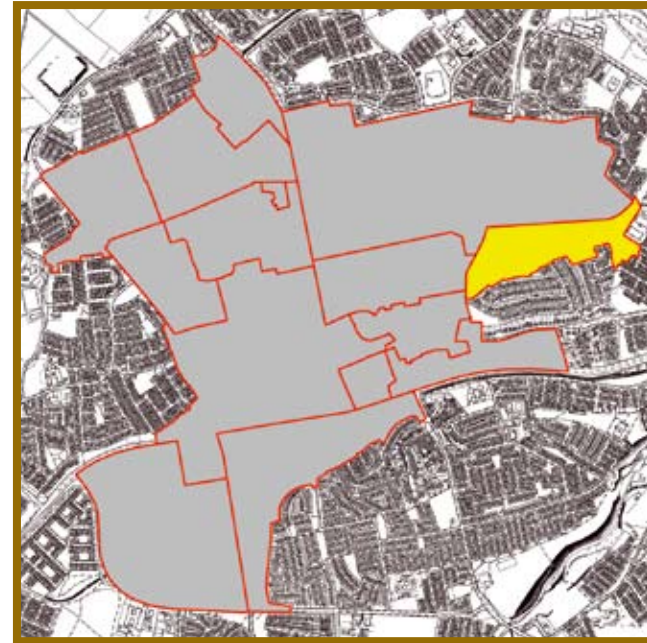


4.3 BANCROFT PARK

4.3.1 OVERVIEW

The Bancroft Park Precinct is located on the eastern edge of the Town Centre area. The Precinct consists of a large parkland area known as Bancroft Park and development fronting the eastern side of Greenhills Road between the Greenhills Industrial Estate and the Bancroft Park residential estate. The area is a major destination for leisure activity in the Tallaght area. Under the provisions of the County Development Plan 2004-2010, the parkland area is zoned Objective F 'To preserve and provide for Open Space and Recreational Amenities'. The southeastern most part of the area fronting Greenhills Road is zoned Objective A 'To Protect and/or improve Residential Amenity'.



Location Map



Pedestrian bridge over the Tymon River within Bancroft Park.



Greenhills Road looking north with St. Mary's National School (Naomh Mhuire Buachailli) to the right of picture.



Gymnasium fronting Greenhills Road.



Athletics field to the rear of the Gymnasium.



Football pitch located in the centre of the Bancroft Park.



Pedestrian/cycle paths following the path of the Tymon River through Bancroft Park.



