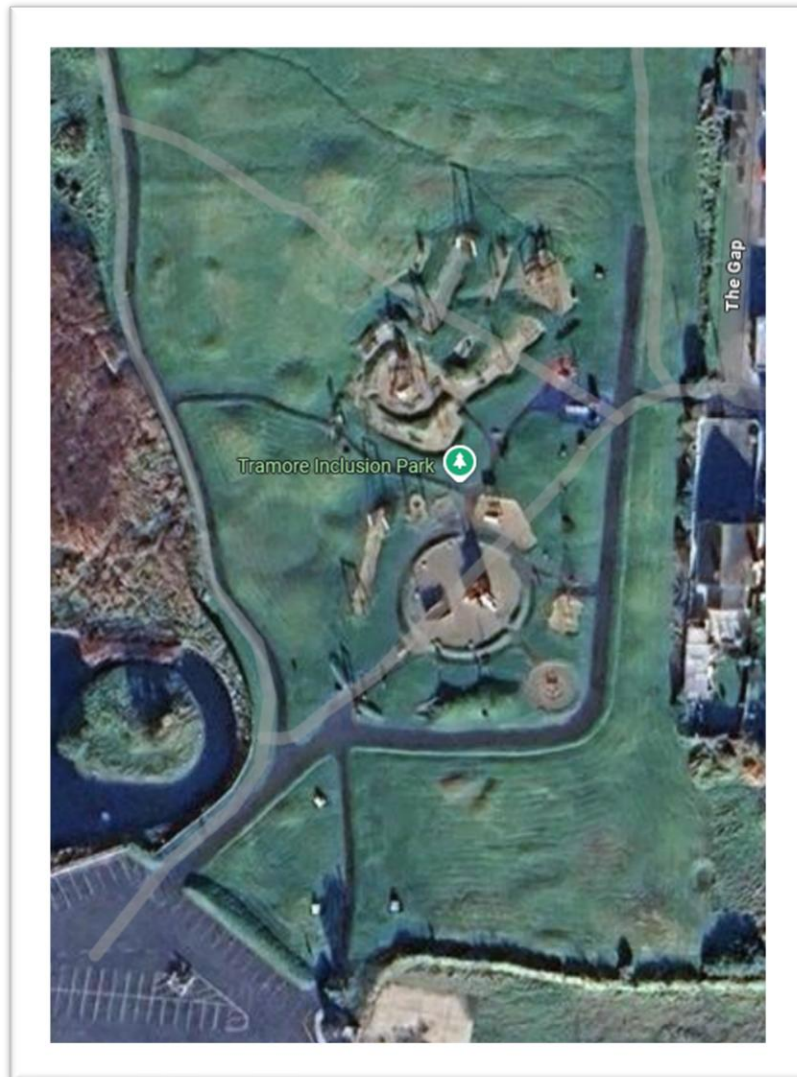




Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Inclusive Play Space Tramore

Part VIII Report



March 2025

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1. Scheme Proposal

Waterford City & County Council is proposing to extend and redevelop the existing Playground at the Promenade (L4144), Tramore, Co. Waterford.

The current playground comprises of a number of solid timber play components and was constructed circa 10 years ago. Much of the equipment has deteriorated in recent years due to the exposed nature of the site and is now beyond its service life.

It is proposed to remove the damaged equipment and replace with high-quality timber structures for children of ages 5 – 12. It is also proposed to provide an additional play space for children of ages 2 – 5. These new and upgraded features will provide a high class play facility for the growing population in Tramore.

The overall aim of this playground will be to provide a play space/playground for diverse users or individuals with differing abilities and characteristics or accessibility needs.

The intention of this project is to retain the original core aim of providing an Inclusive play space. The function of this playground should focus upon **inclusive play** with **natural play** where it provides a space and a setting for play (rather than an over-emphasis on equipment for children to play with).

2. Development Policy

READY, STEADY, PLAY! A National Play Policy

The Government launched the National Children’s Strategy, in November 2000. It set out to improve the quality of all children’s lives and proposed actions across such areas as ensuring every child has access to play and recreation facilities and that their development needs and views are considered in decisions that affect them.

