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15th September 2021

My Ref: 1776/Spawell

Re: DRAFT SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028.

Dear Sir/Madam,

Introduction

1. I act on behalf of Blue Clusters Company Limited by Guarantee, Parnell Park, Donnycarney, Dublin 5. I have been instructed by my clients to make a submission on their behalf to South Dublin County Council on the Draft South Dublin County Development Plan 2022-2028. The purpose of the submission is to seek the rezoning in the Draft South Dublin County Development Plan 2022-2028 of an area of land in their ownership, which is primarily in commercial use, and located in the south-eastern corner of the Spawell Sports and Leisure Centre on Wellington Lane, Templeogue, Dublin, from Zoning Objective 'OS' – *"To preserve and provide for open space and recreational amenities"* to Zoning Objective 'LC' – *"To protect, improve and provide for the future development of Local Centres"*. The subject area of land (c.3.94 hectares) is delineated in red on the attached 'Site Location Map' (Refer: Appendix 1). The balance of my clients' lands, which is outlined in blue on the aforementioned map is to remain subject to Zoning Objective 'OS'.
2. It is my submission on behalf of my clients that the requested zoning change reflects the current use of the subject area of land and constitutes, for the reasons and considerations set out in this submission, the appropriate zoning objective for the subject site in the interests of the proper planning and sustainable development of the area.

Background

3. In 2012, the Dublin G.A.A. County Board (Coiste Átha Cliath C.L.G.) published a Strategic Plan entitled *"Unleashing the Blue Wave – A Strategy for Dublin G.A.A. 2011-2017"*. The Plan identified a range of significant deficits in terms of the physical infrastructure available for the playing of Gaelic Games within the County. It set out a number of objectives intended to address these deficits. Since the completion of the Plan, the Dublin G.A.A. County Board has focussed on identifying and procuring additional facilities in Dublin to meet the demand generated from the growing numbers of individuals, both male and female, who wish to play Gaelic Games. This work is being carried out at a time when: -
 - The population of Dublin is continuing to grow.
 - There is an exponential increase in the numbers of females playing Gaelic Games.
 - Most clubs are finding it impossible to acquire land to develop additional pitches due to both the shortage and the increasingly high cost of land in Dublin.
4. One of the solutions embraced by the County Board as a response to these pressures was the adoption of the concept of the development of clusters of playing pitches with floodlights and all-weather capacity and ancillary facilities, including walking and jogging trails and outdoor exercise stations, at accessible locations within the county which, would be then made available for use on a shared basis, to local clubs, for regional under-age development squads, local first and second level schools and third level institutions and for their host communities.
5. The development of these cluster facilities has, from my clients' perspective, a number of significant benefits: -
 - They allow maximum utilisation of the pitches as they are not subject to the impact of individual club life-cycles where pitches can temporarily be underutilised for several years.
 - They allow the clubs to focus on other areas such as recruitment, retention and coaching of players of all genders and age groups.
 - They provide flood lit training and playing facilities for clubs when their other playing fields are unavailable or closed.
 - They provide facilities for the local schools for the playing of inter schools matches.
 - They also provide an opportunity for the provision of outdoor facilities e.g. walking tracks; outdoor exercise stations; jogging tracks and indoor facilities e.g. meeting rooms etc.; which are available for the use of individuals and groups within the wider community.

6. It was envisaged that in the first instance two such centres would be developed – one in the northern half and one in the southern half of the county. Given the extent of the area required for the development of the subject facilities, which it was determined would include at least four playing pitches; and the need for them to be accessible to clubs at both a local and wider regional level within the county, the options available were very limited and in short supply. When the Spawell Sports and Leisure Centre on Wellington Lane in Templeogue, became available, it was recognised as a location which met the County Board's criteria. It covered an area of 13.8ha. and included a pitch and putt course and a driving range, which could be developed as a cluster facility. In terms of accessibility, it is in a pivotal position at the south east corner of Tymon Park. It is immediately adjacent to the M50 at the Tallaght exit (at N81), servicing the entire Dublin Motorway network and thus provides convenient access by road from all parts of Dublin. It is serviced by several bus routes (including QBC routes along the N81 boundary of the site) and rail (Luas to Tallaght at about 2 kilometres) and has excellent pedestrian and cycle access. It is immediately adjacent to a number of GAA clubs and is within convenient travel distance for most GAA clubs in south Dublin. For these reasons, it was seen as presenting a unique opportunity to realise the achievement of one of the Board's key strategic development objectives. The Spawell Sports and Leisure Centre (Spawell Centre) also contained a concentration of commercial uses/buildings and hardstandings, and had planning permission for a hotel, within a clearly defined area of the site which were seen as presenting an opportunity to finance the prospective development of the cluster project. The Spawell Centre was purchased by the County Board in 2017.
7. Blue Clusters Company Limited by Guarantee, was then established by the County Board to own, develop, operate and manage the Spawell Centre. Its mission is to secure the development of a state of the art playing pitch cluster with all the necessary ancillary facilities on the Spawell lands which will represent a very significant addition to the area's active recreational infrastructure and a high order community asset which will enable the continued future growth of Gaelic Games in this area of the County. It will provide a range of active recreational facilities which will increase the number and enhance the quality of accessible playing facilities available for the growing numbers of juveniles and adults, both male and female, playing Gaelic Games in schools and clubs throughout this area of the city. It is also intended that it will provide recreational facilities e.g. walking/jogging tracks/exercise stations which will enhance and broaden the range of active recreational assets available for the surrounding community at this location. Indoor facilities will also be provided, which will be multifunctional, catering for both G.A.A. and local community activities.

