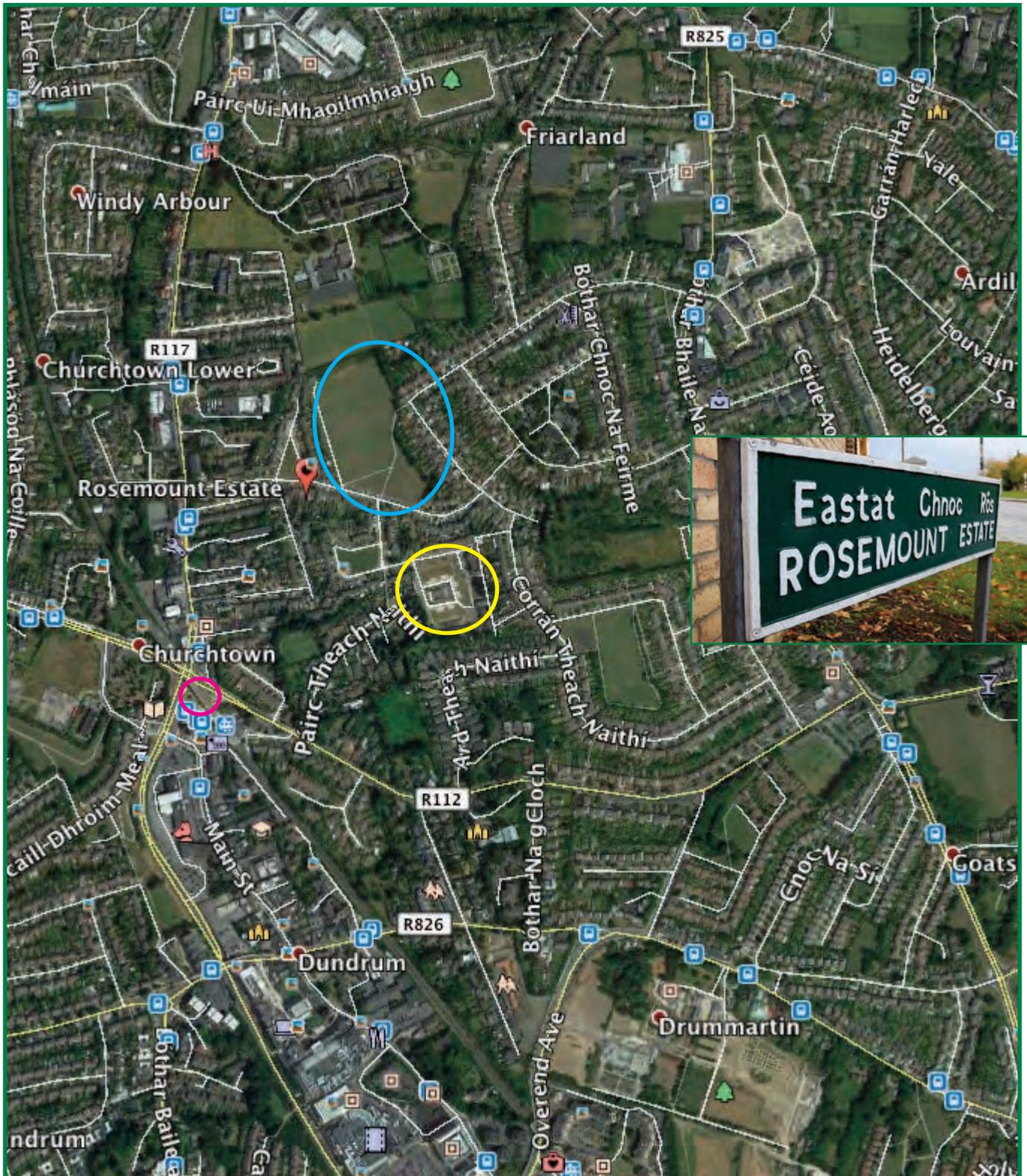


# ROSEMOUNT - TANEY

## COMMUNITY & SPORTS CENTRE CAMPAIGN

*Ending the history of broken promises....*



● Location for planned new housing development

● Location for proposed Sports & Community Centre

● Rosemount Resource Centre



## Introduction:

The **Rosemount - Taney** and neighbouring community is a long established community bounded by Taney Road to the south and Dundrum Road to the west comprising some 1,500 households.

