

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

12th June 2023

Item No. 5

Report submitted in accordance with Part XI, Section 179(3) of the Planning and Development Acts, 2000 (as amended), Part 8 of the Planning and Development Regulations, 2001 (as amended), and Section 138 of the Local Government Act 2001 (as amended).

Proposed Development of An All-Weather Pitch at Oatlands College, Mount Merrion, Blackrock, Co. Dublin

1. PC/PKS/01/23

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001 (as amended), Dún Laoghaire-Rathdown County Council (the Council) gave notice of the proposed development, in the Irish Times on the 21st April 2023. Plans and particulars of the proposed development were made available for inspection from the 21st April 2023 to the 19th May 2023 at the Planning Department, County Hall, Marine Road, Dún Laoghaire, and the Council Offices, Dundrum and on the DLR Consultation Hub, on the Council's website www.dlrcoco.ie.

Submissions and observations with regards to the proposed development could be made up to and including the 2nd of June 2023

<https://dlrcoco.citizenspace.com/parks/parks-proposed-all-weather-pitch-oatlands-college/>

2. SITE LOCATION AND DESCRIPTION:

The site – the subject of this Part 8 - is located in the existing Oatlands College grounds, Mount Merrion, Blackrock County Dublin. The site outlined in red on drawing no. 2352-01 comprises an existing grass playing pitch located to the west of the Oatlands College and east of Oatlands Primary School. The proposed all-weather pitch (135m x 86m) shall include third generation synthetic surfacing, floodlighting, fencing, retaining walls, ballstop netting, temporary changing facilities, tree planting and all ancillary works. The site as outlined in red on the site location plan is approximately 1.65 Hectares.

3. ZONING AND OTHER OBJECTIVES

3.1 Zoning:

The zoning for this site is Objective TLI – To facilitate, support and enhance the development of third level education institutions. Under this zoning, a Community Facility and a Sports Facility are both permitted in principle.

3.2 Policy:

The development will tie in with the relevant national and regional policy as well as the following specific policies outlined in the County Development Plan 2022-2028;

Policy Objective OSR9 – Sports and Recreational Facilities

It is a Policy Objective to promote the provision, and management of high quality sporting, and recreational infrastructure throughout the County, in accordance with the National Sports Policy 2018-2027, and dlr Space to Play: a new approach to Sports Facilities Strategy', 2017-2022, to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities.

Policy Objective OSR10: Protection of Sports Grounds/Facilities

It is a Policy Objective:

- To ensure that adequate playing fields for formal active recreation are provided for in new development areas.
- That existing sports facilities and grounds within the established urban area are protected, retained, and enhanced.
- To increase the number of playing pitches in the County.
- To maximise the use of playing pitches in the County and for playing pitches to be utilised seven days a week, subject to protecting adjoining residential amenity.

Policy Objective PHP13: Equality, Social Inclusion and Participation

It is a Policy Objective to promote equality and progressively reduce all forms of social exclusion that can be experienced because of gender, gender identity, marital status, family status, age, race, religion, disability, sexual orientation, nationality, homelessness and membership of the Traveller Community and promote active participation consistent with RPO 9.1 and RPO 9.2 of the RSES.

Policy Objective PHP15: Healthy County Plan

It is a Policy Objective to support and facilitate the creation of a healthy County in accordance with the Dún Laoghaire Rathdown Healthy County Plan 2019-2022.

Policy Objective PHP14: Age Friendly Strategy

It is a Policy Objective to support and facilitate the implementation of the Dún Laoghaire Rathdown Age Friendly Strategy 2016-2020. The dlr Age-Friendly Strategy 2022-2026 was noted by the Council in November 2022.

Policy Objective T19: Carparking Standards

It is a Policy Objective to manage carparking as part of the overall strategic transport needs of the County in accordance with the parking standards set out in Section 12.4.5.

Policy Objective EI6: Sustainable Drainage Systems

It is a Policy Objective to ensure that all development proposals incorporate Sustainable Drainage Systems (SuDS).

Policy Objective EI15: Light Pollution

It is a Policy Objective to ensure that the design of external lighting schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment and has due regard to the residential amenity of surrounding areas.

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...’

4. NATURE AND EXTEND OF 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 schools 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 path will be provided for access to the floodlighting columns, fencing and netting on two of the boundaries to the pitch.

Pitch Construction:

The existing ground will be levelled to create a level plain with falls and crossfalls. Concrete retaining walls will be constructed largely along all boundaries to take account of the current sight levels. 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 natural infill or rubber.

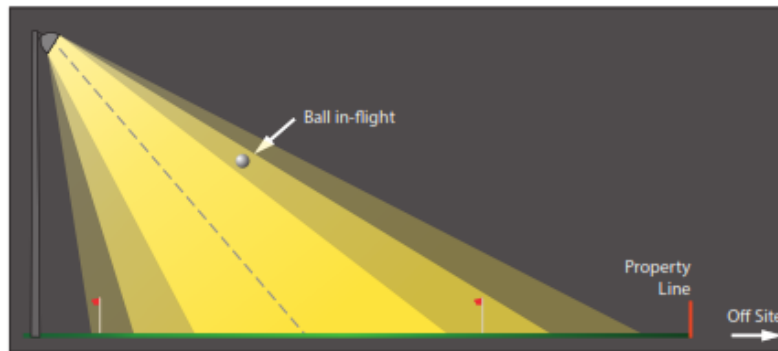
Drainage:

The proposed drainage for the all-weather pitch includes installation of 100mm perforated lateral drains at 8m centres and directed to an attenuation system via collector drains (225mm diameter) that will be installed around the perimeter of the pitch. The attenuation system is to be located along the southern boundary of the pitch and has been designed so that attenuation will be provided to store volumes for a 1.0% AEP (1:100 year) storm event including an allowance for 20% climate change (attenuation volume = 424m³). The attenuation system outflow will be controlled by a hydrobrake connected to the existing surface water drainage system serving the existing grass pitch. The hydrobrake outflow will be restricted to Qbar which has been calculated based on the site specific soil conditions, as such the proposed discharge into the existing surface water network will match the existing discharge in accordance with the Greater Dublin Strategic Drainage Strategy (GDSDS). Site specific investigations were carried out (including trial pits and BRE365 Digest soakaway tests). The results of the site investigations confirmed that the permeability of the subsoils was extremely poor and that the shallow subsoils were saturated during excavation. As such, a SOIL type 4 has been assumed for the calculation of Qbar due to the extremely poor infiltration characteristics. The final design of the attenuation system and SW outfall will be subject to final agreement of the Water & Drainage Section.

Floodlighting:

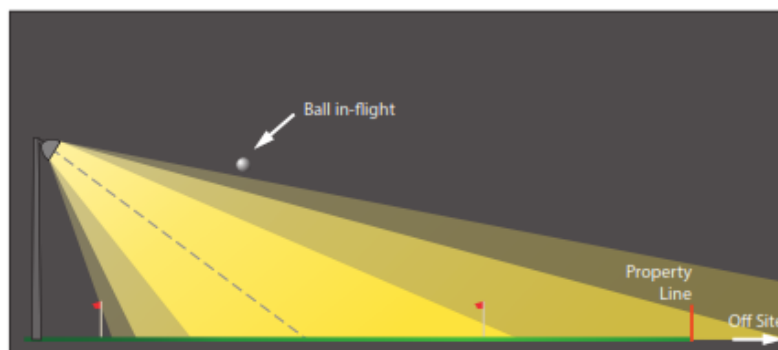
The floodlighting design undertaken uses the latest floodlighting design technology to reduce the impact of light spill on adjoining lands, trees and hedgerows. The floodlighting for the pitch has been designed to achieve an average light level of 500 lux which is suitable for competitive hurling. The other potential sporting uses (soccer, gaelic football, rugby) require 250 lux level so this system can be dimmed and this lighting level will be most commonly used. The lighting design uses 6no. 21m high galvanised steel columns similar to those used in the all-weather pitches throughout the county.

Choosing the appropriate number of columns and column heights is key to the overall quality of the lighting design. Based on the size of the pitch, the sport being played, the competition level, and the application of the floodlighting system (televised or non-televised); column numbers and height requirements must be accurately assessed to ensure the aiming angle of the floodlight onto the pitch is at an appropriate degree to maintain good playability, control glare, and reduce spill light on adjoining properties and roadway. See the diagram below:



Higher Mounting Height

- Optimal control
- Limited spill
- Optimal quality of play



Lower Mounting Height

- Some control
- More spill
- Poor quality of play
- Player safety issue

The luminaires will be LED which are much more energy efficient than the metal halide alternative. 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 changing rooms. A three-phase power connection and associated ESB substation may be required, and this will be located in close proximity to the sports hall.

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 Note for the Reduction of Obtrusive Light GN01:2021 and Guidance Note for Bats and Artificial Lighting in the UK GN08:2018. All lighting has been designed to be bat sensitive. The lights will provide only the amount of light necessary for the task in hand and shield the light given out in order to avoid creating glare or omitting light above the horizontal plane. The lighting design and report has been undertaken by MUSCO Lighting and is included as an appendix to the main Part 8 report (see appendix 8).