The Site

Location

8. The Spawell Sports and Leisure Centre occupies a strategic location to the south east of Tymon Park being bounded on the south by the N81 dual carriageway which connects to the M50 motorway, 300m to the west, at Junction 11. To the north-east it is bounded by Wellington Lane, a local distributor road which serves primarily a number of neighbourhood housing estates. To the north, it is bounded by Faughs G.A.A. Club's premises and to the west by Tymon Park (Refer: Appendix 1 – Site Location Map).

Site Description

9. The overall area of land occupied by the Spawell Centre covers 13.8 hectares (34.1 acres). It has a number of commercial uses sited on it, which include the following: -
- The Spawell Golf Academy, which includes a driving range, golf shop, golf repair workshop and golf lessons.
 - Powerleague - 5 a-side outdoor Football Pitches (8 Nr), 1 indoor pitch and Changing Facilities.
 - Easy Living Garden Centre.
 - D'arcy McGee's Public House, Restaurant and Snooker.
 - A number of retail service outlets including – a Barbers, Hair Dressers/beauty salon.
 - A mathematical grind school 'Just Maths'.
 - A high performance fitness centre/gymnasium.
 - An office.
 - A dance studio.

It also includes a pitch and putt course which was operated on a commercial basis and car wash/valet operation both of which have now closed. These activities are serviced by a car park accommodating a total of 309 car parking spaces, which is accessed from Wellington Lane. The location of the above-mentioned uses within the site, and the car park, can be seen in the attached aerial photograph (Refer: Appendix 2).

10. The existing commercial buildings within the Centre are clustered in the south-eastern quarter of the overall landholding along with the 5-a-side playing pitches and the car parking, referred to above. This area of the overall site is the primary focus of the subject submission. The balance of the Spawell lands would retain its 'OS' zoning and its status in a recreational amenity context would be greatly enhanced with the development of the cluster facility, as referred to above.
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Recent Planning History

11. The land use zoning objective for the overall Spawell complex in the 2004 South Dublin County Council Development Plan was "OS" – *"To preserve and provide for open space and recreational amenities"*. The subject site within the complex was also the subject of the following 'Local Zoning Objective' identified as 'LZ 012': -

"Facilitate redevelopment of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue, for commercial, leisure and recreational purposes. An acceptable development proposal would include a sport centre incorporating indoor and outdoor sports facilities, and complimentary mixed uses included an ancillary hotel of 150 bedrooms with conference facilities and integral staff accommodation, or other similar scheme. Any development on the lands to be carefully designed to a scale and height appropriate to its proximity to the Green Belt."

12. On 3rd August 2005, planning permission was granted by South Dublin County Council for a development on the site comprising:-

"(a) the demolition of structures on site; (b) the construction of a two storey over basement leisure centre (principally comprising a swimming pool, squash courts, gym and aerobic facilities; a children's playroom, café, 2 no. retail units, shop, restaurant, carvery area, lounge areas, bar areas, a multi-function room, a conference room and five storey over basement, 149 no. bedroom hotel and a range of leisure facilities including exercise rooms, sports therapy room, a gym room, snooker rooms/lounge, a games room and multi-function sports room, over a basement of 267 no. underground car parking spaces; (c) the relocation of the tennis courts (8 no.); (d) provision of a two storey driving range unit (1710m²); (e) provision of a pavilion (65m²); (f) 579 no. car parking spaces (267 no. underground car parking spaces, 246 no. surface car parking spaces and 66 no. surface overflow car parking spaces/and 6 no. surface bus parking spaces with a relocated entrance/exit on Wellington Lane."

(South Dublin County Council Planning Register Reference No: SD04A/0976).

(Refer: Appendix 3 – Proposed Site Layout).