Objective D of the National Children’s Strategy states: “Children will have access to play, sport, recreation and cultural activities to enrich their experience of childhood” The aim is to ensure that the response to the play, recreation and cultural needs of children is developed in a strategic way, which supports the achievement of positive developmental outcomes.

Young Ireland - National Policy Framework for Children and Young People 2023-2028 identifies “Play is central to the well-being, development and learning of the young child. Play is an important medium through which the child interacts with, explores and makes sense of the world ... Play is a source of joy and fulfilment for the child. It provides an important context and opportunity to enhance and optimise quality early childhood experiences.”

Furthermore, it sets the following action under Access to Play and Recreation:

20.2: Ensure adequate provision of play and recreation spaces in the built environment through the planning process.

2.1 Planning Policy

The subject site is zoned Open Space and Recreation with the objective to “Preserve and provide for open space and recreational amenities” in the Waterford City & County Development Plan 2022-2028. The site is occupied by an existing playground.

The proposed development to undertake the redevelopment of the Inclusive Playground is considered compatible with the zoning objectives for the site.

Development such as that currently proposed would be in accordance with the broad policy objectives of the Waterford City & County Development Plan 2022-2028 subject to compliance with the objectives and standards as set out in:

- Volume 1 of the Waterford City & County Development Plan 2022-2028 – Written Statement.
- Volume 2 of the Waterford City & County Development Plan 2022-2028 – Development Management Standards.

The proposed development is supported by the following policies contained in the Development Plan:

SC 02 Promote the highest levels of social inclusion and universal accessibility to all social and community facilities and services.

SC 03 Support the planned provision of easily accessible social, community, cultural and recreational facilities throughout the City and County and ensure that all communities have access to a range of facilities that meet the needs.

SC 07 Consider cultural diversity and ethnic minorities in planning for the needs of communities and ensure community facilities and social services provided are accessible for all individuals, communities and sectors of society, including people with disabilities, people with special needs, elderly, youth, marginalised and disadvantaged groups.

SC 37 Support the objectives of the Waterford Sports Partnership in the delivery of its strategy to increase participation in sport and physical activity in Waterford.

SC 41 Provide a hierarchy of attractive parks and public open spaces, which vary in size and nature, are all inclusive, by being readily accessible and at a convenient distance from people’s home and/ or places of work.

3. Development Assessment

3.1 Site Location

The Part 8 development is located at The Promenade, Tramore bounded by the Gap housing development to the East, Pebble Beach housing development to the North, a public carpark to the South and Tramore Boating Lake to the West.

The site is currently in use as a public playground and green space.

The site area is approximately 10,905 square metres.

Site designation: Waterford City & County Council Development Plan 2022 – 2028.

- Zoning – The subject site is zoned Open Space and Recreation with the objective to “Preserve and provide for open space and recreational amenities”.
- The site lies within the Tramore Settlement Boundary.
- The site lies outside of the OPW NCFHM High-End future 1 in 1000-year Flood Extent.



Fig 1: Existing Site Location with Proposed Site Boundary

The red line site area subject to this Part VIII proposal is 10,905m²/1.091ha.

See scale drawings reference PL/TRA/1000, PL/TRA/1001 and PL/TRA/1002 for further details.

3.2 Appropriate Assessment

An Appropriate Assessment Screening exercise has been undertaken for the proposed development and has concluded that there is no potential for significant effects on the conservation objectives of the qualifying interests of Tramore Dunes and Back Strand SAC and SPA, and that therefore a Stage 2 Natura Impact Statement is not required.

A full copy of this Appropriate Assessment Screening Report is included with this Part VIII application.

3.3 Proposed Playground Elements

The existing playground was constructed circa 10 years ago and much of the equipment has deteriorated and several elements have been removed due to significant damage and safety concerns.

