

**Table 1 - Proposed Class Timetable Mon – Fri**

			<b>Proposed Gymnasts</b>	<b>Proposed Coaches</b>
	10:00 – 11:00	Cleaning & Class Preparation		2
	11.00 -13.00	Parent & Toddler	10	2
	14.00 – 15.00	Recreational Class	10	3
	14.30 – 15.30	Recreational Class	10	3
	15.15 - 16.15	Recreational Class	10	3
	15.45 – 16.45	Recreational Class	10	3
	18.00 – 20.00	Competitive Squads	12	3
	18:30 – 20.30	Competitive Squads	12	3
	18:45 – 20:45	Competitive Squads	12	3
	20.15 – 21.30	Adult Class	12	2
<b>Saturday</b>	9.00 – 10.00	Recreational Class	10	3
	9.30 – 10.30	Recreational Class	10	3
	10.15 – 11.15	Recreational Class	10	3
	10.45 – 11.45	Recreational Class	10	3
	11.00 – 12.00	Recreational Class	10	3
	11.30 – 12.30	Recreational Class	10	3
	13:00 – 14:00	Recreational Class	10	3
	13:30 – 14:30	Recreational Class	10	3
	14:15 – 15:15	Recreational Class	10	3
	14:45 – 15:45	Recreational Class	10	3
	16:00 – 18:00	Competitive Squads	12	3
	16:15 – 18:30	Competitive Squads	12	3
	16:30 – 19:00	Competitive Squads	12	3
<b>Sunday</b>	10:00 – 11:00	Recreational Class	10	3
	10:15 – 11:15	Recreational Class	10	3
	10:45 – 11.45	Recreational Class	10	3
	11:00 – 12:00	Recreational Class	10	3
	11:30 – 12:30	Recreational Class	10	3
	13:00 – 15:30	Competitive Squads	12	3
	13:15 – 16:15	Competitive Squads	12	3
	14:30 – 17:30	Competitive Squads	12	3
	15:00 – 18:00	Competitive Squads	12	3

## **DEVELOPMENT PLAN ZONING**

Under the South Dublin County Council Development Plan 2016 – 2023, the location of this property falls into the Regeneration Zone (REGEN) under Table 11.1 Land Use Zoning Objectives. The zoning objective for REGEN is “to facilitate enterprise and /or residential led regeneration” and a sports club/facility is permitted in principle in this zone

## **CAR PARKING & TRANSPORTATION TO GYM**

Old Bawn recognises the importance of having a good traffic management plan in order to ensure that traffic activity to and from the facility should not add significantly to current traffic patterns in the area. The proposed class timetable staggers the arrival and departure of gymnasts to ensure that there are sufficient car parking spaces for drop-off and collection.

### **Car Parking/Traffic Management**

The Transport and Mobility Section (11.4) of the South Dublin County Council Development Plan 2016 – 2022 sets out the guidelines for both car parking and bicycle parking standards in the County.

The proposed change of use is non-residential so it falls into Table 11.23 Maximum Parking Rates Zone 2 (Non-Residential). Under Sports and Recreation, the number of car parking spaces required for a gymnasium is 1 per 40 sqm GFA (gross floor area). Based on the gross floor area of 503 sqm in Unit 70 Cookstown Estate Road, the number of car parking spaces required is 13.

There are 12 car parking spaces to the front of the building. Please see Proposed Site Layout Plan for proposed car parking provision and Letter of Consent from Owner. Although, there is one car park space less than what is required in the development plan, it is submitted that this will not cause a traffic issue due to the age profile of our members, the staggering of the class timetable, the popularity of alternative transportation options such as walking and cycling and the availability of public carparks and public transport to the area.

It is proposed that two car park spaces will be reserved for coaches. The Senior coaches designated to open up the gym will park in these spaces. Many of our coaches are teenagers and young adults who do not drive so all coaches will not require a car parking space at any given time. The remaining spaces will be available to parents/members when bringing their children to/from class.