13. This permission was never implemented.
14. Just under 5 years later, permission was granted, in April 2010, by the Council for a development which comprised : -

"(a) the demolition of all existing structures on site; (b) the construction of a building of 21546sq.m. (gross floor space) approx. containing a two storey over basement leisure centre (principally comprising a swimming pool,

squash courts, gym and aerobic facilities; a children's playroom, café, 2 no. retail units, shop, restaurant/carvery areas, lounge areas, bar areas, a multi-function room, a conference room, administration facilities, associated storage and ancillary facilities); a five storey over basement, 149 no. bedroom hotel ancillary having regard to local zoning objective no. 12 in the South Dublin County Development Plan 2004-2010) principally incorporating an entrance lobby/reception area, bar areas, a restaurant, lounge area, main conference hall, meeting rooms, and a range of leisure facilities including exercise rooms, sports therapy rooms, a gym room, snooker rooms/lounge, a games room and multi-function sports rooms, administration facilities, associated storage and ancillary facilities over a basement of 10204sq.m. principally comprising 267 no. underground car parking spaces and a service area which serves both the leisure centre and the hotel; (c) the relocation of the tennis courts (8 no.); (d) provision of a two storey driving range base unit (1710sq.m); (e) provision of a pavilion (65sq.m); (f) hard and soft landscaping and all other associated site development works above and below ground. The development provides 579 no. car parking spaces (267 no. underground car parking spaces, 246 no. surface car parking spaces and 66 no. surface overflow car parking spaces) and 6 no. surface bus parking spaces. A relocated entrance/exit will be provided on Wellington Lane (close to junction with Rossmore Road) all on a site of 5.02ha approx."

(South Dublin County Council Planning Register Reference No: SD10A/0006).

(Refer: Appendix 4 – Proposed Site Layout). The Development Plan in effect when permission was granted for this development was the South Dublin County Development Plan 2004-2010.

15. The 'OS' zoning objective for the overall Spawell lands was retained in the 2010-2016 Development Plan while the Local Zoning Objective was also retained but re-designated as 'LZO11' with the additional provision, highlighted below, which allowed for the development of a nursing home, primary healthcare and stepdown healthcare facilities or similar schemes: -.

*"Facilitate redevelopment of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue, for commercial, leisure and recreational purposes. An acceptable development proposal would include a sport centre incorporating indoor and outdoor sports facilities, and complimentary mixed uses included an ancillary hotel of 150 bedrooms with conference facilities and integral staff accommodation, **a nursing home, primary health care and stepdown healthcare facilities or other similar scheme.** Any development*

on the lands to be carefully designed to a scale and height appropriate to its proximity to the Green Belt.”

16. In 2014, an application was made to South Dublin County Council for an extension of the duration of the above-mentioned grant of permission (**South Dublin County Council Planning Register Reference No: SD10A/0006EP**). The extension of duration was granted by the Council subject, inter alia, to a condition (Condition No. 1) which stipulated that *“This permission shall expire on the 20th April 2020”*. This grant of permission has now expired.
17. In the interim, several other planning applications were made to the Council for development proposals on the site of the Centre: -
- In **July 2013**, permission was granted for (a) the development of a garden centre comprising wooden sales structure; an outdoor canopy plant storage area, access way, one pedestrian road crossing, signage, landscaping and all associated site and ancillary works (**South Dublin County Council Planning Register Reference No: SD12A/0227**) and (b) the installation of 4 no. 8 metre high floodlights adjacent to an existing outdoor sports pitch to be used for 5-a-side soccer (**South Dublin County Council Planning Register Reference No: SD13A/0058**).
 - In **March 2014**, permission was granted by the Council for the retention of a neon-type sign advertising bar/restaurant ‘Darcy McGees Bar and Restaurant’ located on a flat section of the roof of the premises within the complex (**South Dublin County Council Planning Register Reference No: SD13A/0253**).

South Dublin County Council Development Plan 2016-2020 – Draft South Dublin County Development Plan 2022-2028

18. When the current South Dublin County Council Development Plan 2016-2022 was made in 2016, the ‘OS’ zoning objective was again retained for the entire site including the area where the established commercial uses, referred to above, are in situ on the site. The ‘Local Zoning Objective’ which had been a feature of the previous Development Plans was, however, omitted.
19. The current situation is that the overall Spawell Centre is zoned for ‘OS’ - *“To preserve and provide for open space and recreational amenities”* in the South Dublin County Council Development Plan 2016-2022. It is proposed to retain that zoning objective for the Centre in the Draft South Dublin County Development Plan 2022-2026. A clearly identifiable area of the Centre is occupied by a complex of buildings, all in commercial use, and a number of other commercial uses which, collectively, include several uses,

which would be classified as non-conforming uses. It also includes extensive areas of hardstanding which are in use primarily as parking areas. It is an underutilised, serviced site with fragmented development. This is the area of land within the Spawell Centre which is the subject of this rezoning submission. It is outlined in red on the attached copies of the relevant zoning maps from the current Development Plan and the Draft Development Plan 2022-2028. It should be noted that it approximates to the site, which was the subject of the above-mentioned grants of permission (Refer: Appendices 5 and 6).

