The townland of Templeogue,  
Dublin 6W**

**Part 8 Process, carried out under the Planning &  
Development Act 2000 (As Amended) Planning and  
Development Regulations 2001 - 2018**

**Consultation Process stage.**

**This is an advisory report. The full report will be issued  
following the conclusion of the Consultation Process.**

**Issued April 2021**



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**PART 8**

Comhairle Contae  
Atha Cliath Theas  
South Dublin County Council

## COUNTY ARCHITECT'S REPORT – Part 8 Recommendation to Council

### Project Title:

**Proposed Intergenerational Centre at Tymon Park, Wellington Lane, in the townland of Templeogue, Dublin 6W**

**County Architect:** Eddie Conroy FRIAI

**Senior Architect:** Anne Lynch FRIAI

**Senior Executive Architect:** Aidan McNamara MRIAI

**Department:** Architectural Services Department with the Public Realm Section,  
South Dublin County Council

### ***A brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001***

#### **Part 8 (Public Consultation Developments)**

Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Act 2000 (as amended) Planning and Development Regulations 2001 - 2018. This procedure requires that notice of the proposed development is given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the objector's names along with a summary of the points made by them and the Local Authority' response.

Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.

#### **Development by a Local Authority: 'Part 8'**

From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets, sports pavilion etc.

Development carried out by a Local Authority is often referred to as a 'Part 8'.

Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not prescribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.

Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The public notices should be

referred to in this regard to ascertain the final date of receipt for observations.

Part 8 of the Planning & Development Act 2000 (as amended) refers to requirements in respect of specified development by, on behalf of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 - 2018 sets out a list of the types of development prescribed for the act.

The process is as follows:

Public Notices of the proposed development must be placed in an approved newspaper. A site notice (or notices) must be erected on the land on which the proposed development is situated – Article 81(1)(a)(b) of the Planning and Development Regulations 2001 - 2018 guides the requirements.

The application, which must be submitted on the same date as the newspaper notice, must include a cover letter/report, a copy of the newspaper notice and site notice. Due to Covid-19 restrictions, plans and particulars of the proposed scheme will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy for a period of four weeks after submission of the application only by appointment at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, and available online on the Consultation Portal <http://consult.sdublincoco.ie>

There is no fee payable on a Part 8 application.

The application is referred to as internal works Departments in the County Council – (Roads, Water, and Drainage).

In the case of protected structures, the application is referred to the Conservation Section, An Taisce, DEHLG and the Heritage Council.

The timeframe for third party Observations/Submissions on the Part 8 application is six weeks from the date of lodgement. This date is specified in the public notices. There is no fee charged for observations/submissions on Part 8.

The proposing Department completes a report for the attention of the Executive Manager of the Planning Department. The Executive Manager will make a recommendation to the proposing department on foot of this report.

A report will then be compiled for a meeting of the Council. Following consideration of this report by the Council, the proposed development may be recommended, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the report, or decides not to proceed with the development' – as per Section 179(4)(b) of the Planning and Development Act 2000 (as amended). For a part 8 application, the period for observations/submissions is 6 weeks.

The making of a decision on a Part 8 application is a reserved function of Council, while for a normal planning application this is an executive function.

The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts set out the requirements in full.

**Public Notice:**

**South Dublin County Council**

**Proposed New Works**

**PLANNING & DEVELOPMENT ACT 2000 (as amended)  
PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2018**

**Part 8 PUBLIC NOTICE**

**Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following development by South Dublin County Council:**

**PROPOSED INTERGENERATIONAL CENTRE AT TYMON PARK, WELLINGTON LANE, IN THE TOWNLAND OF TEMPLEOGUE, DUBLIN 6W**

The single storey Intergenerational Centre development, of internal floor area of 157m<sup>2</sup>, is situated in Tymon Park facing onto the Wellington Lane car park. It will consist of:

- A Multi-functional Community Space
- Cafe
- Associated Kitchen, WCs, Storage and Services.
- Terrace for outdoor seating overlooking the park and storage and services area to rear  
and associated railings and fencing
- Replacement of 4 no. car parking spaces with entrance forecourt and cycle parking to facilitate pedestrians and cyclists. The existing number of 4 no. designated parking spaces will be maintained.
- All associated works and services
- Installation of CCTV for security
- Alteration works to existing stone wall between car park and park to provide enlarged pedestrian entrance and relocated maintenance entrance to south
- Removal of temporary toilet block, replaced by facilities within the proposed development, to accommodate relocated maintenance entrance.
- All associated furniture and fittings
- All associated landscape, planting and surface renewal works
- All ancillary works.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required. Any person may, within 4-weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as

to whether the development would be likely to have significant effects on the environment.