The permitted timing for the floodlighting will be from 16:00 until 22:00, Monday to Friday and from 16:00 until 21:00 Saturday and Sunday. The design of the lighting scheme minimises the incidence of light spillage or pollution in the immediate surrounding environment and has due regard to the residential amenity of surrounding areas.

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. The 6m high fencing is set back along part of the southern 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:

Ballstop netting will be installed at either end of the GAA goals for 45m. The ballstop netting will be supported by galvanised steel uprights to the full height of 14.5m. This are being installed to reduce the risk of balls or sliotars entering adjoining properties and the schools. The total fence height at these locations is 14.5m including the 3m of mesh panel fencing/retaining walls.

Synthetic Surfacing:

The pitch will be surfaced with a third generation synthetic turf infilled with silica sand and either natural infill (cork or similar) or 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 (yellow).

Retaining Walls:

Given the slope of the site and the requirement to maximise the size of the pitch, retaining walls will be constructed around much of the perimeter of the pitch. These will be either pre-cast concrete or another suitable system. The height of the retaining walls varies but the maximise height is 3m.

Prefabricated Changing Rooms:

Timber clad prefabricated changing rooms will be installed towards the south 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 and a ramp will be installed at the eastern part of the site which will be the primary access point into the pitch for club usage. An accessible access ramp will also be provided from the changing rooms to the pitch along the eastern boundary.

Parking:

There are currently in excess of 76 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 and additional bicycle stands will also be installed. Dun Laoghaire Rathdown County Council will actively work with club users to encourage more sustainable modes of transport and to refrain from parking in nearby housing developments. A traffic & parking report has been undertaken and is appended to this Part 8 report (see appendix 7). All recommendations (counter measures) as outlined in the traffic & parking report will be implemented as part of this project.

Screening & New Planting:

The all-weather pitch will be further screened on the southern boundary by planting suitable woodland species (mostly native) some of which will be semi-mature size. The

existing tree-line along the northern boundary will also be further planted with suitable woodland species.

Refillable Water Fonts:

A refillable water font will be placed adjacent to the temporary changing facilities.

Construction Management:

- The hours of construction associated with this proposed development will be 07:00 – 19:00 Monday to Saturday. At all times during the works, the public roadway will be maintained in a neat, tidy and safe condition. Any damage to the public road as a result of the proposed development will be made good. Any construction and demolition waste emanating from the building process on site shall be managed in accordance with best practice. All site construction activities and staff facilities (including car parking) will be accommodated within the proposed development site.
- No discharge during the construction period of cementous materials or residues thereof or of lime, sand, silt or other deleterious material shall be allowed to enter the watercourse. Stockpiles of construction materials such as sand, gravel or other erodible materials shall be covered with sheeting to prevent washout of fines during rainfall and that no storage of any construction materials will not take place within 15m of watercourse. All oils, lubricants and fuels used during the construction phase shall be securely stored in bunded areas. All earth moving activities shall be conducted carefully so as to avoid material entering surface water streams. Early seeding of areas of bare soil shall follow earth-moving works to prevent wind blow carrying sediment to waters.
- Construction access will be via Oatlands College only. Any construction compound will be within the site boundary.
- The method of construction will be standard earthworks open excavations. The excavations adjacent to existing boundaries has been minimised by keeping the wall foundations on the pitch side of the wall. The volume of material to be cut and filled is approx. 7,000m³.
- For efficiency purposes, it would be preferable for the works to commence in Spring or Summer to reduce the risk of wet ground. The following is the likely phasing of the works;
 - Removal of any trees, scrub or hedgerows, etc (outside of the nesting season).
 - Topsoil strip, bulk earthworks (cut & fill), retaining walls, formation preparation, etc.
 - Ducting and foundations for floodlights and ballstop netting as well as ESB substation works, etc.
 - Drainage system along with attenuation area and overflow to surface water drainage system, etc.
 - Sub-base preparation, fencing and paths/steps/ramps, etc
 - Shockpad, synthetic turf and infill, etc
 - Tree planting, reinstatement, etc.

The climate related impacts of these facilities have been strongly assessed throughout the design process against the National Policy on Climate Action and more specifically the DLR Climate Change Action Plan 2019-2024. The details of climate action are outlined below;

Energy: All lighting including floodlighting will be LED with facilities for dimming lights as required. In addition, the floodlighting design has been developed in collaboration with the project ecologist to reduce any impacts on the ecology. A refillable water font is being provided.

Transport: Additional bike stands will be provided. A parking and traffic report has been undertaken which identifies sustainable travel options.

Flood Resilience: Natural field drainage will be replicated on site to encourage infiltration into the ground. Additional trees are also being planted around the perimeter of the site which will also attenuate additional surface water.

Nature Based Solutions: Trees will be planted to improve air quality, sequester carbon and attenuate surface water. The use of a natural infills will be strongly considered.

5. APPROPRIATE ASSESSMENT

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended the Council caused Altermar Ltd to undertake Appropriate Assessment screening to assess, in view of best scientific knowledge and the conservation objectives of the European Sites, if the proposed development, individually or in combination with other plans or projects is likely to have a significant effect on a European Site(s). As required under Regulation 42(7) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, the County Council has made a determination following screening that an Appropriate Assessment is not required. The proposed development is not directly, connected with or necessary to the management of sites as European sites and it can be concluded, on the basis, of objective information, that the proposed development individually or in combination with other plans or projects is not likely to have a significant effect on the European sites identified and listed in the AA Screening Report prepared by Altermar Ltd. This determination is based on information supplied by Altermar Ltd including the Wintering Bird Survey as detailed in the Report. From this AA screening exercise, it has been determined that no significant likely effects may arise on any European sites as a result of the proposed development in combination with other plans and projects, through surface water, land and air, and groundwater pathways. This assessment was undertaken in the absence of mitigation measures. The project screened out for Appropriate Assessment based on the location of the works, the nature and the scale of the works.

6. ENVIRONMENTAL IMPACT ASSESSMENT REPORT

The Council carried out a preliminary examination of the proposal in accordance with Article 120(1)(a) of the Planning and Development Regulations 2001 (as amended). Based on the nature, size and location of the development, the Council considered on the basis of that there was significant and realistic doubt regarding the likelihood of significant effects on the environment. Consequently, and in accordance with Article 120(1)(b)(ii) of the Regulations (as amended), the Council caused an EIA screening report to be prepared (by CAAS Ltd) based on the information that is specified in Schedule 7A of the Planning and Development Regulations 2001 as amended for the purposes of a screening determination.

Taking account of the findings of the EIA screening report, the Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development for the reasons set out in the EIA Determination. As a result the proposal does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report needs to be prepared for it.

7. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

It is considered that the proposed development will provide much improved facilities for the local clubs and both schools with a wide range of benefits. It will ensure the pitch can be used year around and will lead to improved mental and physical health for the users.

The site lies within the area of Zoning Objective TLI – To facilitate, support and enhance the development of third level education institutions.. Under this zoning, a Community Facility and a Sports Facility are both permitted in principle. There are a number of policies within the County Development Plan 2022-2028 which support this project.

An EIA screening has been carried out and it has been determined that an EIAR is not required, as there is no real likelihood of significant environmental effects.

AA screening has been carried out and has concluded that an AA is not required as the proposal will not have a significant effect on any European sites, individually or in combination with other plans or projects.

In conclusion, the use proposed is acceptable in principle and accords with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028 and the proper planning and sustainable development of the area.

8. INTERNAL REPORTS

Architects Department

In correspondence dated 6th March 2023, confirmed no objection to the proposed development.

Community and Cultural Development

In correspondence dated 16th March 2023, confirmed no objection to the proposed development.

Forward Planning Infrastructure

In correspondence dated 21st March 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Capital Projects & Transportation Planning

In correspondence dated 16th March 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Environment Enforcement

In correspondence dated 3rd March 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Estates Officer

In correspondence dated 23rd March 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Transportation Planning

In correspondence dated 21st March 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Climate Action Officer

In correspondence dated 3rd March 2023, confirmed no objection to the proposed development.

Housing Department

In correspondence dated 16th January 2023, confirmed no objection to the proposed development.

Planning Department

In correspondence dated 13th April 2023, confirmed no objection to the proposed development.

Municipal Services – Drainage Planning

In correspondence dated 13th April 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Road Maintenance

In correspondence dated 5th April 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Traffic and Road Safety

In correspondence dated 10th March 2023, confirmed no objection to the proposed development.

Community & Cultural Development – Biodiversity Officer

In correspondence dated 21st April 2023, confirmed no objection to the proposed development.

Infrastructure and Climate Change – Active Travel

In correspondence dated 7th March 2023, confirmed no objection to the proposed development.

9. STATUTORY BODIES/ORGANISATIONS

The scheme was circulated to all statutory bodies. No submissions were received from any statutory body.