It includes Taney, Mount Carmel, Mulvey and Columbanus.

The Rosemount community itself is part of a larger hinterland with established social and sporting networks which includes Clonskea, Windy Arbour, Farranboley with the Goat and Dropping Well premises at opposite corners of the area's boundary.

Rosemount has been promised Community and Sports facilities by Dun Laoghaire Rathdown County Council since 2007 but **every promise has been broken**. As a result, trust between the Community and local authority management has been shattered.

Now in 2015, the local authority has decided to proceed with another housing development in the midst of Rosemount without delivering on their earlier Community facility commitment.

The objections of the local residents (270) and of the local elected representatives have been brushed aside in pages of off-the-shelf stock responses to community planning concerns.

On this occasion, the Community are now determined to bind Dun Laoghaire Rathdown Council management to their previous commitments and not to roll over in the face of the planned housing developments.

The Rosemount community lives in the shadow and immediate hinterland of the Dundrum Shopping Centre, one of the richest sources of revenue for Dun Laoghaire Rathdown County Council. The Centre and surrounding businesses generate €10million in rates per annum for the Council.

There is little evidence of any "community gain" to the residents as this account of engagement with the Council management demonstrates.

*"As a result, trust between the Community and local authority management has been shattered"*

## The “Redeveloping Rosememount” Grand Plan of 2007

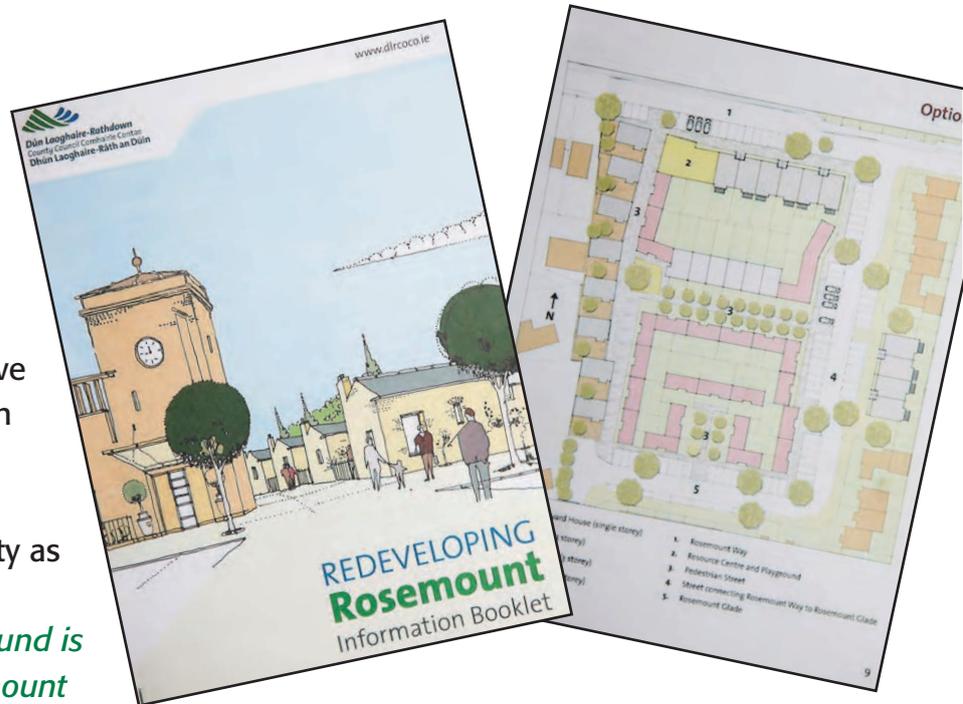
In 2007, the Council embarked on a well intentioned proposal for the renewal or redevelopment of Rosemount Court which had 3 five storey apartment blocs (84 housing units) in poor condition and the source of considerable anti-social behaviour.