**Due to Covid-19 restrictions, plans and particulars of the proposed scheme will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy for a period of four weeks from Monday 19<sup>th</sup> April 2021 only by appointment at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, and available online on the Consultation Portal <http://consult.sdublincoco.ie>**

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated may be made in writing up to **5 pm on the 1<sup>st</sup> June 2021** and may be submitted either via:

**Online Submissions: <http://consult.sdublincoco.ie>**

or

**Post to:**

**Senior Executive Officer,  
Environment Water and Climate Change Department,  
South Dublin County Council,  
County Hall, Tallaght, Dublin 24 YNN5.**

NOTE: Please make your submission by one medium only. All submissions should include your name and a contact address. It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council.

Director, Environment Water and Climate Change Department, South Dublin County Council, County Hall, Tallaght, Dublin 24.

Visit [www.southdublin.ie](http://www.southdublin.ie) for all your information needs

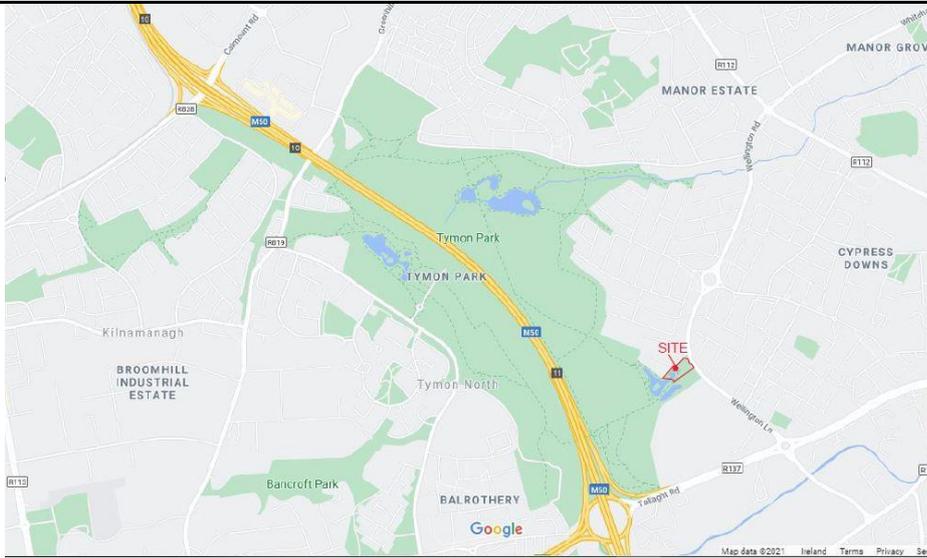
## Location

The initial location examined for this facility was Templeogue House. This has since been reviewed and a new, optimal location for the delivery of this facility has been identified at the Wellington Road entrance to Tymon Park. This location has a number of advantages:  
It is a busy, high profile location in the park.  
It utilises the existing entrance and car park.  
And the park is within walking distance of Templeogue village and other nearby centres.



Site Location

Tymon Park is 128.83 hectares. This area of Tymon Park is located west of Wellington Lane, north of Spawell and east of the M50. Tymon Park bounds the M50 from Spawell and the N81 in the south to Greenhills Road in the North. Tymon Park has entrances, carparks, lakes, playgrounds, play areas and playing fields. The proposed development is for a single storey Intergenerational Centre located in the south eastern part of Tymon Park and faces onto the Wellington Lane car park.



Tymon Park Location



Tymon Park Car Park Entrance from Wellington Lane facing south



Tymon Park Car Park Entrance from Wellington Lane facing north

Suitable sites within Tymon Park were assessed and a site adjacent to the car park to the north of the pedestrian entrance of the park was chosen.

This site gives the centre a south facing aspect and a close relationship and views to the existing lake.

The site is situated in Tymon Park in a planted area adjoining the Wellington Lane car park to the east, Tymon Park and the lake to the west and south and an access road to the north.

The proposed Intergenerational Centre will benefit from access to extensive parkland, amenity and sports facilities and will in turn enhance the amenity and facilities of the parkland.