10. SUBMISSIONS/OBSERVATIONS

10.1 Submissions

In accordance with Part 8, Article 81 of the Planning Regulations, 2001 (as amended) the Council gave notice of the proposed development in the Irish Times on 21st April 2023 indicating that submissions would be accepted up to and including 2nd June 2023. A site notice, in the prescribed format, was also erected on the site and maintained in place for the prescribed period. A detailed summary of issues raised has been provided in appendix 1

The submissions (and the detail pertinent to the respective submissions) are duly noted and have been assessed accordingly.

The pertinent issues raised and the Chief Executive's responses are summarised in appendix 1.

11. RECOMMENDATION:

The proposed development is considered to be in accordance with the provisions of the 2022 - 2028 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. In accordance with the legislation, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

Subject to the above, members are hereby notified in accordance with Section 138 of the Local Government Act 2001, as amended, of the intention to proceed with the proposed development subject to the following conditions:

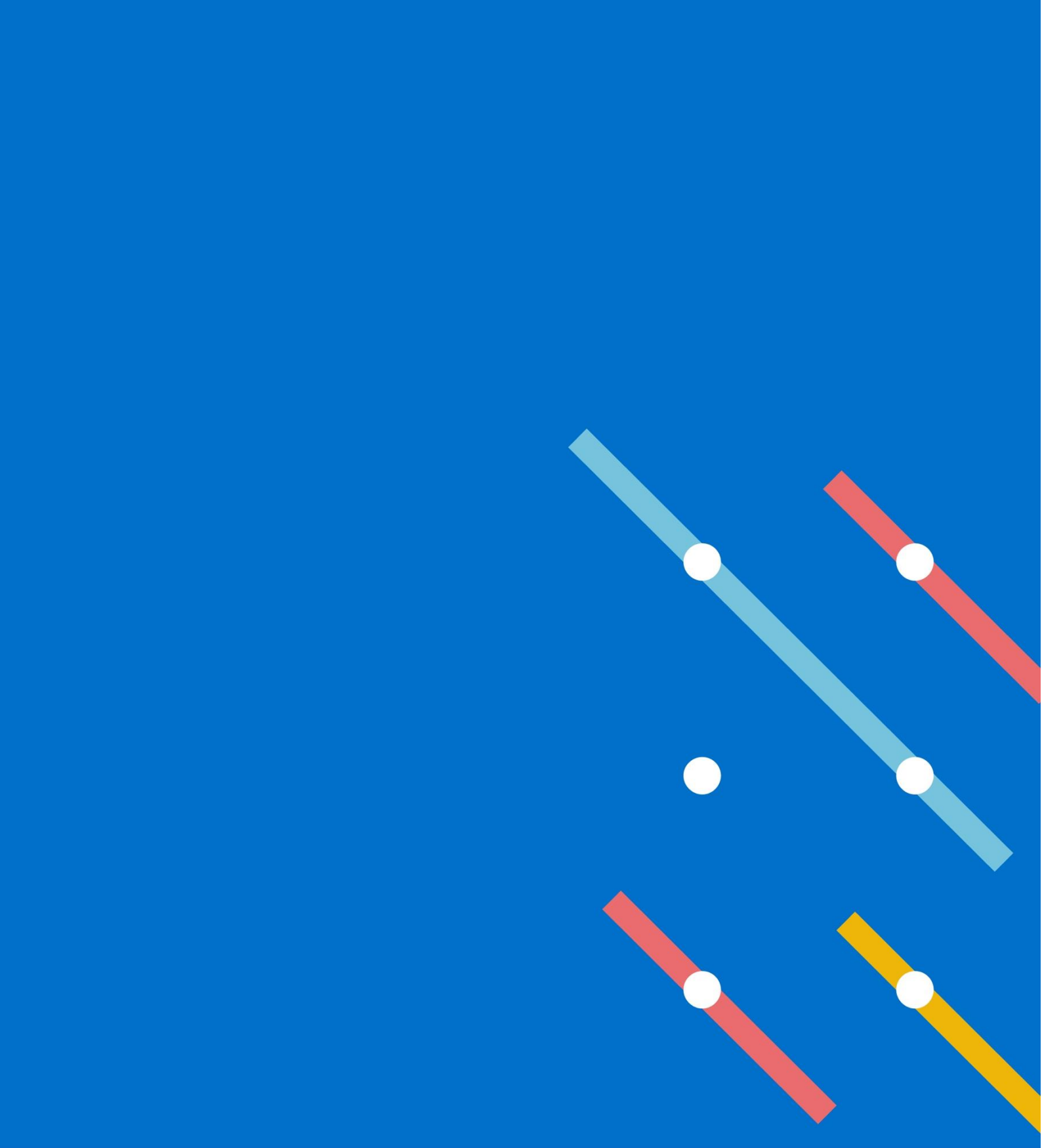
- a. Any relevant mitigation measures outlined in the Ecological Impact Assessment are to be implemented
- b. Recommendations as outlined in the Traffic & Parking Assessment report to be implemented.

and to any such minor or immaterial alterations to the plans and particulars of the development.

Therese Langan, Director of Community & Cultural Development Department

Appendices:

Appendix 1 - Submissions/Observations – Detailed Report



**ALL-WEATHER PITCH AT OATLANDS COLLEGE
PART 8 CONSULTATION**

June 2023



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Figure 2: *Project Timeline and Engagement Activities*

Figure 3: *Online survey question – Are you supportive of the Oatlands College all-weather pitch plans?*

Figure 4: *Online survey question – What is your interest in the scheme?*

1. INTRODUCTION AND PROJECT OVERVIEW

Dún Laoghaire Rathdown County Council (DLRCC) have identified a number of suitable locations for the development of all-weather pitches within schools in the county. DLRCC is partnering with the Edmund Rice Schools Trust, Oatlands College and Oatlands Primary School to develop an all-weather pitch at Oatlands College, Stillorgan, Co. Dublin. Currently there is a grass playing pitch at the proposed location used by Oatlands College and Oatlands Primary School, as well as local sports clubs for matches and training. There is currently a great demand by sports clubs locally for all-weather facilities across multiple sports.

The construction of a floodlit, all-weather pitch in this location would allow the pitch to be used much more intensively by the school and sports clubs outside of school hours, particularly during the winter months. The proposed facility will provide a 135m x 86m floodlit pitch accommodating a championship-sized GAA pitch (130 x 80m), a soccer pitch (100 x 60m) and cross-field play.



figure 1 – Computer generated image of proposed all-weather pitch at Oatlands

2. PRE-PART 8 CONSULTATION

Prior to the statutory Part 8 planning consultation process, Dun Laoghaire Rathdown County Council engaged M-CO to undertake engagement with stakeholders during the design development stage of the project, in advance of the Part 8 application. A **Pre-Part 8 Consultation Report** documented

consultation that took place with local stakeholders, including adjoining residents, school staff, pupils and sports clubs prior to the Part 8 statutory consultation process.

M-CO engaged with a range of stakeholders in a range of fora as part of the pre-Part 8 consultation. This included the following:

- Residents meeting 26th Oct. 2022 (*facilitated by DLRCC*)
- Residents workshop 13th March 2023
 - Invitations sent to c. 200 houses on Woodlands Ave, Woodlands Drive, Beaufield Manor, Cherrygarth and Trees Rd Lower
 - Residents workshop presentation
- Oatlands College Student Council
- Oatlands College Staff
- Oatlands Primary School Staff
- Local sports clubs
- Dun Laoghaire Rathdown County Council – Area Committee

A number of issues were raised by stakeholders in relation to the proposed all-weather pitch at Oatlands College during the different consultation events. These issues were grouped and summarised in the Pre-Part 8 Consultation Report under a number of themes: traffic management; environmental (including lighting, noise, impacts to flora and fauna); and the construction phase. The report included responses to the various concerns or queries raised in relation to these themes and was published on the DLRCC website. Another outcome of the Pre-Part 8 consultation was the commissioning of computer generated visualizations of the proposed all-weather pitch by DLRCC to assist in public understanding of the proposed project.

3. PUBLIC CONSULTATION (PART 8)

Following the initial pre-Part 8 consultation and scheme design, Dun Laoghaire Rathdown County Council applied for Part 8 Planning for the scheme in April 2023. Public consultation is an essential part of the planning process when the public is invited to give their views on the Part 8 planning documentation.

The statutory public consultation period for the Oatland College All-Weather pitch (Part 8) ran from 21st April 2023 to 2nd June 2023 inclusive. During this time, any individual or organisation could submit their observations using the following means:

- By completing an online survey which enabled them to make an official submission on the proposed plans.
- Emailing parksconsultations@dlrcoco.ie with submissions in their preferred format or,
- As a written submission by post or in person, marked 'Proposed Development at Oatlands College' to Parks and Landscape Services, Department of Community and Cultural Development, Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co. Dublin. Post Code A96 K6C9.

