



Parks & Landscape Services Section, Municipal Services Department

**Proposed Development of an All-Weather  
Pitch at Coláiste Eoin/Íosagain  
PC/PKS/01/18**

**Part 8 Report**

April 2018

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Revision:

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## CONTENTS

	Page
1. Introduction	2
2. Management & Development	2
3. Site Location & Scope	2
4. Planning Context	2
5. Nature & Extent of Proposed Development	3
6. EIA Screening	6
7. Tree Survey	7
8. Appropriate Assessment – Screening Statement	7
Appendices	

## **1. Introduction**

The following report is a summary of the main features of the proposed development, comprising the construction of an all-weather pitch and ancillary facilities at Coláiste Eoin & Íosagain. It is proposed that the facilities will be used by the schools (and other local schools), Monday-Friday until 18:00 and by the local clubs Monday-Friday from 18:00-22:00 and at the weekends from 09:00-21:00. This proposal is one of the Recommended Areas for Development as outlined in the DLRCC Sports Facilities Strategy 2017-2022, Space to Play. The development of all-weather pitches in school grounds would allow greater access to the facilities in existing privately owned lands while also benefitting the local schools, reducing the need to privatise areas in the public parks where space is at a premium. This report summarises the information given in the associated drawings and any ancillary reports.

## **2. Management & Development:**

Dún Laoghaire Rathdown County Council will enter into a License Agreement with the land owners and the school for the construction and management of the facility. The management and operation of the facility will be determined at a later date.

## **3. Site Location and Scope**

The site – the subject of this Part 8 - is located in the existing Coláiste Eoin & Íosagain schools, Stillorgan Road, Booterstown, Blackrock, Co. Dublin. The site outlined in red on drawing no. 2397-01 comprises an existing grass playing pitch shared between both schools located to the west of the schools adjacent to the N11. The proposed all-weather pitch (125m x 70m) shall include third generation synthetic surfacing, floodlighting, fencing, ballstop netting, temporary changing facilities, tree planting and all ancillary works.

## **4. Planning Context:**

### **3.1 Zoning:**

Coláiste Eoin & Íosagain school campus is situated just off the N11 close to the junction of Merrion Grove and St. Thomas Road. The site lies within the area of Zoning Objective A 'To protect and-or improve residential amenity'. Under this zoning, Open Space is permitted in principal and a Sports Facility is open for consideration. The lands are also designated Institutional Lands. There is a Record of Monuments and Places (RMP) which partially encroaches on the site.

This is record number 023-003 which is classified as an Enclosure Site and located in St. Helens Wood.

### 3.2 Policy:

The development will tie in with the relevant national and regional policy as outlined in the County Development Plan 2016-2022 as well as the following specific policies;

#### Policy OSR10: Sports & Recreational Facilities

“It is Council policy to ensure to promote the provision and management of high quality sporting and recreational infrastructure throughout the county and to ensure the particular needs of different groups are incorporated into the planning and design of new facilities”.

### 3.3 Strategy:

Dún Laoghaire Rathdown County Council has adopted the following additional strategies that are pertinent to the proposed development:

#### Space to Play – Dún Laoghaire Rathdown County Council Sports Facilities Strategy 2017-2022:

The strategy sets out a logical, deliverable pathway for the optimum use of existing, and the development of new public sporting and physical activity facilities within the County. Section 9 of this strategy specifically identifies partnerships with schools to develop sporting facilities as the time that the facilities would be used presents for an ideal overlap with the needs of sporting organisations. This has also been identified in section 16 – Recommended Areas for Development. Section 16.3 states ‘It is recommended that future provision of required floodlit all weather surfaces be explored as a three way partnership between schools, clubs and the Council. The security, land and time overlap would create optimum conditions for efficient use and the best value return for all parties...’

## **5. Nature & Extent of the Proposed Development:**

The proposed all weather pitch will be designed as an inclusive and flexible facility. It will be certified in accordance with the FAI/IRB & GAA requirements to ensure the facility is used by as many sporting groups as possible. The existing grass pitch is being used by the schools and some clubs for training. In wet weather, the pitch can get saturated and be deemed unplayable. An all-weather pitch with floodlighting will

allow this area to be used much more intensively by the school and local clubs. The provision of existing school car parking reduces the cost of the infrastructure required for such a facility. The nature and extent of the proposed development is outlined below. This description of the proposed works should be read in conjunction with the supporting drawings and reports.

#### Generally:

The facility will be built using proven methods of construction and proven materials to the highest standards of workmanship and quality. The design and construction methods will take account of future maintenance requirements and in as far as possible, use materials that has been or can be recycled. The facility will include storage areas for portable goalposts and a spectator area for viewing matches. A perimeter path will be provided for access to the floodlighting columns, fencing and netting.

#### Pitch Construction:

The existing ground will be levelled to create a level plain with falls and crossfalls. Concrete retaining walls will be constructed partially along the northern and eastern boundaries. The pitch will be surrounded on all sides by precast kerbs and the build-up will consist of a free draining stone. Upon levelling the stone, the shockpad and synthetic turf will be installed with the synthetic turf infilled with sand and rubber.

#### Drainage:

Perforated lateral drains will be installed across the pitch and directed to an attenuation system via collector drains that will be installed around the perimeter of the pitch. The attenuation system is to be located along the northern boundary of the pitch and will be designed so that attenuation will be provided for the 1.0% AEP (1:100 year) storm event. The attenuation system outflow will be controlled by a hydrobrake connected to the existing surface water drainage system with the outflow restricted to 2l/s/ha or  $Q_{bar}$ , whichever is the greater, in accordance with the Greater Dublin Strategic Drainage Strategy (GDSDS). The exact size and type of attenuation system will be determined by a drainage engineer following geotechnical site investigation and will be subject to the agreement of the Water & Drainage Section.