The following table lists some of the proposed upgrades to the play space. **These changes will be subject to tender and a detailed design process, and subject to overall cost after tender stage.**

Proposed Elements (Refer to Existing Site Layout Plan for below item locations)

		Rationale
1.	ENTRY POINT 1 & 2	Existing main entry point from the Promenade carpark to be upgraded (entrance gateway, signage etc.). Secondary entrance point to be upgraded also and provide direct access to the proposed plaza/seating area at the centre of the park.
2.	PEDAL ROUNDABOUT	Existing Roundabout to be <u>replaced</u> . Item is not suitable for this exposed site.
3(a).	MIXED SWINGS	Existing double Swing frame to be <u>replaced</u> , making use of existing swing seats where possible
3(b).	INCLUSIVE SWING	Existing Inclusive Swing Frame to be <u>replaced</u> . Existing seat and chain can be reused. Surfacing issues around swing to be addressed also.
4.	SHIP UNIT	<u>Replace</u> complete timber ship unit with playground centre piece structure. Consider replacement of existing gravel surface with tiger mulch to allow for easier access to play unit.
5.	ZIP LINE 1	Existing Frame can be retained. Cable and travelling section to be <u>replaced</u> with higher grade system, due to exposed location. Falling space surface to be <u>replaced</u> .
6.	ZIP LINE 2	Existing Frame can be retained. Cable and travelling section to be <u>replaced</u> with higher grade system, due to exposed location. Falling space surface to be <u>replaced</u> .
7.	LARGE MULTI UNIT	Existing Multi Unit to be <u>replaced</u> with playground centre piece multi play structure, existing slide and monkey bars can be reused.

8.	LOG CLIMBER	Replace existing unit due to rot beginning in timber structure.
9.	SLALOM UNIT X 3	Remove Existing slalom units to rot beginning in timber – consider replacement.
10.	INCLUSIVE ROUNDABOUT & SWINGING SEAT	Consider replacement of wet pour with a more aesthetic material (i.e. tiger mulch). Continue to maintain inclusive roundabout.
11.	BASKET SWING	Retain existing frame and basket swing but replace existing worn ropes.
12.	PLAYHOUSE	Retain existing playhouse. Consider replacement of existing talk tubes.
13.	ROLLING BALANCE BEAM	Remove existing structure
14.	PLAY PANELS	Existing Play Panels to be retained but additional sensory play panels to be installed.
15.	EMBANKMENT SLIDES / TUNNELS	Existing embankment slides to be retained but access to top of slides to be upgraded. Existing tunnels to be removed / filled in.
16.	MULTI UNIT SURROUND	Timber Bridge – Remove/Replace Balance Beam (Stepped) – Replace Push Up Bar x 2 – Retain Balance Beam (Smooth) – Retain Overhead Ladders – Repair/Replace
17.	UP/OVER X 2 SCRAMBLE NET	Existing units to be replaced.
18.	TYRES	Existing tyres to be removed.
19.	PLAYGROUND CENTRAL SPACE & VACANT LAND	Contractor to create a central meeting space within the playground. This plaza area shall provide the important visual and social functions to create a Welcoming Place.
20.	ACCESS ROAD	Path network to permit lifestyle change and new concepts of ‘walk and scoot’, the path network shall be able to accommodate and be a finish where scooters can make use of. Hammer Head – A hammer head turning area is to be introduced at the end of the playground perimeter road to allow for a safe turning space for vehicles within the playground.
21.	BOUNDARY	Defined boundary to be created to delineate the playground from the surrounding open space. It is

	TREATMENT	proposed to achieve this through a series of low-level berms.
22.	SIGNAGE	Signage to be replaced throughout.
23.	TODDLER PLAY SPACE	Age-appropriate playground that meets the needs of children to include several play structures. Made from natural elements – timber etc. Delivered in line with the National Play Policy.
24.	PARK ART	Art increasingly has been used in public parks in a variety of ways to create an interest and connection to the place. This park art can be obtained through donation or by the Council through commissioning. Where may not be delivered initially the space shall be retained for this purpose.

Prepared by:

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