It embarked on a commendable public consultation and produced an Information Booklet for the purpose of the consultation which set out 4 options for the proposed development.

The Information Booklet stated that the Council preferred Option 4 which called for the complete demolition of the 3 existing apartment blocs and the building of new dwellings.

For the local community, an attractive part of the Council’s preferred option was the proposal in the plan for a “Resource Centre and Playground”. The Booklet elaborated on this facility as follows :

*“A new resource centre and playground is also proposed at the entry to Rosemount Way. It is anticipated that this will be a building of civic quality at the heart of the community”.*



The Council intended that the Community Centre would have a gross floor area of 460sq metres (5,000 sq ft approx) and put the indicative cost at €1,120,000.

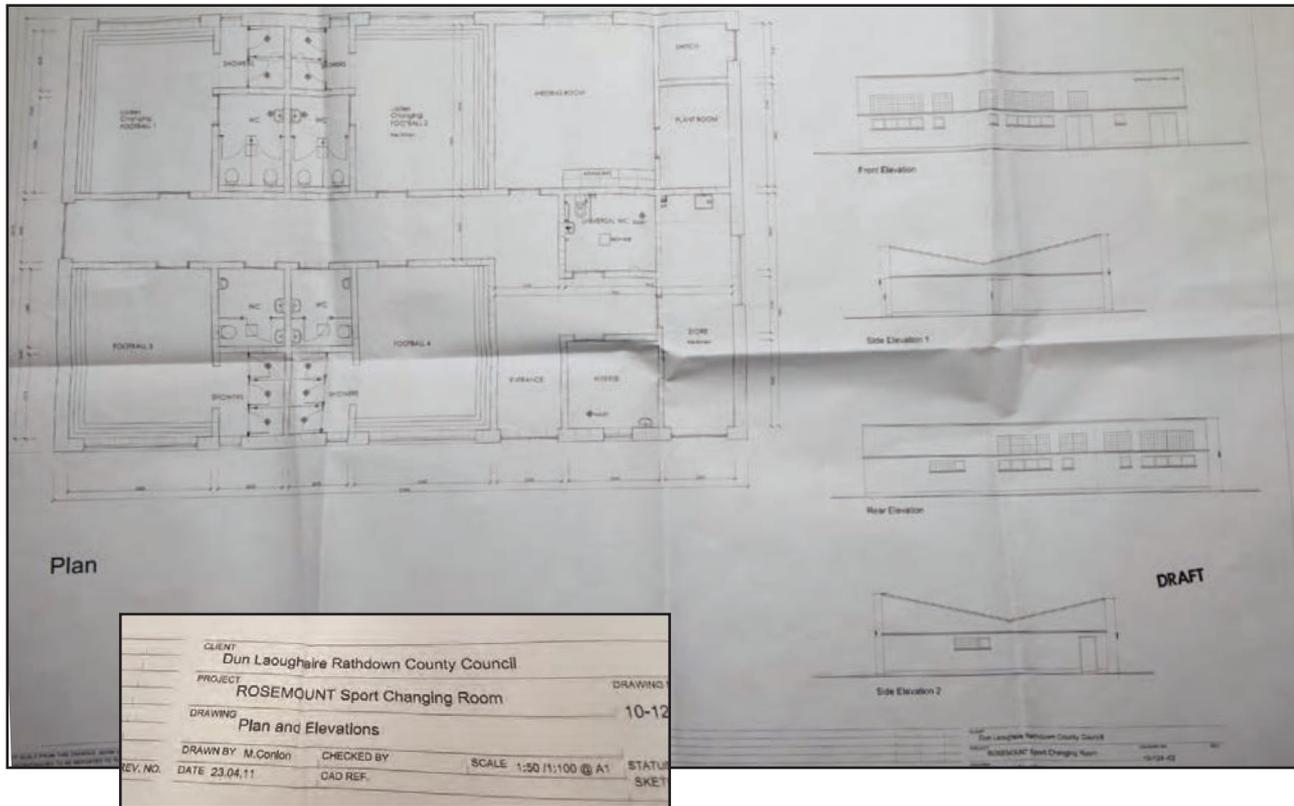
**In the event, the apartment demolition went ahead and was completed in 2010 but the promised Community facilities were never built. The children’s playground facilities were even subsequently taken away.**