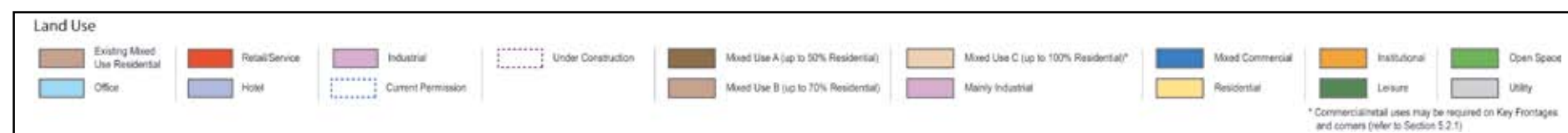
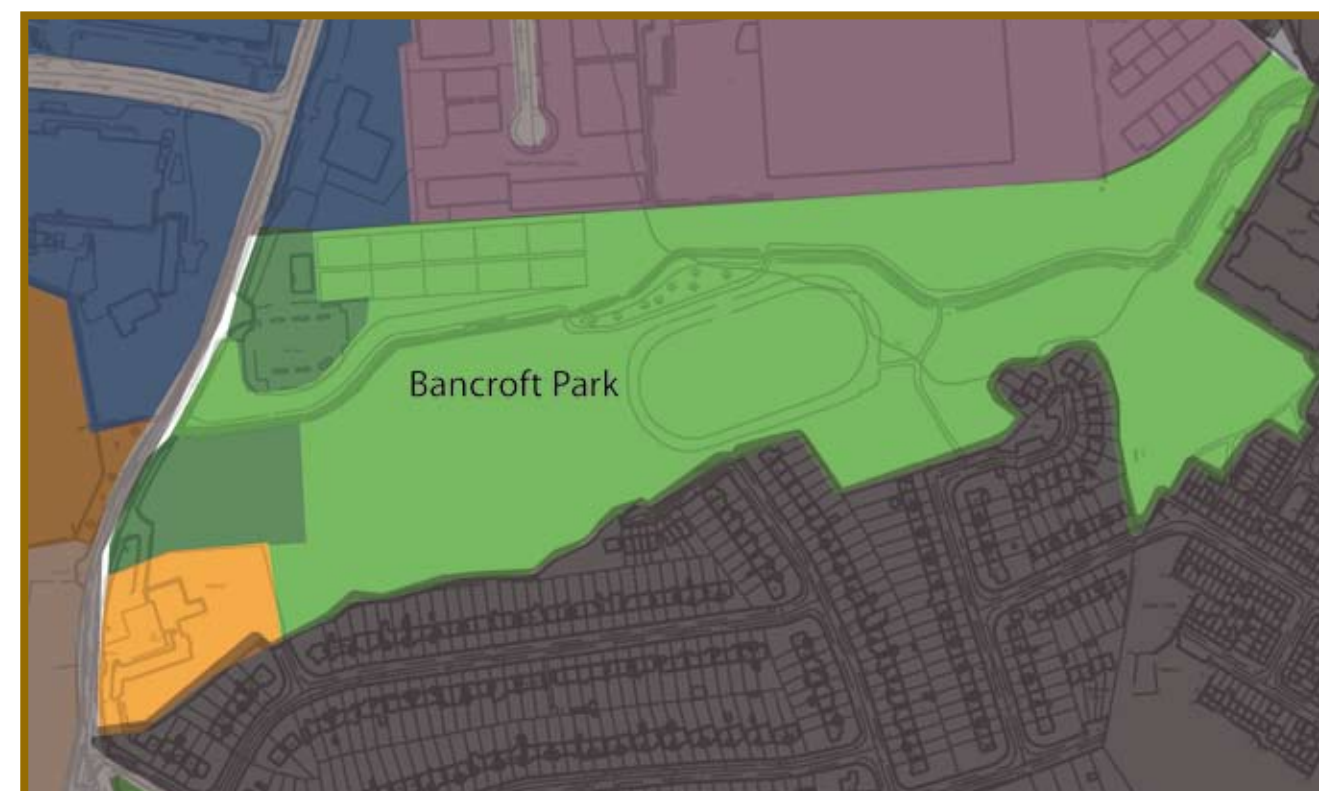
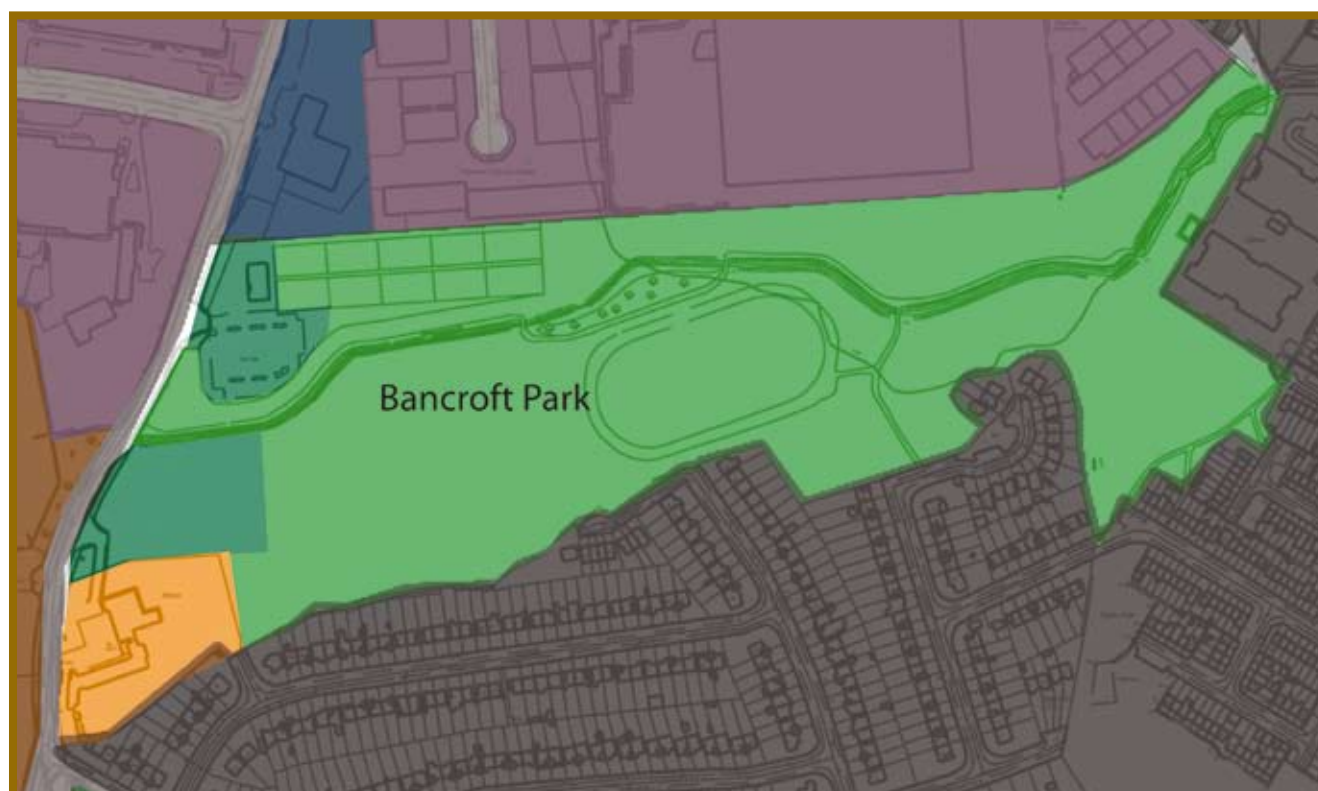
Aerial view of the Precinct.

