

All-Weather
Pitches

At

Belgard
Community
Centre

P
A
R
T

8

COUNTY ARCHITECTS REPORT

**Proposed Development of 3 No. 4G Synthetic Grass Sports Pitches,
8 no. car-parking spaces, mesh-fencing, floodlighting and drainage at
Belgard Community Centre, Tallaght, Dublin 24.**

Process under PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)
PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL
GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001
(AS AMENDED).

Consultation Process stage.

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

	COUNTY ARCHITECTS REPORT – Part 8 – Display / Consultation
Project Title:	Proposed Development of 3 no. 4G Synthetic Grass Sports Pitches, 8 no. car-parking spaces, mesh-fencing , floodlighting (12m) and surface-water drainage system at Belgard Community Centre, Tallaght, Dublin 24.
County Architect: Architects:	Eddie Conroy FRIAI Architectural Services Department, South Dublin County Council
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)	<p><i>Part 8 (Public Consultation Schemes)</i></p> <p><i>Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 (as amended). This procedure requires that notice of the proposed development be 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's response.</i></p> <p><i>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.</i></p> <p><u>Development by a Local Authority: 'Part 8'</u></p> <p><i>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 etc.</i></p> <p><i>Development carried out by a Local Authority is often referred to as a 'Part 8': - this is reference to Part 8 of the Planning and Development Regulations 2001 (as amended) which sets out the procedure for carrying out such developments.</i></p> <p><i>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 proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate</i></p>

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 and Development Regulations 2001 (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 (as amended) sets out a list of the types of development prescribed for the purposes of 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 (as amended) provides guidance on the requirements.

The application, which must be submitted on the same date as the newspaper notice, must include a copy of the newspaper notice and site notice and drawings for public display of the proposal accessible to the public during normal office hours – via the Planning Portal. Drawings can be made available to the public on request.

There is no fee payable on a Part 8 application.

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

In the case of protected structures the application is referred to the Conservation Section, An Taisce, DHPLG 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 are 5 weeks allowed for a normal planning application.) There is no fee for observations/submissions on a Part 8.

At the end of the period for observations/submissions, the proposing Department completes a report on the public display 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).

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 Development

PLANNING & DEVELOPMENT ACT 2000 (as amended)

PLANNING AND DEVELOPMENT REGULATIONS 2001

(as amended)

Part 8 PUBLIC NOTICE

**Synthetic Grass Sports Pitches at Belgard Community
Centre, Tallaght, Dublin 24.**

Pursuant to the requirements of the above, notice is hereby given that South Dublin County Council proposes to carry out the following works at the site of Belgard Community Centre, Tallaght:

An outline of the proposals are:

- The construction of a 3-no. synthetic grass 4G all-weather sports pitches, approx. 75m X 40m. (3 x (40 x 25m))
- 8 no. car-parking spaces
- To be surrounded with a 5.4-metre-high weldmesh type fence with an additional ball stop fence and netting.
- 4 floodlighting columns (12.0ms in height to allow evening use.
- Installation of CCTV Cameras for monitoring by An Garda Síochána and South Dublin County Council.
- Surface-water drainage system.
- All necessary landscape works including storage areas, footpaths, and planting.
- All ancillary works.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive

(92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive

2014/52/EU

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 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.

The plans and particulars of the proposed development are available for inspection online on the Council's Public Consultation Portal website (<http://consult.sdublincoco.ie>) during the period from 13th January 2022 to 10th February 2022.

Due to Covid 19 restrictions, persons wishing to inspect printed plans and particulars of the proposed development must make an appointment by emailing planningdept@sdublincoco.ie or by phoning (01) 4149000.

After making an appointment, printed plans and particulars will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at County Hall, Tallaght, Dublin 24 during office hours from 13th January 2022 to 14th February 2022.

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 5pm on 24th February and may be submitted either via:

Online Submissions:

<http://consult.sdublincoco.ie> or

Post to:

The Senior Executive Officer, Community 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. South Dublin County Council's Personal Data Privacy Statements can be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements.