The full Part 8 planning pack for the proposed all-weather at Otatlands College was published on the DLRCC CitizenSpace webpage. This contained all the project information and associated reports. In addition, as part of the Otatlands scheme Part 8 consultation process, two Public Information Events were held as follows:

- Online Information Webinar 7pm Tuesday 2nd May
- Drop-in Information evening 5-8pm Thursday 4th May (Oatlands College)

PROJECT TIMELINE & ENGAGEMENT ACTIVITIES

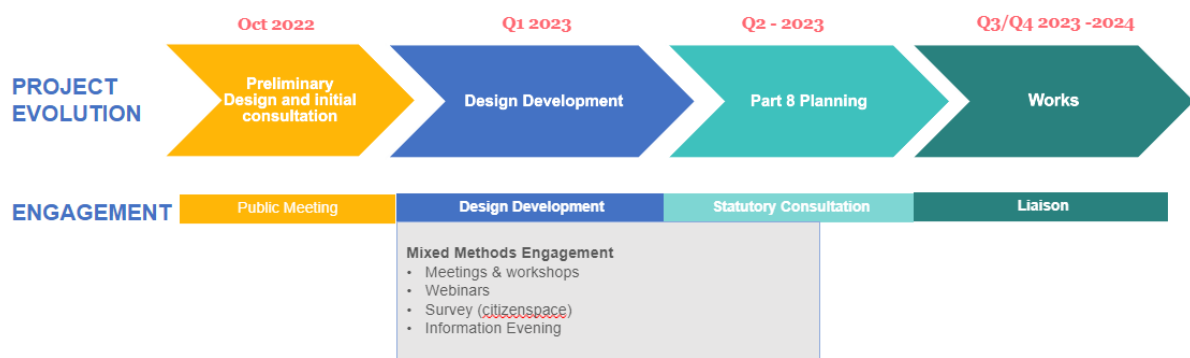


figure 2 Project Timeline and Engagement Activities

4. PUBLIC CONSULTATION (PART 8) SUBMISSIONS

This report contains a list of the persons or bodies who made submissions (Appendix A and B), along with a summary of the issues raised by them and the chief executive's response. The DLRC Chief Executive's Report recommends whether or not the proposed development should be proceeded with as proposed, or should not be proceeded with.

4.1 Online Submissions

A large number of responses were received for the online CitizenSpace survey questionnaire, totalling 1155 submissions. The overwhelming majority of these were supportive of the scheme, with 1106 saying they were in favour, 45 supportive with certain changes. 4 online survey respondents were not supportive. A significant number of respondents were members of sports clubs, parents of children attending Oatlands Primary School or Oatlands Secondary School, and/or residents of Stillorgan or Mount Merrion. Responses also came from residents of Woodlands Avenue, Woodlands Drive, Beaufield Manor, Trees Road Lower or Cherrygarth.

Overall, are you supportive of the Oatlands College all-weather pitch plans?

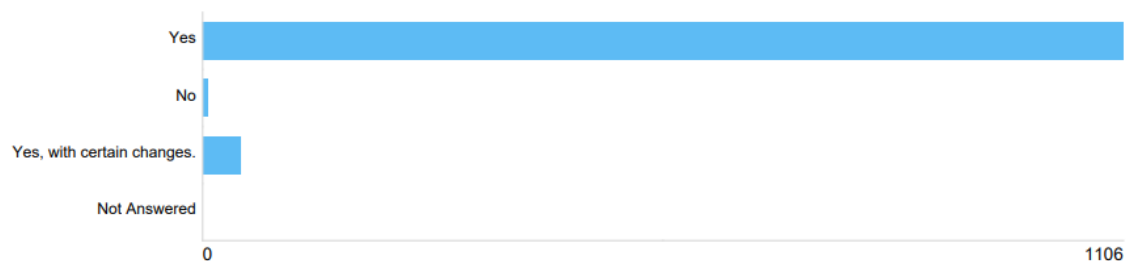


figure 3 – Online survey question – Are you supportive of the Oatlands College all-weather pitch plans?

What is your primary interest in the scheme?

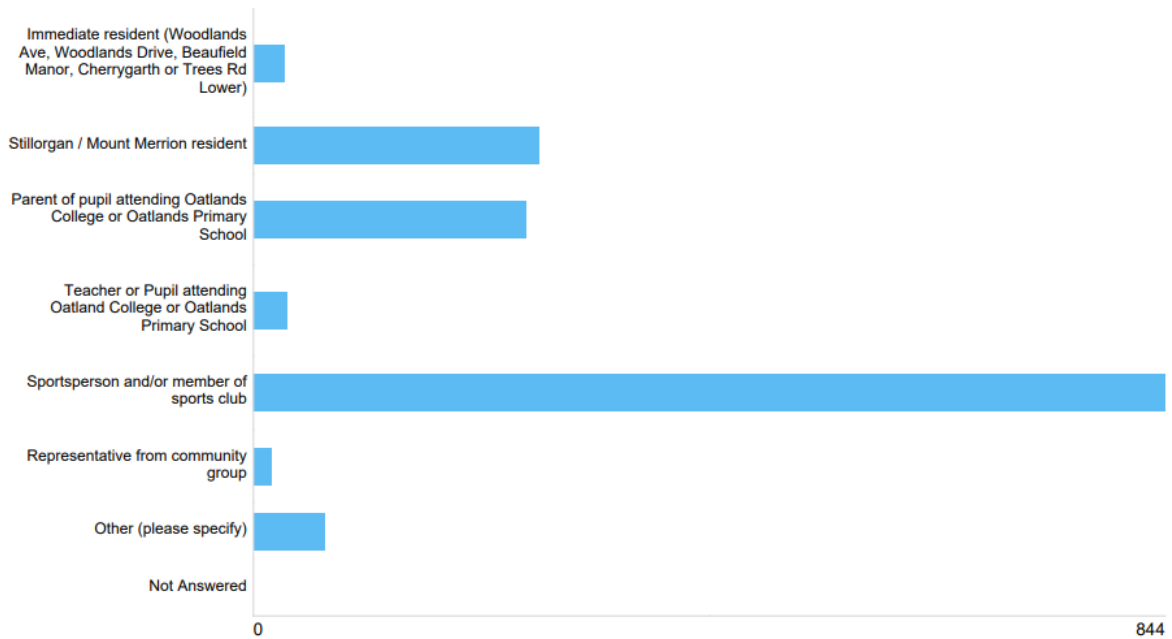


figure 4– Online survey question – What is your interest in the scheme?

Online survey: summary of issues and DLRCC Chief Executive’s Responses

Theme	Observations/comments/issues	Frequency raised	Chief Executive’s Response
Improved Facilities for schools and sports clubs	Proposed facility will help address the shortage of all-weather facilities in DLR	244	These submissions are duly noted
	Proposed facility will allow provide all-weather surface when weather is bad and grass pitches unplayable, throughout the year	218	These submissions are duly noted
	Proposed facility should provide for rugby also	2	The proposed development will be a multi-use facility and certified to soccer, GAA and rugby standards.
	Project should include short (sprint) running track, jumping area, throwing area	2	This is not possible given the restricted space available.
	Provide accessible, appropriately sized changing and toilet facilities	12	These are being provided as part of the proposed development.
	Provide covered area for spectators, benches	3	A spectator area is being provided but not covered.
	The Goals needed for GAA U7 to U12 should not be pullout goals fixed to the	1	This will be resolved during the detail design.

	<p>pitch perimeter but they instead need to be of the type that can be rolled on and off the pitch, this would allow the set-up of different pitch sizes depending on the age group per the Stepside AWP.</p> <p>Goal Sizes for U8 to U12</p> <p>U8-U9 Well-secured portable goal posts (10' X 6' or 3M X 1.8M)</p> <p>U10 - U12 Well secured portable goal posts (15' X 7' or 4.5M X 2.2M)</p>		
	<p>The majority of teams playing go games in GAA are run with 3 panels in the pitch sizes below. So at least three sets of the smaller goals would be required for the pitch and at least one set of the larger portable goals.</p> <p>Current GAA regulation Pitch Sizes</p> <p>U8 45M X 30M</p> <p>U9 65 to 70m X 40m to 45m</p> <p>U10 65 to 70m X 40m to 45m</p> <p>U11 90 to 100m X 40m to 50M</p> <p>U12 90 to 100m X 40m to 50M</p>	1	This will be resolved during the detail design.
	Provide dugouts	1	Dug-outs are being provided as part of the proposed development.
Usage, access, operation	Ensure existing level of access maintained for current users of Oatlands pitch	272	The facilities are being provided for all DLR clubs but local clubs will get priority access.
	Ensure rental cost of proposed new facility for existing users are reasonable / not increased significantly	242	DLR charge a community rate to the users of its all weather pitches.
	Ensure adequate access for school use	2	The schools have full use Monday to Friday up to 6pm.
	Avoid one team of adults block booking a session – use for multiple small sided teams	1	This will be determined when the operator takes the bookings.
	Ensure all DLR clubs can use it	58	The facilities are being provided for all DLR clubs but local clubs will get priority access.
Construction	Ensure alternate facilities for club use are provided to the existing users of the Oatlands pitch during the construction of the all-weather pitch	275	The Parks section will engage with the clubs to ensure alternative facilities are provided where possible.
	Can works be carried out over summer months to minimise disruption to schools	1	It is hoped that the heavy civils works can