4.3.2 EXISTING LAND USE

- The area largely consists of open parkland areas which are used for recreational purposes.
- Other recreational uses in the Precinct include a large commercial leisure centre and a five-a-side soccer complex (10 all-weather pitches) both of which have bar/catering facilities.
- There are two full size soccer pitches and a 400m athletics track in the Park. Changing facilities are provided in the adjoining commercial leisure centre.
- St. Mary's National School (Naomh Mhuire Buachailli) is located along Greenhills Road to the south of the Precinct.

4.3.3 FUTURE LAND USE

- Land uses in Bancroft Park should generally reflect established patterns and the focus should be on further upgrading recreation and community facilities.
- Land uses should provide for the future development of Bancroft Park for active and passive recreation and, subject to the existing development rights of the leisure complex being maintained, should not include the development of major commercial leisure facilities.



4.3.4 EXISTING ACCESS AND MOVEMENT

- There is busy north-south vehicular movement through the area along Greenhills Road. Pedestrian movement is mainly limited to pathways within the Park.
- A pedestrian link from Tymon North to Greenhills Road traverses the park, loosely following the path of the Tymon River.
- The park can be directly accessed by pedestrians from the surrounding residential areas of Bancroft, Castle Park and Tymon North.
- A high frequency bus route runs along Greenhills Road. No QBCs exist in the area at present.

4.3.5 FUTURE ACCESS AND MOVEMENT

- No major changes are envisaged to the local street network through the area.
- It is an objective of the County Development Plan 2004-2010 to enhance Greenhills Road (refer to Part 3, Specific Local Objective 71). This should include the upgrading of footpaths and crossings to provide a high quality pedestrian link between Bancroft Park and the ITT lands.
- The entrance to the Park should also be made more prominent and enhanced.