### Age Profile

A large proportion of those using the facility will be under 18 years of age. The current practice in Unit 1C Cookstown Industrial Estate is that gymnasts are dropped off and collected before and after class. Therefore, the provision of a car parking space will not be required for all users at any given time. It is recognised that good traffic management is important in ensuring the safe drop off and collection of gymnasts.

Car Pooling - Based on current transport arrangements of existing club members, it is anticipated that car-pooling will continue to be a popular means of transport in order to reduce the number of journeys parents/guardians of gymnasts have to make in any given day/week. The club will continue to promote this practice.

### Operational Hours

It should be noted that the majority of the club’s operational hours will be at weekends and after 18.00hrs on weekdays when most of the other units in the industrial estate are closed.

### **Walking/Cycling**

The facility is in easy walking and cycling distance from residential areas in Belgard Heights, Kingswood Heights, Springfield, Bancroft and Kilnamanagh. There are dedicated footpaths and cycle tracks along Cookstown Estate Road to the entrance of the facility.

It is proposed to provide cycle parking to the front of the building adjacent to the door and a marked crossing for pedestrians from the entrance gate to the door of the gymnasium. Gymnasiums fall under the Enterprise and Employment Category of Table 11.22 Minimum Bicycle Parking Rates in the Development Plan and the requirement for short stay bicycle parking spaces is 1 per 50 sqm GFA. Based on the gross floor area of 503sqm in Unit 70 Cookstown Estate Road, the number of bicycle parking spaces required is 10. Please see Proposed Site Layout Plan.

It is also proposed to provide lighting to the exterior of the unit to ensure that the pedestrian crossing is well lit. This lighting will be directed in such a manner to ensure that it projects over the pedestrian crossing and adjacent car parking spaces. The public lighting adjacent to the boundary fence will provide additional lighting.

### **Public Transport**

There is a wide variety of public transportation options available in the Tallaght area.

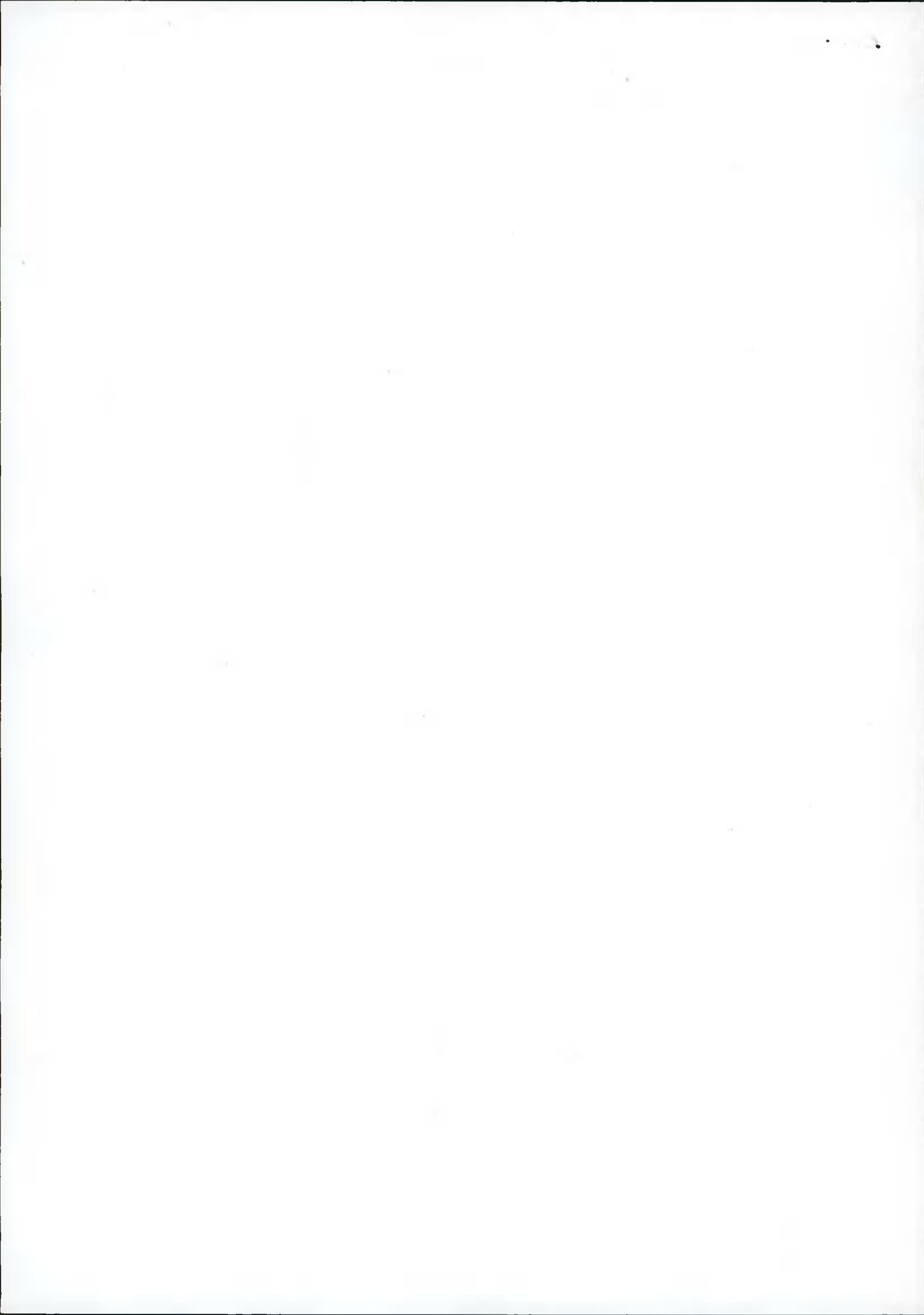
Luas – The Luas red line terminus in The Square Shopping Centre, Tallaght is in close proximity to the proposed facility (less than 5 min walk).