## The Planned Rosemount Sports Changing Facilities

In 2011, in response to persistent representations from the Rosemount - Mulvey Football Club, the Council commissioned SBA Architects to develop plans for football changing rooms - 2 for ladies and 2 for men - with showers, toilets and meeting room.

**Again, this was the subject of discussions with the community but never proceeded.**



“this was the subject of discussions with the community..... but never proceeded”



## Basic sewage and water connection for users of the Rosemount pitches

The open green area at Rosemount was given in trust by a family to the Council on the condition that it would be used for the benefit of the local community. It is used for sports by various organisations and especially the following Football Clubs: Rosemount - Mulvey; Mount Merrion; St James's - Pegasus; CMH Ladies Team.

The pitches are also used extensively by children from four neighbouring schools as follows:

1. Our Lady's Grove Primary School, Goatstown Road.	Pupils (approx) 440
2. Jesus & Mary College, Our Lady's Grove, Goatstown Road.	400
3. Holy Cross National School, Kilmacud Road Upper.	240
4. Our Lady's Clonskeagh Parish, National School, St Columbanus Road.	245
	<b>Total 1,325</b>



The Rosemount Mulvey Football Club have to use very basic changing rooms. There are no toilet facilities and unusable shower facilities available.

In 2008, the Club spent €2,000 on the purchase of toilet cubicles as a very basic requirement for the users of the pitches.

In 2010, Dun Laoghaire Rathdown County Council made a commitment to connect the facilities to the sewage and water services.

By 2013, this still had not been done and at an on-site visit that year, Council staff promised the connections would be made.

By 2015, this modest requirement and the promise by Dun Laoghaire Rathdown Council to provide sewage and water connection remains unfulfilled.

(In the absence of use, the facilities have fallen into disrepair). It is **shocking and primitive** that the members of the soccer teams and the boys and girls from the four adjacent schools, who use these sport facilities regularly, have not access to toilet or shower facilities.

**“the promise by Dun Laoghaire Rathdown Council to provide sewage and water connection remains unfulfilled”**

## Failure to remove overgrown and unsightly material



At the city end of the pitches and adjoining the boundary wall of the Central Mental Hospital, earthen material dumped by Dun Laoghaire Council itself from a development in Leopardstown has become overgrown, unsightly and a haven for vermin.

**Despite numerous promises over the years** to flatten and clean it up, the Council have failed to do so, even though they were responsible for originating this unsightly mess. It also represents a serious health and safety hazard to the community.

The community are insistent that the Council clear up this dump and put it in a condition to be restored for use as a mini-pitch or other sporting use by young children.



“the Council...were responsible for originating this unsightly mess”

## The 2015 further housing development

The Dun Laoghaire Rathdown Council now are proceeding with a housing development of 44 units in the same Rosemount area as the previous flats complex, demolition of which was completed in 2010.

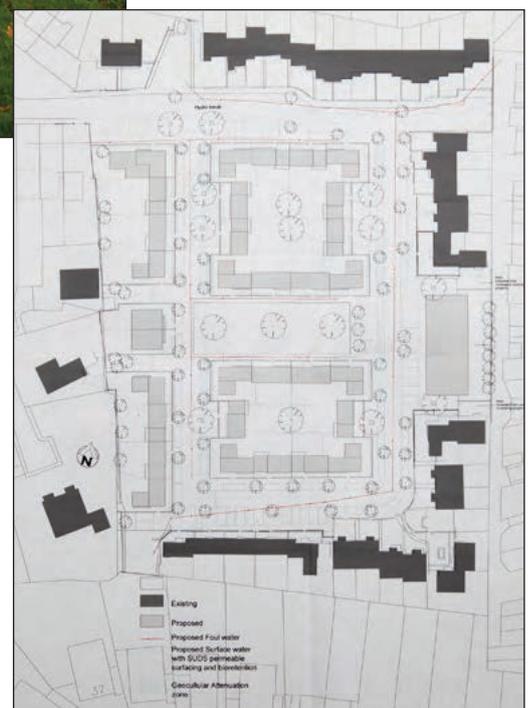
Effectively, the units in 3 storey blocs are to be built on the open space in front of the existing 2 storey houses and will extinguish an amenity enjoyed by the existing residents.