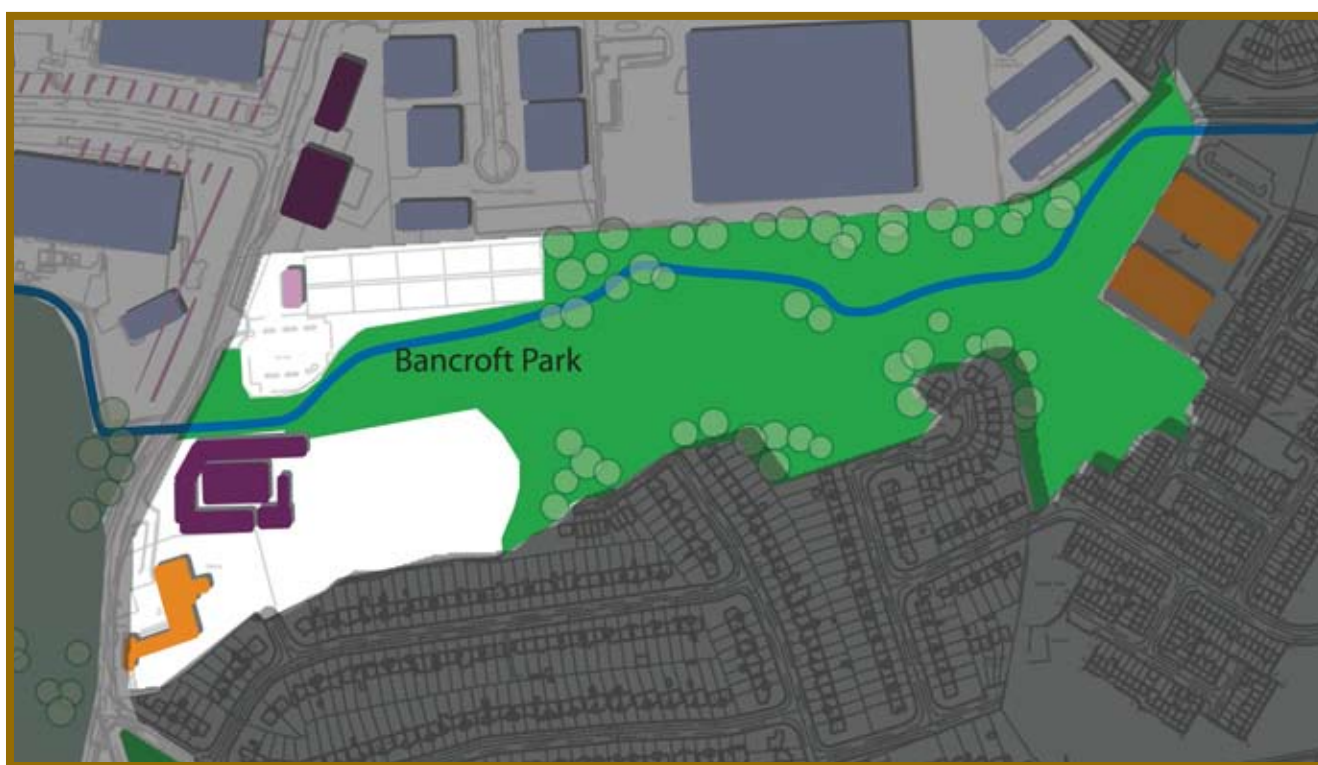


4.3.6 EXISTING BUILT FORM AND LANDSCAPE

- Bancroft Park consists of open fields, sporting pitches/ track, waterways, paths and pockets of forested areas.
- The Tymon River flows through the park from west to east.
- Building structures are limited to frontages along Greenhills Road. These structures vary in scale, setback and orientation and the contribution they make to the Greenhills Road streetscape.

4.3.7 FUTURE BUILT FORM AND LANDSCAPE

- An upgrade of Bancroft Park should be undertaken within the Plan period, focusing on the upgrade of active and passive recreation. This should include new lighting facilities, public art, upgrades to footpaths and additional planting.
- It is not envisaged that the built form of the area will significantly change. Any new development along Greenhills Road should focus on creating a greater street presence with small landscaped setbacks that promote the overall parkland setting.
- The planting of street trees along Greenhills Road should be encouraged to further enhance the areas parkland setting.
- Any structures built within the Park should be limited to ancillary development related to recreational activity or the upkeep of the park.
- The Park entrance should be made more prominent.



4.3.8 MASTERPLAN OUTCOME

The character of the area will be enhanced and recent improvements to Bancroft Park will be augmented with new landscape elements. Greenhills Road will take on a greener appearance that will enhance the Precinct's parkland setting and provide a greater visual link between Bancroft Park, the ITT lands and other surrounding areas. Pedestrian links from surrounding areas through the park and into the ITT lands will form interlinked open space network that runs from Tymon Park to the Core Area.



Landscaped parkland.