20. Having regard to the commercial nature of the established uses on this site, and the non-conforming status of a number of them, and the absence of any realistic prospect that this area would ever revert to becoming 'Open Space' as defined in the Development Plan i.e. *"spaces that are free from development and an element of public value or potential public value"*, its zoning for 'OS' represents, in my submission, an anomaly in the context of the Draft Development Plan's zoning provisions for this area and fails to recognise the potential such an area to contribute positively to much needed social and commercial infrastructure in the area.
21. In addition, the redevelopment of this area is seen by my clients as being critical in terms of generating the necessary capital to finance the realisation as expeditiously as possible of the Dublin G.A.A. County Board's goal for Spawell Centre of providing a state of the art active recreational facility, as described below, for the benefit of this area of South County Dublin.

The Proposed Pitch Cluster Facility

22. I now wish to present some further details for the information of the Council on the proposed pitch cluster facility. As envisaged by the Dublin G.A.A. County Board, it will represent a state of the art sports facility including 3 no. flood-lit sand-based playing pitches; 1 no. flood-lit synthetic All-weather pitch (4G with shock pad); walking/exercise/jogging trails around the perimeter of the site; warm up/shuttle run areas – grass and synthetic all-weather; ball/hurling walls; a site equipment/maintenance building; a pavilion accommodating, inter alia, dressing rooms; physio/treatment room; male and female referees rooms; meeting rooms; kitchen area; dining area/multipurpose room; gymnasium; toilets/shower facilities; ancillary offices; associated parking for cars, coaches and bicycles to the Council's requirements. The indoor facilities would be available for use by local schools and for minority sports such as badminton and bowls, and by local community groups. In keeping with G.A.A. policy on the use of its facilities throughout the country, it is envisaged that the indoor facilities would be used for many other G.A.A. backed

activities related to the promotion of physical and mental health for all ages. In recent years, the Dublin G.A.A. County Board have been engaged in a number of initiatives to encourage the participation of people with a physical or intellectual disability in Gaelic games and in sport generally. The development that the Dublin G.A.A. County Board proposed to undertake at Spawell will afford it the opportunity to develop these initiatives further. The existence of a hub of this nature serving a number of clubs will lead to an increase in numbers and enhance their capacity to provide tailored programmes and initiatives to facilitate everyone, including those with an intellectual or physical disability, in enjoying the pleasure of participating in Gaelic games and sport generally.

23. It should be noted, in the context of the above, that as an interim measure, following a request to South Dublin County Council under Section 5 of the Planning and Development Act 2000, my clients received a declaration that the laying out a pitch (145m x 90m sand based grass surface) for Gaelic Games and the erection of ball nets behind the goal posts at either end of the pitch and putt course in the south-western corner of the overall Spawell Centre, constituted exempted development (**South Dublin County Council Planning Register Reference No: ED19/0005**).
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The Submission

24. The Spawell Sports and Leisure Centre is located within the area designated as the 'Templeogue/Walkinstown/Rathfarnham/Firhouse' Neighbourhood in the Draft South Dublin County Development Plan 2022-2028. It is to the north of the River Dodder which is described in the Draft Development Plan as defining the Neighbourhood, being its central spine from east to west. This section of the neighbourhood comprises the neighbourhoods of Walkinstown and Templeogue which are characterised in the Draft Plan as *"mature residential neighbourhoods"*.
25. The key driver for growth of the urban centres i.e. the village and local centres within the overall neighbourhood, is identified in the Draft Development Plan as new mixed use development. These Centres are to be consolidated with the addition of more local day-to-day services as the Development Plan strives towards the creation of connected communities and the realisation of the 10 minute settlement concept as advocated in the Regional Spatial and Economic Strategy.
26. The aim of the Draft Development Plan in terms of its policy on "Quality Design and Health Placemaking" is to create successful and sustainable neighbourhoods which are connected to and provide for a **range of local services and facilities**. The focus is on the consolidation of development within the existing designated centres.