			be undertaken during the summer months but the timeframe for the construction is approximately 10 months so avoiding school times is not possible. A detailed construction management plan will be developed to ensure minimum disruption to the schools and residents.
Traffic Management	Concern about increased traffic and parking issues at Woodlands Avenue as a result of proposed scheme	6	Please refer to the Parking & Traffic Analysis report. Proposed traffic mitigation measures will be monitored by DLRCC when the pitch is operational, in consultation with Pitch operator, the schools and local residents.
	Concern about increased traffic to Trees Road and parking issues as a result of the proposed scheme	4	Please refer to the Parking & Traffic Analysis report. Proposed traffic mitigation measures will be monitored by DLRCC when the pitch is operational, in consultation with Pitch operator, the schools and local residents.
	Lack of confidence in proposed Traffic Management Plan	1	Please refer to the Parking & Traffic Analysis report. Proposed traffic mitigation measures will be monitored by DLRCC when the pitch is operational, in consultation with Pitch operator, the schools and local residents.
	Ensure adequate car parking is provided on-site	10	Please refer to the Parking & Traffic Analysis report. Proposed traffic

			mitigation measures will be monitored by DLRC when the pitch is operational, in consultation with Pitch operator, the schools and local residents.
	Ensure adequate bike parking is provided to promote active travel	4	Additional bike parking will be provided as part of the proposed development.
	Ensure safe pedestrian access to pitches	2	Please refer to the Parking & Traffic Analysis report. This will be further reviewed during the detail design.
Lighting	Reduce operating hours – close at 8pm or 9pm rather than 10pm	2	Given the significant investment and the lack of facilities, 10pm finish (Mon-Fri) is considered to be the best option. It should be noted that the use of the all weather pitch in the evenings is seasonal and generally not used in the evenings from April – September.
	Negative impacts for Trees road houses backing onto the proposed pitch	2	Please refer to the Floodlighting report.
	Floodlights allow for different types of training	1	These submissions are duly noted
Paddle courts	Include two paddle courts as part of the project	1	This is not possible given the restricted space available. New paddle courts are being provided elsewhere in Dun Laoghaire Rathdown County Council.
Irish language	Give Irish prominence on all signage	2	All signage will include the Irish and English.
Health & Wellbeing	Will enhance health and wellbeing (physical and mental) for the school pupils, young people and the wider community	18	These submissions are duly noted
Participation	Facilities like this support ongoing participation in sports	8	These submissions are duly noted

Special needs	Ensure the pitch can be used by children with special needs and is inclusive	2	The pitch is inclusive and can be used by people with special needs.
	The proposed all weather/Astro enclosed space are beneficial for children with special needs	1	These submissions are duly noted
Biodiversity	Promote biodiversity in the remaining green space	1	Biodiversity is being promoted and DLR will work with the schools to encourage other biodiversity initiatives.
Walking track/path	Provide track/path around the pitch for walking	2	This will be considered during the detail design and be provided where possible.
Synthetic surface	Avoid synthetic grass surfaces and rubber crumb infill	2	This is a proposal for an all weather pitch to ensure the facility can be used throughout the winter months because there is a lack of facilities. DLR are considering the use of natural infills rather than the rubber crumb.

4.2 Email/written Submissions

16 emailed submissions were received at the parksconsultations@dlrcoco.ie email address provided. 11 of these were supportive of the proposed scheme at Oatlands College, or supportive with certain changes or conditions. Five of the emailed submissions were not supportive of the proposed scheme.

Emailed Submissions: summary of issues and Chief Executive Response

Theme	Observation/issue	Frequency raised	Chief Executives Response
Support for Pitch project	Expression of support for project	11	These submissions are duly noted
	Providing enhanced synthetic grass floodlit facilities in this location within the heartland of Croke's catchment would reduce travel (and carbon emissions) by keeping such a facility local to the club and obviate the need to travel further afield. Pitches used by the club are located as far away as Ballycorus and Bray.	1	This submission is duly noted.
	The proposed development is consistent with Policy Objective OSR10 which encourages enhancement of existing facilities; to increase the number of playing pitches; and to maximise the use of playing pitches in the County and for playing pitches to be utilised seven days a week, subject to protecting adjoining residential amenity.	1	This submission is duly noted.
	<i>Dublin GAA: Our People; Our Clubs; Our Facilities</i> study report indicates that clubs in Dun Laoghaire Rathdown County Council (DLRCC) are the most reliant on local authority GAA pitches. There has been significant residential development within the centre of Stillorgan and that will further increase the demand for pitches.	1	This submission is duly noted.
Planning Process	Inappropriate statutory planning process being used. Part 8 Planning is intended for use for council or State land only.	2	DLR are proposing to develop public infrastructure so the use of the Part 8 planning process is considered suitable.

Traffic Management	Council is leasing the grounds from Oatlands (Edmund Rice Trust) in the evenings and then sub leasing by renting the pitch on an hourly commercial basis. Booking pitches is open to all including outside the catchment area. It is not restricted to schools (its current use) it is also open to clubs and the general public.	1	The Council is entering into a license with the schools and the Edmund Rice Schools Thrust to build the pitch and then rent it to clubs in DLR at a community rate outside of schools hours.
	If both sites at Beaufield Mews and Oatlands College are to be developed Concurrently, this would constitute an unsustainable intensification of development	1	It is anticipated that the all-weather pitch works can take place in the near future.
	Concern about increased traffic and parking issues at Woodlands Avenue as a result of proposed scheme (exacerbating ongoing traffic issues from school drop offs/collections)	4	Please refer to the Parking & Traffic Analysis report. Proposed traffic mitigation measures will be monitored by DLRCC when the pitch is operational, in consultation with Pitch operator, the schools and local residents.
	Woodlands Drive has ongoing illegal parking on footpaths daily, forcing pedestrians (including schoolchildren and parents with prams) to walk on the roadway. Dangerous maneuvers and driving are frequent as parents rush to find a spot to drop their children.	1	This is outside the scope of the proposed development but it will be brought to the attention of the Traffic Section in DLR. Proposed traffic mitigation measures in the Parking & Traffic Analysis report will be monitored by DLRCC when the pitch is operational, in consultation with Pitch operator, the schools and local residents.
	Comparison with Colaiste Eoin is inappropriate as Oatlands College currently has one entry and exit point, and this exit point exits onto a 1 lane road (Old Dublin Rd.) compared to two lanes at Col. Eoin/N11	1	There is a further exit point from Oatlands College which will be used during the operation. Proposed traffic mitigation measures in the Parking & Traffic Analysis report will be monitored by DLRCC when the pitch is operational, in consultation with Pitch

			operator, the schools and local residents.
	Install yellow box junction at Woodlands Ave and Old Dublin Rd junction to assist peak-time traffic flow	1	This is outside the scope of the proposed development but it will be brought to the attention of the Traffic Section in DLR.
	<p>Ensure that:</p> <p>(a) That there will be sufficient parking for users of the all-weather pitch within Oatlands College own grounds</p> <p>(b) the Gate at the top of the Avenue leading into the Primary School would be locked in the evening time once the school day was over</p> <p>c) All Vehicles accessing the all-weather pitch will have to enter the Oatlands College grounds via the main entrance gate on the Old Dublin Road.</p> <p>(d) All Clubs using this facility will be notified to enter via the main gate to the secondary school on the Old Dublin Road and not to park on Woodlands Avenue and Clubs will be advised to notify their members of this requirement.</p>	2	These submissions are duly noted and align with the Parking & Traffic Analysis report. Proposed traffic mitigation measures will be monitored by DLRCC when the pitch is operational, in consultation with Pitch operator, the schools and local residents.
	Lack of confidence in proposed Traffic Management measures proposed in Traffic Management Plan and how they will be enforced	2	A DLR appointed operator will be responsible for the management and there will be on-going liaison with the local residents. Proposed traffic mitigation measures will be monitored by DLRCC when the pitch is operational, in consultation with Pitch operator, the schools and local residents.
Alternative facilities during construction	Ensure alternate facilities for club use are provided to the existing users of the Oatlands pitch during the construction of the all-weather pitch	11	The Parks section will engage with the clubs to ensure alternative facilities are provided where possible.
Usage, access, operation	Ensure existing level of access maintained for current users (Sports clubs, schools)	11	The pitch will be available for use throughout the year so it is anticipated that the

			school and existing users will increase the level of access that is currently available.
	Ensure rental cost of proposed new facility for existing users are reasonable / not increased significantly	9	DLR charge a community rate to the users of its all weather pitches.
	<p>A Site Management plan should form part of the planning permission process, including:</p> <ul style="list-style-type: none"> • Who will manage the site during operational hours? • Who will secure and manage the site outside operational hours? • How will agreed traffic, parking, anti-social behaviour agreements etc. be monitored and enforced? • How will residents report issues? • How will residents ensure issues are resolved? 	1	A DLR appointed operator will be responsible for the management and there will be on-going liaison with the local residents.
	<p>Proposed hours of operation:</p> <ul style="list-style-type: none"> • Mon-Fri 6-8pm • Sat 10.30am – 4pm • Sun closed 	2	Given the significant investment and the lack of facilities, 10pm finish (Mon-Fri) is considered to be the best option. It should be noted that the use of the all weather pitch in the evenings is seasonal and generally not used in the evenings from April – September.
	<p>Proposed hours of operation</p> <ul style="list-style-type: none"> • To 8pm (winter) • To 9pm (summer) 	1	Given the significant investment and the lack of facilities, 10pm finish (Mon-Fri) is considered to be the best option. It should be noted that the use of the all weather pitch in the evenings is seasonal and generally not used in the evenings from April – September.
	The proposed pitch is used significantly in the evening by Kilmacud Crokes during summer periods under natural daylight until periods approaching 22.00hrs. It is expected that the proposed pitch would similarly be used during natural daylight hours with the extension of hours only significant in the context of the winter months principally	1	This submission is duly noted