WEBSITE: www.sdcc.ie

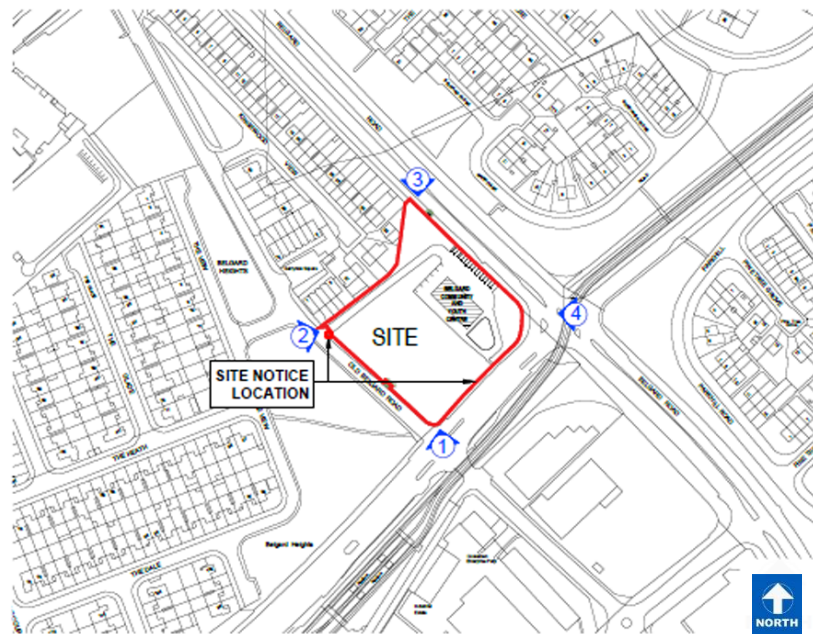
Date of Public Notice 13th January 2022

Context:

The proposed site is located in the townlands of Tallaght, South Dublin County. The proposed development is situated at the grounds of Belgard Community Centre. The described development comprises an area of 0.945ha.

The site is well served by public transport and local facilities. The site is relatively free of onsite services, and it is undeveloped.

Site location plan



01 EXISTING SITE LOCATION PLAN
P01 SCALE = 1:2000 @A1



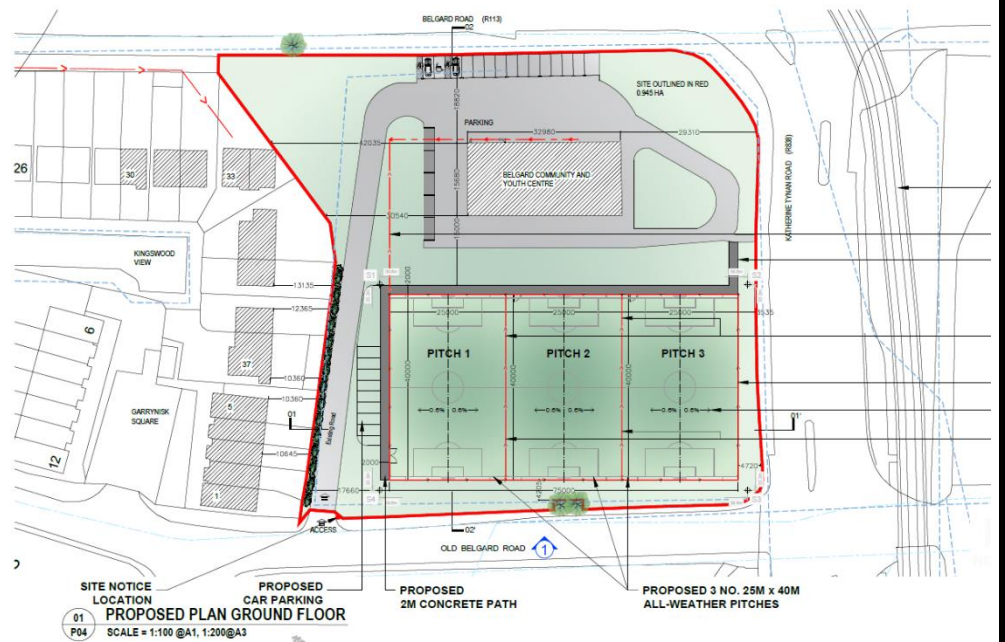
02 AERIAL VIEW LOCATION PLAN
P01 SCALE = 1:2000 @A1