27. The reality, in my submission, is that targeted development centres i.e. the existing village/local centres in the northern section of the subject 'Neighbourhood', referred to above, are fully developed, vibrant and viable centres. There is no doubt that their status as centres of local retail and other services has been greatly enhanced during the Covid-19 pandemic. There is, however, little or no land within their designated areas or in their immediate vicinity to accommodate the realisation of the above-mentioned objectives for future development. It is also the case that in the wider area of the subject 'Neighbourhood' outside the above-mentioned centres, there appears to be very little land, either infill, brownfield or greenfield, which is available for the development of additional local services and facilities. The exception, I would submit, is what I would describe as the 'commercial zone' within the Spawell Sports and Leisure Centre, the subject of this submission, which I have described above. It is an area with, in my submission, significant development potential, which is in very close proximity to the established residential areas in the northern section of the overall subject 'Neighbourhood' (Refer: Appendix 7 – Location of site – Templeogue/Walkinstown/Rathfarnham/Firhouse Neighbourhood).
28. The current and proposed zoning objective 'OS', applicable to the subject site, having regard to its primary goal - the preservation and provision of open space and recreational amenities - is not consistent, I would submit, with the established mixed use commercial profile of the site. There are some buildings in recreational use but the predominant building on the site i.e. the public house/restaurant, is occupied by a non-conforming use. As I have indicated previously, the land is not in use as open space, nor is there any prospect of it reverting to that use. The current zoning objective also precludes the development on-site of a range of uses/facilities for which, I would suggest, there is a need in this particular locality. These relate to uses which were previously permissible on this site, having regard, in particular, to the Local Zoning Objective 'LZ 011', referred to above, assigned to the site in the last Development Plan (2010-2016), most notably uses such as Nursing Home; Primary Care Health Centre and related step-down facilities and related schemes, the development of which would represent, I would suggest, a very significant addition to the 'Neighbourhood's' community assets and social infrastructure.
29. In this regard, I want to focus in particular on the issue of residential facilities for the older members of the community living within the subject 'Neighbourhood'. In this context, it should be noted that the population of South Dublin in the 65 and over age bracket increased by 7869 or 34% over the inter-censal period 2011-2016 and continues to increase. The projected growth in this age bracket, as stated in the Development Plan (Subsection 6.3.1) is 56.4% or 17,447 persons. Under the existing zoning objective, the use 'Housing for Older People', which is identified in "Appendix 6 Land Use Definitions" of the Draft Development Plan as *"Housing schemes that are specifically designated to meet*

the needs of older people that comprise independent living" constitutes a use "Open for Consideration". 'Nursing Home', defined in Appendix 6 of the Draft Development Plan as *"a building or part thereof used for the care of older/or convalescent people"*, is, however, classified as a use that is 'Not Permitted' in an 'OS' zone. It is also the case that "Retirement Home/Assisted Living" which is also defined as *"Semi-independent housing accommodation specifically designed for older people in which dining, recreation, hygiene and health care facilities are shared on a communal basis"* is also classified as a use which is "Not Permitted" within an 'OS' zone. All three forms of residential accommodation are classified, correctly in my view, as 'Permitted in Principle' under the Zoning Objective 'LC', the subject zoning objective of this rezoning submission.

30. Section 13.5.6 in the Draft Development Plan focuses on the subject of the development of 'Nursing Homes/Assisted Living Accommodation'. It indicates that central to the 'Slaintecare' vision for the care of older persons is providing as much care as possible close to the home. Among the criteria identified in the Draft Development Plan for consideration in relation to the location of nursing homes or assisted living accommodation for older people is that facilities should be located in established neighbourhoods/residential areas well served by community infrastructure and amenities; the potential impact on the residential amenities of adjoining properties; and that there be adequate provision for parking. As I have indicated above, the population of the 'Neighbourhood' within which 'Spawell' is located is an aging population. The people who live within this community, should have the opportunity, if they require it, to avail of the services of a care centre of this nature and remain within that community. Likewise, if they wish to live within a 'Retirement Home'. There is, however, no land available within the 'Neighbourhood' of sufficient size for the provision of this type of facility and, if available, where zoned residential, would presumably be developed for that primary purpose. I would contend that the subject site at Spawell would be eminently suitable for this type of use. It has a sufficiency of space for a development of this type and ancillary facilities could also be provided on site. It would, I submit, meet the locational criteria identified above being within an established neighbourhood; it would have no impact on residential amenities, and would be able to provide more than adequate car parking. I would submit that my clients' lands would also constitute an appropriate location for such a facility for the same reasons as the 'Nursing Home'. All of these uses, as I have identified above, are classified as 'Permitted in Principle' within an 'LC' zone. The provision of these facilities or a combination of such facilities at 'Spawell' would have the effect of increasing the range of residential options for older persons in the 'Templeogue/Walkinstown/Rathfarnham/Firhouse Neighbourhood', in line with government policy. I would draw the Council's attention in this context to section 6.3.1 of the Development Plan and its specific provisions re: 'Housing for Older People' and the Government's policy referred to therein

to provide a choice of appropriate residential accommodation for older people allowing them to remain in close proximity to their families and community while accessing health and age-related services.