	when the proposed lights would be in use. The precedent of activity until approximately 22.00hrs is well established therefore over a period of nearly 60 years. Noise over the same period to 22.00hrs should not be an issue therefore.		
Drainage	Current at-capacity storm drains and/or foul water system cannot take any new additional discharges from new pitch run-off. Proposed scheme should include a comprehensive SUDS plan.	1	A comprehensive drainage design has been undertaken by DLRs consultant engineers and approved by DLRs Water & Drainage Section.
Environmental	EIA screening only considered proposed development against the list of Protected Classes, rather than considering specific requirements of the site and surrounding area	1	A comprehensive EIA Screening has been undertake by DLRs environmental consultant.
	Environmental concerns about 4G pitches use of plastics. Mitigation measures requested: <ul style="list-style-type: none"> • Solid boundary – 1-1.5m tarmac border that maintenance staff can sweep lost infill from • Elevated boundary – curb angled towards the pitch to prevent loss from infill spray • Low level perimeter boarding – solid wall to trap infill within pitch boundaries • Silt traps over drains – captures infill at risk of being washed away • Entrance and exit infill removal stations – so players can brush any infill off clothes and boots • Shower drain filters – captures infill that players would wash off in the shower • Bins in changing rooms – where players can shake infill off their kit. 	1	These suggestions will be considered during the detail design.
	If EU is considering ban of plastics and rubber crumb 4G pitches, is this a suitable or environmentally sound investment?	1	DLR are considering the use of natural infills rather than the rubber crumb.
	An assessment should be completed on likely impact of proposed floodlights on bats	1	This assessment has taken place – please refer to the Ecological Impact Assessment report.

	Health and Safety – increased risks during construction and operation of proposed facility	1	A comprehensive site construction stage health & safety plan will be developed for the construction.
	Public Health – increased local air pollution and unsafe driving as a result of the proposed scheme	1	It is not considered that local air quality will be impacted as a result of this proposed development. Traffic issues will be monitored on an on-going basis – please also refer to the Parking & Traffic Analysis report
	Noise – noise assessment and noise abatement measures should be undertaken	1	This has been considered during the design and a number of measures have been undertaken to reduce noise impacts.
	Trees and habitat – Arboricultural Assessment is welcome but residents want firm commitments to maintain health and integrity of trees	1	Additional tree planting will take place as part of the proposed works.
Construction Management Plan	Detailed and appropriate Construction Management Plan (CMP) is required as part of an appropriate planning process	1	A detailed construction management plan will be developed and discussed with the local residents.
	All necessary measure to be undertaken by the contractor to prevent damage to existing roads and area	1	This will be a requirement of the works contract.
	CMP should ensure Health and Safety in relation to construction traffic	1	This will be a requirement of the works contract.
	CMP should propose parking plans for construction workers	1	This will be a requirement of the works contract.
	CMP should consider proposed developments at old Beaufield Mews site	1	This will be considered.
Boundary	Ensure boundary fence along Woodlands Avenue is repaired and maintained	1	This will be undertaken as part of the proposed works.
Consultation	As an adjoining resident, we didn't get notification of any meetings or consultation	2	Letters of invitation for the pre-Part 8 residents meeting were were hand delivered to 200 houses on roads adjoining Oatlands

			<p>College, including Woodlands Ave, Woodlands Drive, Beaufield Manor, Cherrygarth and Trees Rd Lower. A further 400 information leaflets were delivered to residences prior to the Part 8 statutory consultation and promoted on DLRCC social media. The Part 8 consultation included an open information evening in Oatlands College and an online information webinar, as well as the full Part 8 information pack made available on DLRCC CitizenSpace</p>
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APPENDICES

Appendix A – List of Online Survey Submissions

David Owens	Cora Plant	Brendan Heyes
Julie	Karen Beggins	Moya Carey
Ann Marie Lynch	David Crann	Kirsty Glenfield
Ger Power	Louise Allen	Ruth Richardson
David & Jackie Renwick	Aoife Mullally	sandra owen
Zoë Stephenson	Robert Sharp	Catherine McHenry
D Moloney	Aideen Carron	Andreja Volenec
Krithik	Susan McHugh	Jennifer Vile
Caroline Mason	Harvinder Ghai	Evelyn McDaid
MJ Thornton	Sharon Mc Evoy	Joanne Boothman
Elaine Timlin	Niamh Stewart	Julie Price
Aisling wyne	Denise Slevin	David Hall
Kerry Cullen	Claire Curtis	Cindy Zhang
Fiona Naughton	Noirin Kelleher	Valerie Butler
Phyllis Ryan	Claire Jakstas	Annmarie ODwyer
Siobhan Kenny	Siobhán McLelland	Charlie Kelly
Mary Connolly	Miriam Murphy	Thomas Quigley
Magda	Vincent	Liam Mason
Siobhan Caballero	Dominique Brindley	Lucy Kennedy
Dearbhla Lawson	David Leech	Kevin Donohue
Sonja o hanlon	Jessica Flynn	Rachel Hosie
Sonja o hanlon	Lidia	John Gallagher
Oonagh Grehan	Gara Manson	Lucy Morgan
Oonagh Grehan	Nicole Hussey	Lucia Maraver
Laura Donohue	Beverly Haren	Joanne Hilary
David Lawson	Edina Vad	Alison byrne
Avine Brennan	Sonjia Thornton	Enda Gavin
Cihan Baykal	Diarmuid Ryan	Irene Coogan
Audrey Buckley	Grainne Quinn	JP Flynn
Ellen Swanepoel	Keith Moran	Colin Murphy
Aoife Kelly	Orla Murphy	Joanna ORiordan

Rory Carey	Tania Malik	James and Annette O'Farrell
Dearbhla Stapleton	Caitríona Flynn	Scarlet Yeto
Shona Horgan	Sean O Shea	Derek Goulding
Brian Dempsey	Carolyn O'Shea	Dr Aidan Fitzsimons
Diarmuid Coogan	Tom Murphy	Declan O'Shanahan
Richard Collumb	Deborah Reid	Joyce Kenny
Aklil Webb	Carol Alonzi	Claire Hunt
Joanne Balfe	Anita Dowling	Donna McCauley
Kevin Armstrong	Ben Mc Enroe	Aristotle Maniago
Mary Buckley	Daniel McEnroe	Aine Maguire
Mahetabe Dooky	Eithne O'Leary	Ronan McNabb
John Walsh	Paul McEnroe	Jonathan McCrea
Una Murra	Anita McEnroe	Michael Leonard
Ruairi Costello	Ian McEnroe	Nathan Dunphy
Deirdre Bloomer Daly	Charles Stewart	Shane Lawlor
Maria Hartley	Kate Farrell	Conor Sexton
Noreen Warner	Áine Kelly	Keith Wood
Kundan Kumar	Cathy mccann	Rory O' Carroll
Jincy John	Roisin Carroll	Neil Batt
Claire Shiels	Dorota	Ronan Maher
Sinead mahon	Niamh Wilson	Barry O'Neill
Ruth	Angela Higgins	Michelle Lloyd
Caoilfhionn Ryan	Manjush Mathew	Collette Morrow
Maureen Foley	Deirdre Mason	Emily McGuire
Eoin Finneran	Yolanda Villena	Ann Walsh
Aidan Finneran	Cristina Deju	Oisin O'Carroll
John Finneran	Donna McCauley	Bill O Carroll
Bairbre O'Neill	Hilary Griffey	Magdalena Gruszka
Jennifer Stanbridge	Val Connell	Kevin Jolley
Karen Brennan	Bernadette Sheridan	Catherine Greenan-Burke
James McCann	Zainab Baker	Brenda Farrell
Siobhán Dollard	Sheila O Toole	Elaine Fitzgerald
Conor Walshe	Roisin Gallagher	Niall Treston