Location



04
P01

SITE CONTEXT IMAGES



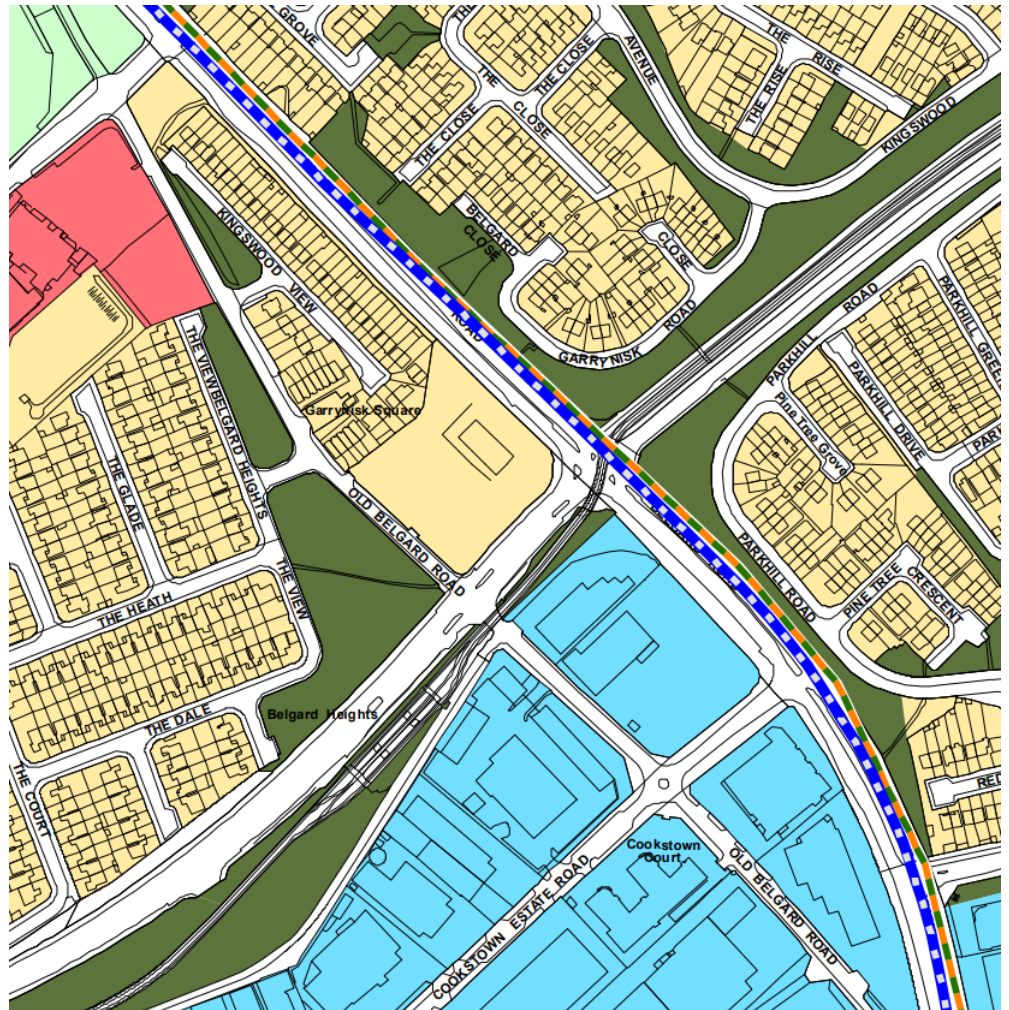
Site Constraints

All services are available, and the development proposed is has been considered as part of an overall planning / zoning for the area.

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 SDZ	To provide for strategic development in accordance with approved planning schemes	
Objective MU	To facilitate enterprise and/or residential-led development	
Objective TC	To protect, improve and provide for the future development of Town Centres	
Objective MRC	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 warehousing	
Objective EE	To provide for enterprise and employment related uses	
Objective CS	To preserve and provide for open space and recreational amenities	
Objective HA (LV, DV, LM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas	
Objective RU	To protect and improve rural amenity and to provide for the development of agriculture	

Planning / Zoning for the site



USE ZONING OBJECTIVES

Objective RES To protect and/or improve residential amenity



Land Use Zoning

The site is zoned RES in the SDCC County Development Plan 2016 – 2022 (Table 11.2: Zoning Objective 'RES': 'To protect and/or improve residential amenity'). A sports-club facility is open for consideration under this zoning-

Open for Consideration

Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel/Hostel, Home Based Economic Activities, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant/Café, Service Garage, Shop-Neighbourhood, **Sports Club/Facility**, Stadium, Veterinary Surgery."