31. Having regard, therefore, to these considerations and the absence of any space for more intensive higher density mixed use development within any of the designated village and local centres, in particular, in the northern half of the Templeogue/Walkinstown/Rathfarnham/Firhouse 'Neighbourhood' as designated in the Draft Plan, I would submit on behalf of my clients that the zoning objective for the subject site should be changed to "Zoning Objective LC – To protect, improve and provide for the future development of Local Centres" which will seek to provide for the development of a range of uses which will enhance the lives of those living in that community and allow for the provision of additional elements of community and social infrastructure which will greatly improve the quality of their lives and create a well connected cohesive neighbourhood which will be consistent with the proper planning and sustainable development of the area.
32. The proposed zoning change will, I submit, rectify the existing anomaly with regard to existing commercial uses on the site and its zoning for 'OS' and also will allow for the creation of the opportunity to develop a range of uses, such as those identified above, which will enhance the life of the neighbourhood community they will serve, which cannot be accommodated under the existing zoning regime.
33. It should be noted that the balance of the 'Spawell' lands, which represents over 70% of the overall landholding is to remain zoned for "open space and recreational amenity", and is to be redeveloped for a high end recreational facility which will consolidate its use for that purpose.
34. It should also be noted with regard to the requested zoning change, that the primary purpose of the request is to broaden the range of uses permissible for development on the site with a view to enhancing its value to provide funding for the provision of a state of the art cluster of playing pitches and ancillary facilities on the balance of the lands, as described above. There will be a very significant consequential planning gain to the community within the designated Neighbourhood of Templeogue/Walkinstown/Rathfarnham/Firhouse in terms of the provision of an active recreational asset which would enhance its amenities and quality of life and that of the wider area of South Dublin. The zoning change, per se, will also, for the reasons as outlined above, represent, I would submit, a significant gain to the community from a planning perspective in terms of the development opportunities it will open up on the site.

Conclusion

35. To conclude, therefore, I request on behalf of my client, Blue Clusters Company Limited by Guarantee, for the reasons and considerations set out in this submission, that the Zoning Objective for the land as delineated in red on the map included as Appendix.....to this submission, be changed in the Draft South Dublin County Development Plan 2022-2028 from Zoning Objective 'OS' *"To preserve and provide for open space and recreational amenities"* to Zoning Objective 'LC' *"To protect, improve and provide for the future development of Local Centres"*, in the interests of the proper planning and sustainable development of the area.