View of proposed site from car park



View of proposed site from Tymon Park

## Planning / Zoning for the site



Objective OS To preserve and provide for open space and recreational amenities

Zoning map for Area (extract from the County Development Plan 2016 – 2022)

The lands are zoned – South Dublin County Council Development Plan  
 Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities'

USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Allotments, Community Centre, Cultural Use, Open Space, Recreational Facility, Sports Club/Facility.
Open for Consideration	Agriculture, Bed & Breakfast <sup>a</sup> , Camp Site, Carpark <sup>b</sup> , Cemetery <sup>a</sup> , Childcare Facilities, Crematorium, Education, Garden Centre, Guest House <sup>a</sup> , Home Based Economic Activities <sup>a</sup> , Hotel/Hostel, Housing for Older People, Outdoor Entertainment Park, Place of Worship <sup>a</sup> , Public Services, Recycling Facility, Residential, Restaurant/Café, Shop-Local, Stadium, Traveller Accommodation.
Not Permitted	Abattoir, Advertisements and Advertising Structures, Aerodrome/ Airfield, Betting Office, Boarding Kennels, Caravan Park-Residential, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Doctor/Dentist, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Health Centre, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry- Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m -1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Petrol Station, Primary Health Care Centre, Public House, Refuse Landfill/Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop Neighbourhood, Social Club, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm.

The zoning of the site coloured green on the map above supports an Intergenerational facility and the Community Centre criteria noted on the Development Plan supports the design proposed. The proposed development complies with the relevant Development plan policies.

The development plan policies that affect the site directly - To preserve and provide for open space and recreational amenities Zoning Objective 'OS'- are the following:

#### GREEN INFRASTRUCTURE (G) Policy 1 Overarching

It is the policy of the Council to protect, enhance and further develop a multifunctional Green Infrastructure network by building an interconnected network of parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, flood management and adaptation to climate change.

##### G1 Objective 1:

To establish a coherent, integrated and evolving Green Infrastructure network across South Dublin County with parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams forming the strategic links and to integrate the objectives of the Green Infrastructure Strategy throughout all relevant Council plans, such as Local Area Plans and other approved plans.

##### G1 Objective 2:

To prepare and implement a South Dublin County Green Infrastructure Strategy during the lifetime of this plan that will form the basis for the identification, protection, enhancement and management of the Green Infrastructure network within the County.

This proposed development of the site would not affect the character of the adjoining developments and is allowable under the County Development Plan. The design seeks to reinforce and enhance the existing park and adjoining development. The proposals as submitted for Part 8 Public Consultation comply with the County Development Plan Objectives.

### AA & EIA Assessment

Stage 1 Screening for Appropriate Assessment (AA) has been carried out for the site in accordance with the requirements of Article 6(3) of the EU Habitats directive. This screening shows that the project is not foreseen as likely to have any significant effects on any European site.

A copy of the Screening for Appropriate Assessment Report is included as part of this Part 8 consultation

Screening for Environmental Impact Assessment (EIA) has been carried out for the site and it has been determined that an Environmental Impact Assessment (EIA) is not required because the proposed development is of a nature and scale such that there is no real likelihood of significant effects on the environment arising, A copy of the Environmental Impact Assessment Report is included as part of this Part 8 consultation.

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.

## Need for Use in the Area

An Intergenerational, active aged, age friendly facility, encouraging social interaction between younger and older members of the Templeogue community, was agreed by the Elected Members a number of years ago.

The centre will provide multi-functional space and café, to cater for all generations for a range of activities, which will embrace and enhance its setting in Tymon Park.

The intergenerational concept develops the idea of a multi-use facility that is adaptable to a variety of purposes.

There are a number of larger function rooms in the surrounding area that cater for the demand for larger gatherings, so this facility is designed for use of small to medium sized groups that require a flexible space for community-type use.

Examples of such uses are:

- Active aged and age friendly Groups
- Parent and child Groups
- Yoga and Pilates classes and keep-fit groups.
- Indoor or outdoor performances
- Friends of Tymon Park, Tidy Town and Residents Groups
- Study Groups, Grind classes and Education groups
- Reading, Knitting, Bridge and other card or board games groups
- And other small or medium community groups or meetings.



Example of Yoga/ Pilates use



Example of Café/ tea rooms/ terrace use

### **Project Description & Design**

The proposed Intergenerational Centre is a single storey development with an internal floor area of 157m<sup>2</sup>.