Under the Development Plan "Sports Club/Facility" is defined as-
A building or part thereof or land used for organised and competitive sporting activity that aims to promote physical activity and well being e.g. sports hall, gym, squash centre, tennis club, golf club, swimming pool, sports pitch, athletic track,

	<p>skate park, health studio and including ancillary meeting or activity rooms and clubhouses.”</p> <p>The Belgard Community Centre already promotes physical activity and wellness programmes, both indoor and outdoor, across a diverse range of age groups. This proposed facility can be used as 3 separate pitches or one larger pitch offering flexibility in terms of the sports and physical programmes which can be made available to the community.</p> <p>The scheme is in compliance with the Development Plan objectives and the proper planning and development of the area.</p> <p><u>Assessment</u></p> <p>The subject proposal provides 3 no Synthetic grass all weather pitches, that currently form part of a green open space area. It is in a dense suburban area with existing buildings and hard surface areas.</p> <p>Total Site Area – 0.945 ha</p>
Project Description and Design	<p>The proposed scheme involves the construction of 3 synthetic grass (all weather) sports pitches beside the existing Belgard Community Centre, Tallaght, Dublin 24.</p> <p>IN addition to the 3 all-weather pitches, the proposed development includes installation of 4 no. sports pitch lighting, fencing, walkways, and all necessary associated ancillary works on the site.</p> <p>The proposed development comprises:</p> <ul style="list-style-type: none"> • The construction of a 3-no. synthetic grass 4G all-weather sports pitches, approx. 75m X 40m. (3 x (40 x 25m)) • To be surrounded with a 5.4-metre-high weldmesh type fence with an additional ball stop fence and netting. • 4 floodlighting columns to allow evening use. (12m high) • Installation of CCTV Cameras for monitoring by An Garda Siochána and South Dublin County Council. • All necessary landscape works including storage areas, footpaths, and planting. • All ancillary works.
Screening for Appropriate Assessment	<p><i>The Screening for Appropriate Assessment report has been prepared by CAAS consultants on behalf of South Dublin County Council (the applicant), as part of a planning application.</i></p> <p><i>In accordance with their obligations under the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011), South Dublin County Council must assess whether the proposed development could have ‘likely significant effects’ on any Natura sites. This document provides supporting information to assist the local authority with an Appropriate Assessment screening exercise, including: a description of the proposed development, details of its environmental setting, a map and list of Natura 2000 sites within the potential zone of impact, and an assessment of potential impacts. It is concluded that the proposed development will not cause direct or indirect impacts on any Natura 2000 sites, and that Appropriate Assessment is not required.</i></p>

	<p>Conclusion of AA Screening Report: Concluding Statement:</p> <p>The stage one screening for AA of the proposed sports pitches at Belgard Community Centre demonstrates that that the proposed devilment is not likely to have significant effects on any European site</p>
Screening for Environmental Impact Assessment	<p>It is considered that the proposed development of synthetic grass sports pitches at Belgard Community centre, Tallaght, Dublin 24 does not need to be subject to Envoinment Impact Assessment and no Envoinmental Impact Report is required for it.</p> <p>The conclusion is based on an objective review of the proposed development, including its charteristics, location and the likelihood of it causing significant envoinmental impacts. The screening has followed the relevant legislation and has had regard to the relevent guidance.</p>
Landscape / Site	<p>The substantial part of the site is of existing grassed area. The Site area is bounded on three sides by low-density suburban residential areas. Provision is made for supplementary planting to the new pitch boundaries and for hard landscaping within the project.</p>
Ancillary Works to Project:	<p>Alteration / Upgrading of existing, footpath, landscaping and open space.</p>
Project Partners	<p>Architects & Housing, Social and Community Department</p>
Site / Services Contraints :	<p>All major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.</p>
Internal Comments	<p>Will be reported at final stage of Part 8.</p>
Flood	<p>Ensure floor levels are above 100 year projected floor events.</p>
Surface Water & Attenuation	<p>Surface water -will be developed in detail with specialist sports-pitch contractor as a compliance item before construction. . The public surface-water network is readily available adjacent to the site. The drainage system design will be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works. Overall study to be undertaken to determine most sustainable and appropriate attenuation on site.</p>
Foul drainage	<p>Foul drainage system is not included in this proposal</p> <p>Foul drainage will be designed in compliance with the IW standards. Will be fully scoped to ensure capacity of existing network. An Irish Water pre-application will be submitted at the appropriate stage of the project development.</p>
Roads Roads Access	<p>Roads access and capacity are within acceptable and safe limits.</p>
Irish Water	<p>Application for Foul and Water services to be completed.</p>

	No known diversions.
Invasive Non-native Species (INNS)	No Invasive Non-native Species on the Third Schedule list of Non-native species (subject to restrictions under Regulations 49 and 50) were recorded on the site visit.
County Heritage Officer	The EIA screening indicates no evidence of the breeding places of species protected under the Wildlife Act.
Contract:	The project will be carried out under The Capital Works Management Framework (CWMF) Public Works Contract. Performance Bond will be retained to appropriate level as required under the contract.
December 2021	Eddie Conroy FRIAI County Architect