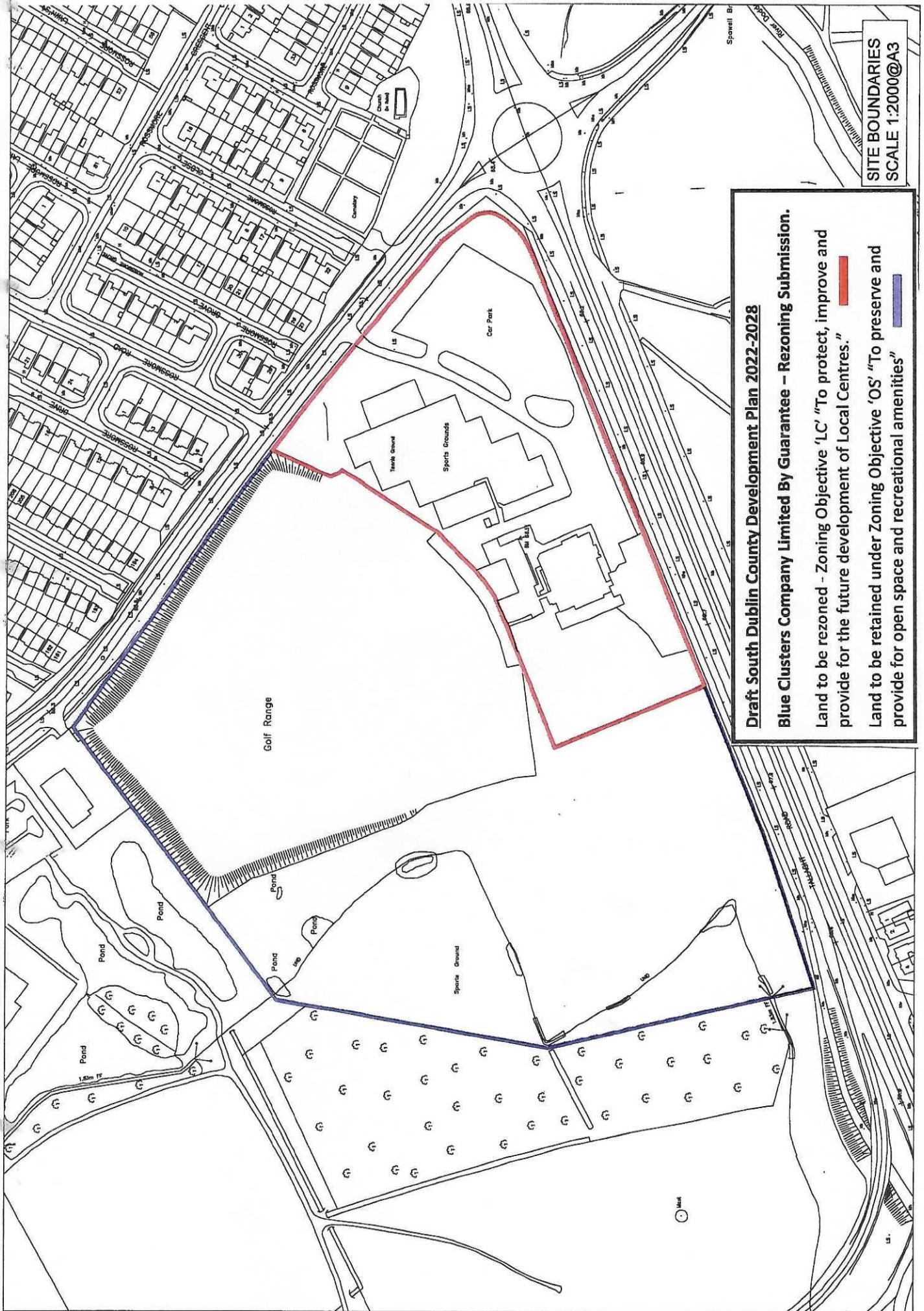


Jim Brogan B.A., Dip. T.P., M.I.P.I., Dip. L.S., Dip. Arb., B.L.
Planning and Development Consultant

Appendix 1

Site Location Map –

- Area be rezoned Zoning Objective 'LC' - *“To protect, improve and provide for the future development of Local Centres.”* - delineated in red.
- Area be retained under Zoning Objective 'OS' – *“To preserve and provide for open space and recreational amenities”* – delineated in blue.



SITE BOUNDARIES
SCALE 1:2000@A3

Draft South Dublin County Development Plan 2022-2028
Blue Clusters Company Limited By Guarantee – Rezoning Submission.
Land to be rezoned - Zoning Objective 'LC' "To protect, improve and provide for the future development of Local Centres."
Land to be retained under Zoning Objective 'OS' "To preserve and provide for open space and recreational amenities"

Appendix 2

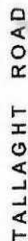
Aerial Photograph identifying location of Commercial Uses/Car Park on the area of land to be rezoned Zoning Objective 'LC' -
"To protect, improve and provide for the future development of Local Centres".

- | | | | |
|------------------|------------------|------------------------|---------------------|
| 1 Easy Garden | 4 Golf Academy | 7 High Performance Gym | 10 WTA Dance Studio |
| 2 Power League | 5 Just Maths Ltd | 8 Body Design Fitness | |
| 3 Darcy Mc'Gee's | 6 Barber Shop | 9 Office | |



Appendix 3

South Dublin County Council Planning Register Reference No:
SD04A/0976 - Proposed Site Layout.



Appendix 4

South Dublin County Council Planning Register Reference No:
SD10A/0006 - Proposed Site Layout.

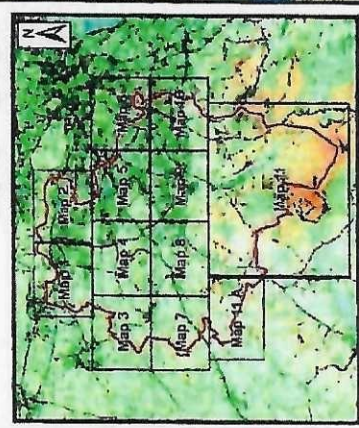


Appendix 5

Extract – Map No. 6 - South Dublin County Council
Development Plan 2016-2022 – Land to be rezoned Zoning
Objective ‘LC’ - *“To protect, improve and provide for the future
development of Local Centres.”* - delineated in red.