It will consist of:

- A Multi-functional Community Space
- Cafe
- Associated Kitchen, WCs, Storage and Services.
- Terrace for outdoor seating overlooking the park and storage and services area to rear and associated railings and fencing
- Replacement of 4 no. car parking spaces with entrance forecourt and cycle parking to facilitate pedestrians and cyclists. The existing number of 4 no. designated parking spaces will be maintained.
- All associated works and services
- Landscaping and surface renewal works
- Alteration works to existing stone wall between car park and park to provide enlarged pedestrian entrance and relocated maintenance entrance to south
- Removal of temporary toilet block, replaced by facilities within the proposed development, to accommodate relocated maintenance entrance.

The following areas apply to the site and building, as proposed:

- Planning Site Area with wider landscaping: 7058 m<sup>2</sup>
- Building footprint of building and raised built terrace: 352m<sup>2</sup>
- Proposed internal Floor Area: 157 m<sup>2</sup>

The proposed centre accommodates flexible-use both inside and outside the facility. The Intergenerational Centre provides a medium-sized, multi-functional community space, which can be divided by a partition into 2 smaller, self-contained rooms if required.

The centre will have an entrance from the car park as well as the park which will allow it to be used independently of park opening hours.

It has a complimentary cafe with indoor seating and an outdoor terrace which is sheltered by a feature canopy, overlooking the existing lake, which provides space for outdoor seating and activities.



Proposed Floor Plan

The Multi-function space element of the centre addresses the car park and entrance. The new stone wall of the building will form part of the parks stone wall. It will be solid and secure in appearance with feature entrance openings.



Proposed view from Car Park

The centre opens to the park with its substantial terrace and feature canopy, embracing a south facing aspect and a close relationship and view of the lake. The proposed green planted roof helps to integrate the facility into the park's landscape.



Proposed view from Park



Proposed view from Park (from west)

Also see the associated Part 8 drawings for details.

The Intergenerational Centre will front onto the existing carpark area. The proposed site layout for the centre will include provision for safety, CCTV security, maintenance and care of the new development.

Following the end of the consultation process, and the final presentation to the Council Chamber, the layout will be reviewed in the light of observations submitted during the public consultation period.

## Landscaping



Proposed Landscaping Plan

The landscaping strategy proposes to site the building to optimise the lakeside amenity and tree retention; to upgrade the existing landscape entrance and setting enhancing user experience; to manage surface water sustainably and to enhance ecological biodiversity. The proposal necessitates:

- Removal of 7 trees (ash, cherry) of fair to good quality and 7 of poor/fair quality (amelanchier, cherry, birch), 4 beech saplings intended as car park screening hedge and a short stretch (3-4m) of native hedgerow within the park.
- Removal of solitary mining bee nesting habitat within exposed earth bank to make way for the building footprint.
- Removal of temporary toilet block – replaced by facilities within the building, making way for new maintenance road way.



Existing Site



Existing temporary toilet block to be removed to facilitate relocated maintenance entrance

Measures to mitigate the impact of the development on existing trees and hedgerow include building design layout, tree protection measures proposed by the arborist following *BS5837 Trees in relation to design, demolition and construction* (2012) and mitigation planting.

### **Aspect and Access**

The proposed Landscape strategy makes the best of the parkland setting by having a dual fronted building: the eastern facade and entrance from the carpark coinciding with the existing stone boundary wall; the parkland entrance via a south facing terrace overlooking the lake.

An enhanced pedestrian entrance to the park from Wellington Lane is provided and the vehicular route for maintenance access is realigned.

The strategy puts emphasis on pedestrian / wheelchair access as well as providing cycle parking.



Existing maintenance access to be relocated to south to enhance pedestrian entrance

### **Trees and Green Infrastructure**

The building layout has been designed such that some semi-mature trees in the northwest corner of the Park can be retained. Four good quality trees (ash and hornbeam) in the northeast corner of the Park and the beech/sycamore tree belt along the southern boundary are to be retained. Most of the existing hedgerow will be retained as well as all trees and hedgerow within the car park.

