



OLD BAWN GYMNASTICS - CLUB BACKGROUND & INFORMATION

Application for 5 year Temporary Planning Permission - Change of use of part of Unit 70 Cookstown Estate Road, Cookstown Industrial Estate, Tallaght, Dublin 24 from Light Industrial to Indoor Gymnastics Sports Facility.

Old Bawn Gymnastics Club was established in 1985 to develop and promote gymnastics to children in the Tallaght and surrounding areas. We operated from the sports hall in Old Bawn Community School on a part-time basis. We had a long waiting list and the increasing demand identified the need to relocate from the shared sports hall in Old Bawn Community School to a dedicated gymnastics training facility. This dream was realised when we moved to Unit 1C Cookstown Industrial Estate in 2015 where we set up as a not for profit organisation and began operating on a full-time basis.

Unit 1C Cookstown Industrial Estate has been sold so we need to re-locate to an alternative premises. As the club has operated from the Tallaght area for over thirty-five years, the relocation of our club within the Tallaght area is of paramount importance in maintaining our membership.

Unit 70 Cookstown Estate Road, Cookstown Industrial Estate is a property that would meet our needs. In addition to its ideal location, it has good transportation routes with easy access to the Luas and the numerous bus routes that service the Square Shopping Centre which is within walking distance.

Over the years, gymnasts from the Women's Artistic team have achieved success at All-Ireland Basic, Intermediate and National level and have also represented Ireland internationally at the Northern Europeans and Celtic Cup International competitions. The growing Men's Artistic team have also achieved success at All-Ireland Basic and Intermediate Level competition.

Membership within the club has grown significantly from year to year with current membership of c 400 no.

Proposed Opening Hours of the Gym

Mon – Fri 10.00am – 9.30pm

Sat / Sun 9.00am – 7.00pm

Type of Facilities – Equipment

It is proposed that the following equipment will be provided in the gym:

12x 12 m carpeted square floor area, balance beams, asymmetric bars, pommel horse, vaulting table, parallel bars, safety mats and various items of equipment designed for training purposes. All gymnastics equipment will be provided by specialist gymnastic equipment manufacturers such as Spieth, Gymnova and GES. See proposed ground floor layout plan.

Proposed Staffing Levels

Old Bawn Gymnastics has an enthusiastic team of 20 qualified and trainee coaches who are fully committed to the development of the club. All the coaches are members of Gymnastics Ireland with years of experience in coaching or judging gymnastics from basic to national level. Several members of the coaching team have also coached or competed at international level.

It is proposed that a small number of coaches will be engaged on a full time basis to run the proposed new training facility in Unit 70 Cookstown Estate Road, Cookstown Industrial Estate with the remaining members of the coaching team being involved on a part-time basis.

Many of our senior gymnasts enrol in our Trainee Coach Induction Programme and once completed, they become involved in coaching within the gym. This enables them to stay involved in gymnastics after their participation in the sport is done. This ties in with Gymnastics Ireland's partnership with Sports Ireland in developing a new strategy in 2022 targeted at retaining female teenagers in sport.

The proposed number of coaches present in the gym at any one time is determined by the proposed class timetable as set out in Table 1 below.

Current Membership Profile

Adult	10
Students (3 rd Level)	10
Teenagers (13-17 years)	100
Child (4-12 years)	300

Type of Classes to be provided

Old Bawn Gymnastics provide gymnastics classes to boys and girls at all levels of ability – from recreational beginners to competitive intermediate and elite gymnasts. We also provide adult classes and our proposed parent/toddler class is in development. Classes will be structured to cater for the different levels throughout the week.

Classes for recreational levels will typically last one hour whilst training sessions for the competitive gymnasts will last 2-3 hrs.



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Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

2nd March 2022

**Re: Application for Indoor Gymnastics Facility in
Unit 70 Cookstown Estate Road, Cookstown Industrial Estate, Tallaght,
Dublin 24 D24 CX70**

Dear Sir/Madam,

Please find enclosed a planning application for a change of use application by Old Bawn Gymnastics in order to create a new indoor gymnastics facility. This application is for a 5 year temporary permission.

The application is accompanied by the following:

- Planning Application Form – signed and dated, includes letter of consent from owner
- 1 copy of the newspaper notice
- 1 copy of the site notice
- 6 no. copies of Ordnance Survey Map
- 6 no. copies of site location map
- 6 no. copies of site layout plans
- 6 no. copies of the floor plans, elevation and section drawings
- 6 copies of letter from applicant outlining details about the facility
- Receipt of Application fee of €1810.80

Old Bawn Gymnastics are well established in Tallaght and provide an important recreational outlet for a large number of children in the area with the long waiting list reflective of the popularity of the club and the service it offers.

It is submitted to the Council that there have been a number of successful applications in recent times in the Tallaght area for change of use to sports facilities (Old Bawn Gymnastics previous application SD16A/0213 and other applications SD16A/0145, SD16A/0052, SD13A/0230, SD11A/0247). This reflects the government objective to promote physical activity amongst children and adults and the similar objective of the South Dublin Strategic Plan for Sport Recreation and Physical Activity.

It is further noted that the site is zoned as REGEN under the county development plan 2016-2022 'To facilitate enterprise and/or residential-led regeneration'. Sports Club/facility is a Permissible use under this new zoning.

The subject site is located within close walking distance of public transport including a LUAS stop, and is within walking/cycling distance of a large residential area. On site car parking can be provided for those who have to drive to the facility.

The proposed facility will be a good neighbour and complements established land uses in the area. Generally speaking the facility will operate at its peak when the other businesses are at their off-peak. There will be no material emissions in terms of noise, odour, dust etc.

Overall it is submitted that this recreational facility will add to the diversity of land uses within the town centre area and contribute to the overall strategic aim of changing this area from an industrial/warehouse area into a town centre environment.

Having regard to the:

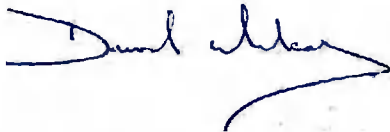
- Fact that the proposed development will enable an established Tallaght-based club to grow and facilitate more children to engage in physical exercise in the community

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- Close proximity of public transport and large residential areas which will promote walking and cycling
 - Ability to cater for off-street parking and availability of nearby public car parks
 - Compatibility with the town centre goal for the area

It is submitted that the proposal constitutes proper planning and sustainable development of the area.

Please acknowledge receipt of the application in writing and direct all future correspondence to the applicant directly.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'David Mulcahy', with a long horizontal stroke extending to the right.

David Mulcahy
David Mulcahy Planning Consultants Ltd
CHARTERED PLANNING CONSULTANTS