Dublin Bus Routes – The Square Shopping Centre is serviced by numerous bus routes and it is in easy walking distance to the proposed facility. Local Bus Routes include No.27, 49, 56A, 65, 75, 76 & 77.

### **DEVELOPMENT CONTRIBUTION FEES**

Old Bawn Gymnastics CLG is a not for profit organisation. We are applying for a 5 year temporary permission for change of use from light industrial to indoor gymnastics sports facility.

Under the South Dublin County Council Development Contribution Scheme 2021 – 2025, Section 11(xxviii) allows for the exemption of development contribution fees for *“Developments permitted by way of a single permission of a temporary duration or cumulative temporary permissions of not greater than 5 years in total, shall be exempt.”*



Absolute Limousines Ltd

Joseph Costello

25 Coldwater Lakes,

Saggart,

Dublin 24

27<sup>th</sup> February 2022

The Planning Department

South Dublin County Council

County Hall

Tallaght

Dublin 24

**Re: Unit 70 Cookstown Estate Road, Cookstown Industrial Estate, Tallaght, Dublin 24**

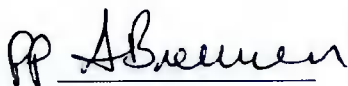
Dear Sir/Madam,

I/We, write as owner of the above property and confirm that we give permission to Old Bawn Gymnastics CLG to make a planning application for change of use at the above property to a gymnastics training facility.

I/We confirm that there are 12 car parking spaces available to this property at the front of the unit.

I trust that this is in order .

Yours sincerely

A handwritten signature in black ink, appearing to read 'JP Costello', written over a horizontal line.

Joseph Costello





Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

6<sup>th</sup> April 2022

**Planning Fee Already Paid**

Dear Sir/Madam,

Following a previous invalid planning application Reg Ref SD22A/0075, I spoke to Michelle Dodrill from the Planning Department.

She advised that rather than refund the planning application fee, it could be used for this subsequent planning application.

Yours sincerely,

Aisling Kenna  
Old Bawn Gymnastics