#### Floodlighting

The floodlighting design undertaken uses the latest floodlighting design technology to reduce the impact of light spill on adjoining lands. The floodlighting has been

designed to achieve an average light level of 500 lux which is suitable for hurling. The other expected sporting uses (soccer, gaelic football, rugby) require 250 lux levels so this lighting level will also be available. The luminaires will be LED which are much more energy efficient than the metal halide alternative. The lighting design uses six 18m high galvanised steel columns similar to those used elsewhere in dlr's all-weather pitches. Associated civil works (ducting, foundations for columns, installation of mini pillars etc) will be undertaken whilst all electrical controls and switches will be brought to the pre-fabricated buildings. A three-phase power connection and associated ESB substation may be required. The lighting design has been prepared in compliance with the Chartered Institute of Building Services Engineers Lighting Guide 4: Sports Lighting (CIBSE LG4) & the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light GN01:2011. The lighting design and report has been undertaken by MUSCO Lighting and is included as an appendix to the main Part 8 report.

#### Fencing & Netting:

The pitch will be surrounded on all sides by 3m high galvanised and powder coated steel mesh panel fencing. This will be supported by 3m high galvanised and powder coated steel posts with 6m high galvanised and powder coated steel posts at regular intervals where supporting additional 3m of netting. 3m of netting will be installed above the steel mesh panels along the entire eastern boundary, for the majority of the western boundary (parallel to N11) and partially along the northern boundary. The 6m high fencing is set back along the eastern boundary and a 1.2m high mesh panel fence installed for spectator viewing. Pedestrian and maintenance gates will be installed at appropriate locations.

#### High Ballstop Netting:

10.5m of high ballstop netting will be installed along the entire southern boundary, for the majority of the northern boundary and partially along the western boundary. The ballstop netting will be supported by galvanised steel uprights to the full height of 13.5m. This are being installed to reduce the risk of balls or sliotars entering adjoining properties. The total fence height at these locations is 13.5m including the 3m of mesh panel fencing.

#### Synthetic Surfacing:

The pitch will be surfaced with a third generation synthetic turf infilled with silica sand and SBR recycled rubber. Below this synthetic turf will be a shockpad which will reduce the impact of any falls and prolong the lifetime of the synthetic turf. The pitch

will be tested to FIFA/IRB & GAA certified standards for use by a large number of different sporting groups. Permanent line marking will be in place for GAA (white) and soccer (blue).

#### Prefabricated Changing Rooms:

Timber clad prefabricated changing rooms will be installed towards the north east of the pitch. The units being installed will be no greater than 3.5m high and consist of changing rooms with toilets, a referees room and office/comms room for the administration of the facility.

#### Access:

New access steps will be installed at the north-western part of the site which will be the primary access point into the pitch for club usage at Colaiste Eoin. Current access steps at the north-eastern part of the grass area will form the main access for Coláiste Íosagain. A disabled access ramp will also be provided at the most appropriate location.

#### Parking:

There are currently in excess of 75 car parking spaces on site which is considered adequate to cope with the estimated usage given the overlap with school peak times. During night time school events, the car parking will be jointly managed between schools and the operator of the pitch. Existing school bicycle stands can be used by users of the pitch. Additional bicycle stands can be installed as required.

#### Screening & New Planting:

The all-weather pitch will be screened from view on the southern and eastern boundaries by planting suitable woodland planting some of which will be semi-mature size to have immediate screening for adjacent properties.

### **6. Environmental Impact Assessment Screening:**

An Environmental Impact Assessment (EIA) screening report is required in order to form an opinion whether or not the proposed development should be subject to an EIA, and if so, whether an EIA Report should be prepared in respect of it. The EIA screening report concludes that there is no requirement for an EIA to be carried out and no requirement for an EIA Report to be prepared. The EIA screening report has been undertaken by CAAS Ltd and is included as an appendix to the main Part 8 report.

**7. Tree Survey:**

A tree survey and report has been undertaken by Arborist Associates Ltd in accordance with BS 5837:2012. This report and tree survey is included as an appendix to the main Part 8 report.

**8. Appropriate Assessment – Screening Statement:**

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment, Heritage and Local Government, November 2009) and S.I. No. 476 of 2011 Planning and Development (Amendment) (No.3) Regulations 2011. This requires that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 Sites, that is, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). A Screening Report has been prepared by Scott Cawley which concluded that a full Habitats Directive Appropriate Assessment is not required. Therefore, in accordance with SI 476, 2011, Section 250, Planning and Development (Amendment) No. 3 Regulations 2011, Dún Laoghaire-Rathdown County Council has determined that an Appropriate Assessment is not required. The AA Screening Report is included as an appendix to the main Part 8 report.

**Reports:**

Appendix 1: Floodlighting Design & Report

Appendix 2: Environmental Impact Assessment Screening

Appendix 3: Tree Survey & Report

Appendix 4: Appropriate Assessment Screening Report

**Drawings:**

2397-01 - Location Plan

2397-02 – General Arrangement

2397-04 – Re-Grading Plan

2397-05 – Drainage

2397-06 – Pitch Details

2397-07 – Elevations

2397-08 – Changing Rooms