Niall Darby	Oisin O Mir	Alan McDonnell
David Pasley	Oonagh fennell	Mark seery
Geoff Rooney	Chris Thornton	Duncan Rodgers
Edward Faulds	Mike McCann	Sonya Goulding
Frank Mullan	Eoin Cassidy	Eddie Clarke
Brian Morrissey	Declan Garvey	Niall McLernon
Sarah McCarthy	Bronagh Skerrett	Edyta O'Shanahan
Cillian Balfe	James Wynne	Mark
Robbie O'Flynn	Leonie McDonald	Hilton Sanders
Greg Kirker	Alasdair Campbell	Siobhan Leahy
Claire Paul	Matthew Thornton	John Casey
Gerard McDonough	Aidan Farrell	David O'Reilly
Gareth O'Neill	Michael Frisby	Adrienne
Andrea Osborne	Thibault Lamy	Colin Keane
Sarah Daly	Patrick	David Graves
Simon Egan	Sarahjane Johnston	Liam O'Donoghue
Kraken YU	Andy Campbell	frances Wosser
Yvonne Leonard	Jenny McGovern	Lisa Maria Moran
Roy Enright	Rony Punnoose Pallathara	Mary Quaney
Ciaran Kane	Test M-CO	Silvia
Anne Staunton	William Ward	Shane Crowley
Ron McNamara	John Gallagher	Magda Stelmaszek
Ger Barry	Tim Chapman	Richard Clarke
Garrat Rogan	Deirdra Pickering	Damien Cormican
Jane campbell	Deirdre Hayes	Billy Galavan
Canice Lambe	Edward Wall	Leisha McGrath
Órlaith Geoghegan	Seana	Ruth Earle
Ed Maher	Deborah Power	David Paul
Jane Murphy	Catherine Curran	Lisa Cassidy
Kevin O'Neill	Ronan Browne	Jason McGrath
Hugh Hunt	William Young	Gerard Lawlor
Máire Lambertini	Charles Gillanders	Zdravka
andy huang	Christine Aumayr Pintar	Jennifer

D O’Riordan	Daniel McGarry	Tracy Connellan
Conor Kilkenny	Ms Jenny McLoughlin	Avril Gaynor
Kevin Dooly	Paul Keogh	Barra Ó Leidhin
Conor Molloy	VM	Gus Lynch
Aoife Mhic Mhathuna	MAeve Sweeney	Ronan Haskett
Seán Ó Lochlainn	Stephen Lardner	Barrai Brennan
Orna O’Brien	Natalia Ryzhikh	Darragh Harrison
Paul Greenan	Fergal	Daire Brennan
Nigel Bramley	Pankaj Sharma	Richie Power
Louise Dalton	Paul McDonnell	Shane Canny
Natalie Ryan	Mark Cregg	Shane o rorke
Robert Adams	Cabinteely Football Club	Evin Comerford
Derek verhoeven	Liam O'Carroll	Ben Rafter
Finbarr Daly	Liam O'Carroll	Desmond Dagg
Michael Concannon	Phil Murphy	Karl Russell
Kevin Loughran	Siobhan O'Shaughnessy	Cian
Gregg Murphy	Mark Kilpatrick	Diarmuid Ó Duibhginn
Christopher Chapman	Sean Larkin	Tadhg Regan
Shaun Barnes	Brian Cox	Max murphy
Niall McDonagh	Daniel Stevens	Janes O'Cleirigh
Gerry McDonnell	Enda McDonnell	Aidan Cleary
Cian O'Toole	Alison Hanley	Fred Gilligan
Eoin Langford	Barry O'Neill	Niall McDonald
Lynn Murphy	Andrew Dermody	Cian
Emmet Moran	John Finneran	Liam Cantwell
Scotia Ryer	Gina Craig	Michael Herlihy
Stuart Johnston	Orla mc grath	James O'Keeffe
Jayaprakash Govindaraj	David Kelly	Claudia Fitzsimons
Barrani Devi	Mary Dowling	Conor Caulfield
Eimear Caslin	Oonagh OTooe	Cian
Helen McCarthy	Darren Cullen	Helen O'Reilly
Carmel Byrne Waddell	Donal Kelly	Tiarnan O Conaill
Yolanda Casauay	Sarah McLoughlin	Kevin Dalton

Colm Garvey	Eoin Macmanus	Carmel McCarthy
Tom Walsh	Clodagh de Brún	Caroline somers
Sandra Kavanagh	Mariusz Grzybowski	Yvonne Butler
Michael Culligan	Eoin Slowey	Ailbhe
Vincent Colgan	Ciara Maguire	Ronan Lyons
Adrienne Heffernan	Gill Hurley	Jennifer Graham
John walsh	Therese	Ferris
Yvonne Joyce	Jenny	Luke Ledermann
Sarah Healy	Tim Clifford	Dave Spencer
Ciaran Carrigg	Reinier Moor	Betta
Paul Curran	Clare Manning	Brid Gaffney
Barry Kilcline	Colin Kearney	Alison O'Brien
David Kehoe	Manus O'Donnell	Joe Marry
Grace Berkery	Kevin Conroy	Jana Langford
Anna Scully	John Sheahan	Misty Bagnat
Kieran Harte	David Cunliffe	John Hopkins
Joseph O'Neill	Tadhg O'Mahony	Christine Lebeck Watson
Kevin O Cearbhaill	Austin Kenny	Jennifer McDermott
Colin Daly	Roseanne	Paul McDermott
Redmond Joyce	Ronan Glynn	Thomas Fagan
John Kirwan	Gill McCarthy	Craig MacDonald
William Fitzmaurice	Gareth Mac hale	Jonathan merrigan
Elaine Radford	Kate Hsu	Tina Lampelj
Dara Canny	Glenda Mc Kenna	Michelle Rourke
Leah Doody	David Kiernan	David O'Mahony
Nicola Kelly	Ouafa	M. Vlaar
Shane Dunne	Tim Walsh	Shane Sullivan
Joanne Shelley	Emma Hannigan	Stephen kearns
Michael Hennigan	Jacinta Bailie	Edward Mackle
Eadaoin Rock	Charlie Carroll	Alf Smyth
Joanna Collins	Michelle Callaghan	Brian Butler
Ciaran Hyde	Marie MacDonagh	Peter Bredin
Eoin Collins	John Hanrahan	Pat Hogan

Scott Goodwin	Peter Davy	Ruth O'Regan
Philip Brennan	John Murphy	John Carroll
Darragh O'Regan	Michael franklin	Christopher Doyle
Megan Fellner	Alicia McMahon	Patrick Moriarty
Grainne osullivan	Marie Mulcahy	Paul Walsh
Louise Colivet	Marie Gleeson	Ted Mc Enery
Conor Magee	Dave Savage	Derek Casserly
Luca Mascolo	John Cuncliffe	colm o'connor
Ronan Dunphy	John Maguire	Pilar Montaner
Deirdre O'Donnell	John Collins	Glenn Bradley
Jan Fitzell	Fergus McGrath	Neil hanly
Mark Leonard	Barry O'Gorman	Katy Bannon
Suzi Connolly	Niall McCaffrey	Niamh Murray
Coman Burke	Anthony Collins	Padraig Rourke
Caroline Reddin	Daphne Lamb	Richard Ball
Catriona Larkin	Rory Sheridan	Tim Dyball
Mary O'Sullivan	Helen Shafe	Michelle Purcell
Annamaria Andreucetti	Jim Lehane	Ellen Swanepoel
Grainne Tadjine	Jim Ryan	Mark Regan
Mark Daly	Lynda Ryan	Tiernan O'Neill
Adrian Lyons	Mark Lohan	Lynn Henderson
John Tierney	Brian Sheridan	Kevin Bannon
Charlie McCreery	Catherine Bedford	Jacinta Lyons
Ciaran Doran	Hugh Gannon	Frank Rutledge
Sean o'hurley	Anna Scully	Andrew McGrath
Susan Owens	Marisa Kehoe	Nicholas Canny
Lukasz Kowalewski	Seamus Dunphy	Eoin O Lanagain
Leigh Phelan	Kevin Miney	Kerrill Gaffney
Deirdre larkin	Saffron Hennigan	Gary Healy
ronnie murray	Cliona Ni Shuilleabhain	Brian
John Farrell	Andrew Kane	Peter McKenna
Pat Lehane	Breen McInerney	Karen
Susan toland	Mick Keane	Margaret Kearney

Emma cooling	Bogdan Vaskul	Janet Walsh
Richard ODonnell	Muredach Reilly	Jonathan Sultan
Niamh Redmond	Paul Warren	Conor Casey
Rob Kelly	Matt Forde	Lawrence
Emma McDonald	Alan McCann	Paul O Donnell
Conor McGorrian	Laura	Gillian Hunt
Louise Keaveney	Silvia	Lu Chen
	James Doyle	Lei Jiang
John Hogan	Jochen Kienberger	Sharon O'Rourke
David Sanches	Lynn Healy	Catherine O'Malley
Avril Molloy	Cristian Allende	Elaine McCann
Adrienne Heffernan	Alan	Mr Peter Barry
Clío	Julie O'Brien	Dylan Morgan
Andrew Hastings	A	Nigel
Aoife Hanrahan	Ronan O'Brien	Deirdre Horneck
Darragh Brennan	Granada Fc	Bukky John
Michelle Corry	Paul Corbett	Marek Rebow
Danielle Mulqueen	Mark Quinn	Brendan Cooney
Kieran Kelly	Emily Frisby	Damien Dunne
Karl mulvee	Barry Browne	Vincent Sherwood
Grainne O carroll	Mary Quaney	Mark Porter
Andrea Kiernan	Gary Hanrahan	Simon Naughton
Maybe Colman	Darryl Haynes	Maya Apana
Cathy Hastings	Joseph O'Reilly	Robin Cunningham
Damien Mara	Paul Kelly	Stephen Phillips
Ronan Farrell	Micheál Mullin	Dana Conaty
Serena Leyden	Ronan Conway	James Bowen
David Reynolds	Naomhán Ó Ríordáin	Martin Cullen
vicky brown	Conor Clinton	Liam gamble
Paul Roddy	Iseult Gallagher Mangan	Emmet Quish
Brendan Geoghegan	Anne Dillon	Andres Ruiz
Tara	Eric Mullane	Ronan Hennigan
Sarah Collins	Barry Ahearne	Tom Hanrahan