So notwithstanding, the failure of the Council to provide the Community facilities promised at the time of the 2007 redevelopment, the failure to proceed with the Sports changing facilities in 2011, they now intend to build 3 storey blocs directly in front of the existing houses and on the open space amenity the residents look onto.

**They have bulldozed the plan through** in the face of numerous planning objections using “Part 8 planning procedures” where there is no appeal to the Planning Appeals Board. This time round, despite representations in favour, **the Council did not even bother** recognising the need for Community Centre amenities in their proposals even though such amenities were an intrinsic component of their original redevelopment plan of 2007.



“the Council  
have bulldozed  
the plan through”



# The Requirements of the Rosemount - Taney Communities

The Community proposes that in tandem with the proposed additional housing at Rosemount, the Council now commits to develop a New Community Centre with attached Sports changing rooms at Rosemount which would be consistent with the promises made by the Council back in 2007 and in its own words then “a building of civic quality at the heart of the community”.

The Council had then in mind a Community Centre of 5,000 square feet (gross) and the Community, eight years later, seek a commitment to such a community facility on a similar scale. The new housing is due to start construction in September 2016 and the Community seek to have an irrevocable commitment to an acceptable Community Centre in place before the commencement of construction.

There is an attractive open space which could accommodate such a Community Centre adjacent to the sports pitches.

Such a purpose-built community centre would benefit the whole community of Rosemount and its neighbouring estates from babies though to senior citizens. It would be a place for residents and friends to meet socially and develop their talents through a range of classes. It would provide proper changing facilities, toilets and showers for the users of the sports grounds. It could have a good sized hall for indoor sports, youth clubs, boxing etc.



*Artists impression of a successful Community Centre*

It is also envisaged that the desired Community facilities would accommodate the users of Rosemount Resource Centre now housed in a rented house in Dundrum village, just south of the LUAS bridge. It was always the understanding that the preferred location for the Resource Centre was in Rosemount. **It is not** now located in Rosemount and not easily accessed by the families and children of the Rosemount - Taney area who have to cross one of the busiest and complex traffic junctions in the county at the LUAS bridge/Taney Road/Dundrum intersection.



## A Way Forward

Despite the history of broken promises and lack of investment, the Community seeks constructive engagement with the Council management on these proposals.

If there is agreement in principle, the detailed plans and facilities to be included can be worked out according to an agreed timetable.

If there is no constructive engagement and agreement, the Council management should be under no illusion about the determination of the community to achieve its objectives, as citizens in a democracy, and be treated with respect and equity in the allocation of investment.

As stated at the very outset, the Rosemount - Taney community lives in the shadow of one of Europe's biggest retail centres and a source of massive revenue to the Council - but the community has not seen material "community gain" as a result.

This Community does not begrudge the investment by Dun Laoghaire Rathdown Council in community amenities in other areas.

Yet as the listing at Annex A (below) illustrates it is difficult to escape the conclusion that Rosemount has not received equitable treatment.



***This campaign has the support of Community based organisations in Rosemount - Taney and Mulvey. The next step will be to seek pledges of support from residents of these and neighbouring communities. At the appropriate time and with the support of the communities, the campaign organisers will formally engage with the management of Dun Laoghaire Rathdown Council to seek their agreement to a Community & Sports Centre in Rosemount on the basis set out in this document.***

***Issued on behalf of the Rosemount-Taney Residents Association***

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