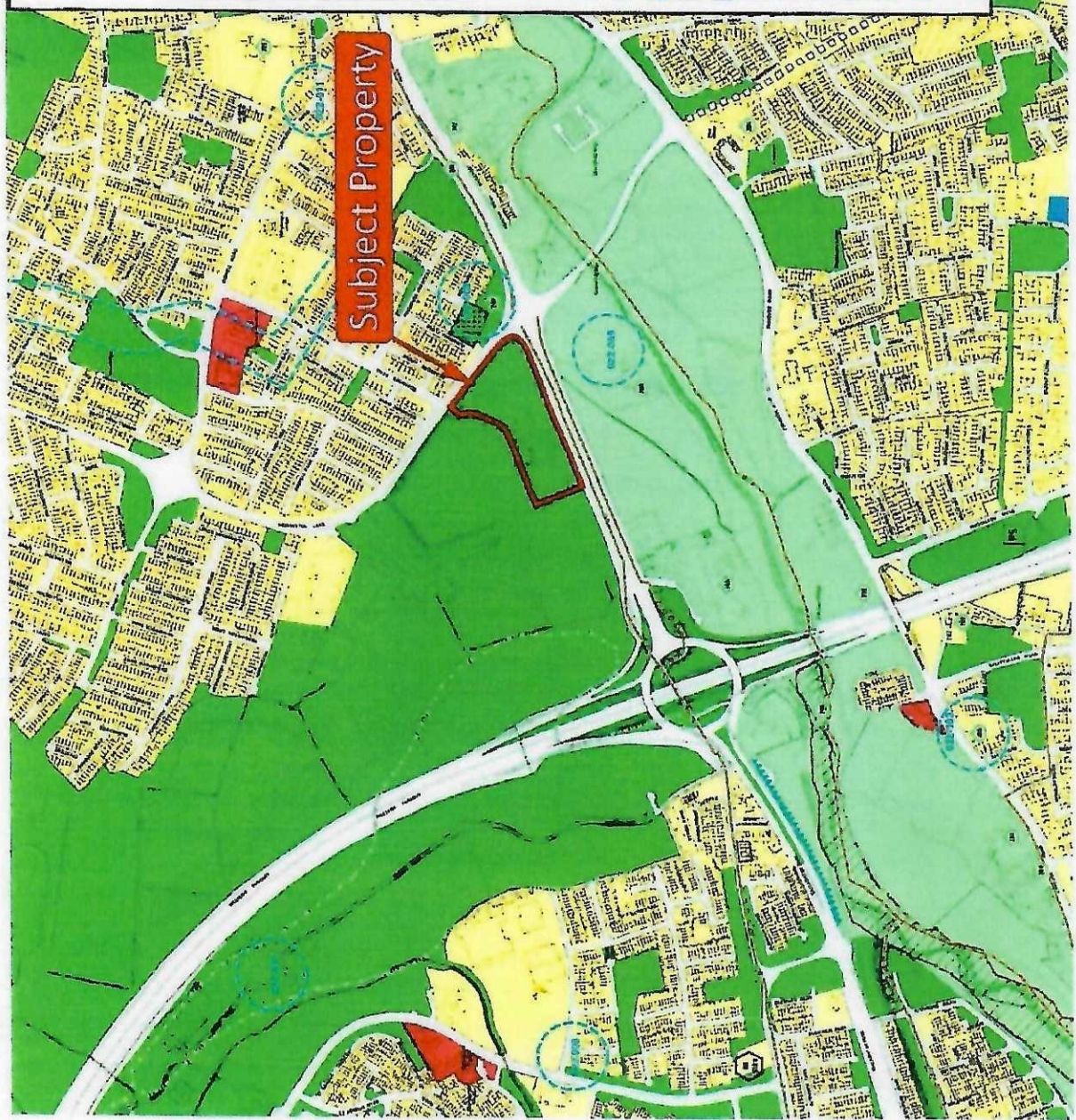
South Dublin County Council
Development Plan
2016-2022



Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES N	To provide for new residential communities in accordance with approved area plans
Objective SZZ	To provide for strategic development in accordance with approved planning schemes
Objective RZ	To facilitate enterprise and/or redeveloped regeneration
Objective IC	To protect, improve and provide for the future development of Town Centres
Objective ITC	To protect, improve and provide for the future development of a Major Retail Centre
Objective DC	To protect, improve and provide for the future development of District Centres
Objective VC	To protect, improve and provide for the future development of Village Centres
Objective LC	To protect, improve and provide for the future development of Local Centres
Objective RW	To provide for and consolidate retail warehousing
Objective EE	To provide for enterprise and employment related uses
Objective OS	To preserve and provide for open space and recreational amenities
Objective W	To protect and enhance the outstanding natural character and scenery of the Dublin Region, including the Dublin Mountains and Dublin Mountains areas
Objective AU	To protect and improve rural amenity and to provide for the development of agriculture

Subject Property



Appendix 6

Extract – Map No. 6 – Draft South Dublin County Council
Development Plan 2022-2028 – Land to be rezoned Zoning
Objective ‘LC’ - *“To protect, improve and provide for the future
development of Local Centres.”* - delineated in red.

Extract – Map No. 6 - Draft South Dublin County Development Plan 2022-2028



Area to be rezoned Zoning Objective 'LC' - "To protect, improve and provide for the future development of Local Centres." - delineated in Red.

Appendix 7

Approximate Location of Site to be Rezoned –
'Templeogue/Walkinstown/Rathfarnham/ Firhouse
Neighbourhood' – Draft South Dublin County Development Plan
2022-2028.

TEMPLEOGUE/ WALKINSTOWN/ RATHFARNHAM/ FIRHOUSE.

78,166
Current
Population

85,264
2021 Projected
Population

Our Neighbourhoods (N)