Planting proposals to mitigate tree loss and enhance biodiversity include:

- A green roof, planted with native meadow wildflower and grass species, will reduce rainwater runoff, provide an ecological habitat, enhance local biodiversity and provide visual amenity.
- 10 new birch trees (minimum 18-20cm girth at planting) at two separate picnic areas to the south and west;
- 200m<sup>2</sup> new pollinator friendly planting within 4 new and 1 expanded planting bed. Three of the beds will be terraced, retained by rammed earth walls providing circa 6m<sup>2</sup> nesting habitat for solitary mining bees.
- 8m<sup>2</sup> pollinator friendly planting within planters in two picnic areas
- 472 m<sup>2</sup> new pollinator friendly native hedging.

These planting areas may be of interest to gardening / wildlife interest groups etc. who may wish to use the facility.



Pollinator friendly planting

### **Hard Landscape and Furniture**

- New hard landscape treatment to building entrance from car park in concrete aggregate to complement the building terrace. This area will also have cycle parking.
- New concrete surface to also be applied to the central pedestrian entrance, extending into the parkland in the approach to the building and along the relocated, less central, maintenance access roadway.
- Power-washing of existing brick paving surrounding lake.
- Concrete kerbs/low concrete walls also provide seating;
- New sections of stone wall to match existing.
- Two picnic areas with accessible picnic tables, planters and resin bound gravel ground surfacing.



Example of concrete path and concrete kerbs/low concrete walls to contain planting and provide seating

## **Ecological Survey**

An Ecological Survey and Report was commissioned for this proposal and is included in this Part 8 Consultation.

Further bat and newt surveys to be carried out in Spring/Summer 2021. Appropriate mitigation will be addressed in detail design stage and the additional information will facilitate the development of a bat protection plan for the construction and operational stages.

Solitary mining bees habitat in existing earth embankment will be replaced and enhanced using rammed earth walls and pollinator friendly planting beds.

Trees to be removed will be mitigated by new tree and hedgerow planting.

The management of surface water runoff using sustainable drainage measures: green roof, bioretention beds etc create habitat as well as mitigate potential on pond water quality.

The proposal offers an overall enhancement of ecological biodiversity.

## **Ancillary Works to Project**

Connection to existing local services (foul drainage, water, electrical, telecoms). Alteration / Upgrading of the pedestrian and maintenance entrance in the existing stone wall, surfaces and landscaping and open space.

## **Project Partners**

Environment, Water and Climate Change

## **Site / Services Constraints**

All major existing services runs have been identified for the design. Local alterations to layout are possible when on-site investigations establish precise underground service locations.

## **Internal Comments**

Part-8 information was circulated to all the required relevant SDCC Departments.

Input was received from the Planning Department and Drainage Section and addressed.

**Flood Risk**

This site was reviewed with the relevant CFRAM maps with the SDCC Drainage Section and it was concluded that the site is not within a flood risk area.

The floor level of the proposed building is set at 66.183 to provide level entrance access with the adjoining Wellington Lane car park. The proposed floor level is therefore 1.19m above the adjacent lake side path and approximately 1.5m above the level of the man-made lake. It was therefore concluded that the lake does not constitute a flood risk to the building.

**Surface Water**

In consultation with the SDCC Drainage Section, the development proposes a sustainable on-site drainage strategy for surface water, complimentary with its parkland setting. A planted green roof to the development will provide rainwater attenuation. A rainwater butt will provide rainwater harvesting. Surface water will drain to adjacent landscaped bio-retention areas.

Detailed surveys and design will be subsequently undertaken.

**Foul drainage**

Foul drainage to connect to the existing foul drain on Wellington Lane. Detailed survey and design will be subsequently undertaken]

**Roads Access and Parking**

Roads access and capacity are within acceptable and safe limits.

No formal comment has been received.

4 of the existing 57 car parking spaces in the Wellington Lane car park will be replaced with an entrance forecourt for the development and cycle parking to facilitate pedestrians and cyclists. The existing number of 4 no. designated parking spaces will be maintained.

**Irish Water**

Application for Foul and Water services to be completed.

No known diversions.

**Parks**

This proposal has been developed in partnership with the Public Realm/ Parks Section. See the Landscape section above for details.

**Circulation to prescribed bodies**

Environmental Protection Agency, National Park & Wildlife Service, Inland Fisheries Ireland, Health Services Executive, Office of Public Works

**Contact Details**

Aidan McNamara MRIAI Senior Executive Architect  
Anne Lynch FRIAI Senior Architect

**Part 8 Submissions & Commentary**

All submissions will be recorded on the public consultation portal and a commentary will be provided on the main issues raised during the consultation period.