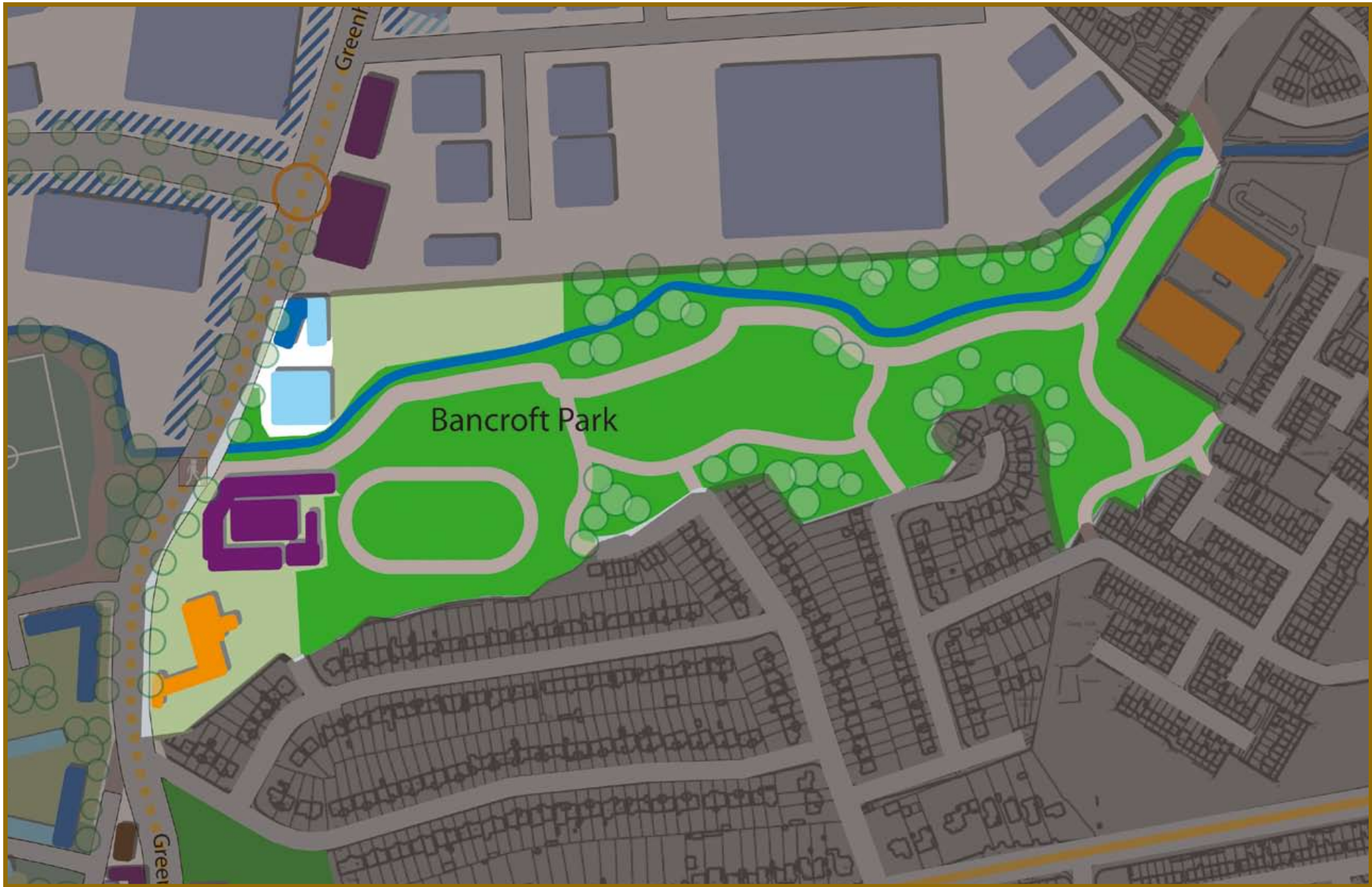


Shelters and picnic areas.



Open areas for activity.





Masterplan Outcome							
Distributor and Access Roads	LUAS Extension	Key Pedestrian Crossing Point	Existing Structure (Neutral)	Other Building (indicative)	Public Square/ Significant Civic Space	Landmark	Bridge/Overpass
Possible Future Strategic Link	Possible Metro Route (separate to LUAS line)	Transport Interchange	Key Frontages (indicative)	Utility Structure	Private Open Space	Gateway	Tunnel/Underpass
Pedestrian/Shared Route	GBC (with Bus plug)	Possible Transport Interchange	Future Key Frontages (indicative)	School	Institutional Lands	Woodland/Trees	
LUAS line and Station	Possible GBC	Existing Structure (Contributory)	Protected Structure	Public Park	Existing Landmark	Water Course	