Glenn Lambkin	Scott field	Jessica Meehan
Ruth Bispo	Suzanne Walshe	Áine Liston
Eamonn Keating	Eoghan Doyle	Andrea Moraghan
Nicolò Casali	Ros Curtin	Helena Kelly
Muirin Sheehan	Paul O'Hara	Brendan Howard
Robert Hennigan	Andy Nolan	Sinead Briscoe
Fearghal	Mark Byrne	Declan Parker
Javier Salto Galdón	Mick Quirke	Wojciech
Denis O'Kane	Garret Oneill	Stephen Igoo
Stephen McEntee	Kevin Nam	Graham Cherry
Stephen O'Dwyer	Ian Felton	Siobhán Snee.
Georgina Higgins	Fergus McCormack	Fiona Farrell
Tadhg	John O Mahony	Christeneh Avanes
Alison Cruz	Dermot Ryan	David Sheehan
Darragh Nagle	Carol Aherne	Michael Hussey
John Howard	Owen Connolly	Ronan Quinn
Mia Jordan	Fergus Mc Guinn	Jen Hogan
Malika	Aisling Purcell	Claire Shiels
Michelle Daly	Sawsan Abubaker	Sara gerel Dugerjav
Bill Dowling	Lakshminarayanan Kannan	Daire Hall
darren cullen	Michael Sweeney	Stephen Quin
John Howard	Jon Lyons	Conor Rapple
Edel Bourke	Eileen Gibney	Dave Heffernan
Shane Coman	Eimear Dunster	Matt Jones
Richard Caballero	Brian Cowley	Noel Browne
McKeown Grainne	Lucy O'Reilly	David
Eoin McDonnell	Claire Maher	David Kelly
Paul O'Farrell	Conach	Conor Cullen
Cormac Dunne	Kapil Kaushik	Conor Gahan
Karena Cleary	Leo Fearon	Aidan Moriarty
Rob Magee	Thomas Barrett	Margaret Fallon
A Mortell	Manjush Mathew	Jenny Sheerin
Ryan Mc Grath	Michael Papapetrou	Conor Doyle

joan lee	Caroline Traynor	Chris Carville
Mark O'Brien	Ciaran Conroy	Ian Byrne
Albert Keirse	Sinead Keogh	Clare Kerrigan
Nicola	Peter Whittaker	Conor Burns
Malachy Crann	Eoin kiernan	Steve Sharpe
Chris Spence	Valerie Troy	Aoife Gallagher
Yvonne Butler	Brian Ryan	Niall Gilchrist
	Damian Cooper	clodagh stewart
Colin Riche	Brenda Keogh Murphy	Brian Joyce
Michael Ryan	Cora Brunt	Joyce Mulligan
Sean Cullen	Clare O'Neill	Aoife Fitzgerald
Gus Irwin	Joe O'Beirne	Catherine Morgan
michael purcell	David Foley	Sophie o brien
Neil Spring	Shane Collins	Paula Ryan
Christine McNiff	Conor Twomey	Paul Griffin
Christine McNiff	Tony Hamill	Justin Lynch
Laoise Meek	Kevin Sturgeon	Philip Tubritt
Mary Collette Egan	Ragnall ODonoghue	Cathy Walsh
Brian Gormley	Karl Paul	Ariane Moriarty
Avril Montgomery	Sinéad Hamill	Killian Murray
Adrian O'Farrell	Stuart Mahon	Glenda Mc Kenna
Brian McManus	Desmond McCormack	Ciara Hegarty
Chris Matthews	Caroline Little	Caitríona Keenahan
John Hurley	Margaret Cullen	Katalin
Kevin Foley	May Burns	Stacey
Caroline Traynor		maria gannon
Julie Maloney	Ann Kelly	Michael Nolan
Bobbi Walshe	Deirdre Kearney	Michael Nolan
belinda Cullen	Darren Maher	Matt Fitzpatrick
Belinda Norton	Helen Gargan	Rosemary Wilson
Nicola Dunphy	Ronan Hand	Louise Greene
Ciara Dunne	Colin Murphy	Caitriona Ni Mhaille
Liam Roberts	Niamh Uí Dhálaigh	MR K Moulton

Mr. Brian O'Connor	Conor McGennis	Andrew Corbett
Ita Robinson	Kiera Brown	Fiona Mullin
Caroline Walsh	Brian Geraghty	Fiona Mullin
Finbarr Hayes	John Dunne	Emmett Mullin
Gerard Ryan	Kiera Brown	Valerie Aylward
Mark Brophy	Fionnan Kennedy	Saeed Zidan
Karen Dineen	Fergal O Riagain	Martin Stronge
Anna Kenny	RUAIRI COSTELLO	Niall Maguire
Niamh Egan	Colm FitzGerald	Garrett Kelly
Jacqui Hurley	Irene Ennis	Caitriona Ambrose
Olive Whyte	Alan Maher	Kieran Lynch
Andrew Bennett	Niall Corbett	Andy Ebner
Brian McElligott	Robert Burke	Gustavo Gomez
Ryan Reid	Emma O'Donoghue	Elaine Barone
Melissa Wyse	Barry Tucker	Michael Bennett
James Halligan	Suzanne O'Shaughnessy	Niall Bermingham
Melissa wyse	Michael Gannon	Ciarán Deally
Aiveen McElligott	Catherine	Brian Dillon
Michael Teehan	Tessa Bushnell	Peter Hogan
deirdre Flynn	Rosie Bushnell	Nicola Bradley
Eddie Farrell	John Purcell	Sheelagh O'Grady
Fergus McCormack	Niamh Bushnell	Sheelagh O'Grady
Anna Scully	Paul Bushnell	Aamir Hameed
Fiona	Matthew Geraghty	D. Mullany
Eoghan Leacy	Anne Cawley	Tiina O'Neill
Emma Caraher	Angela mcconnell	Niall O'Rourke
Joseph Burke	Miriam Gormally	Brenda
Paddy O'Sullivan	Sinéad McAuliffe	Gabor Megyeri
Conor Walshe	Annemarie Kilkenny	Declan O'Carroll
Martin Byrne	Pamela Corbett	Alan Coleman
Cathal Lyons	Sarah Woods	Pádraig Lynvh
Maryrose Fitzsimons	Cróna Brassill Sheeran	Anne Noctor
Fiona Doran	Marcus Thomas	Hynes Michael

Yvonne Fahy	Liam mcbarron	Kate Maher
Natalia Lyons	Dave Kirwan	Cian Mac Donncha
Eamon OCallaghan	Caroline Fox	James Leacy
Joan Ward	Ann-Marie McBarron	Michelle
Anna Geraghty	Cáit buggy	Eamon Burns
Colm Bryson	David Doran	Seán O'Hurley
Thomas Pearse	Emily Lavelle	Rory O'Shea
Kieran Doohan	Andrew Bowen	Tammy Sheil
Emer Kelly	Robert Murphy	Ronan Horgan
DEIRDRE NI FHLOINN	David Bell	Philip Brennan
Liam Ó Cléirigh	N/A	Craig Doherty
Gormlaith Hargaden	Claire Joyce	Sara Ui Chleirigh
Johanna Moore	Marian McGee	Clare Rennicks
Lian Cormican	Linda Tormey	Damian McAree
Ronan O Sullivan	Màire Spain	Gretta Guiney
Claire	Paul ONeill	Sean Saunders
Seán O Lochlainn	Courtney	Patrick Nolan
Sarah Healy	Joe French	John Bradley
Fiona donovan	Aine Fleming	Deirdre Meagher
Paul McKeon	Maurice Tunney	Patrick Phelan
andrew buckley	Maurice Tunney	Robert Phelan
Sharon Gallagher	Diarmuid Coogan	PJ Phelan
Rowan Kavanagh	Ian O'Sullivan	Cathal Phelan
Paul Molloy	Adrian Gallagher	Katherine Phelan
Tony Smyth	Manning Karl	Lourdes
John Dillon	Padraig O'Donoghue	Sarah Ferris
Brian Broderick	Kate Williams	Aisling O'Rafferty
Kate Byrne	Joseph Neary	Brendan Horgan
Lily Gallagher	Deirdre Mc Cormack	David Lucey
Rachel Gallagher	Conor Bannon	David Bell
Fran OCallaghan	Mark Murphy	Brian Carey
Elaine McCarthy Conalty	Vova Otoole	Patricia Stack
Anne Oconnor	Ronin O'Halloran	Declan Doyle

Pádraigín Mc Clean	Geraldine Guiry	Vicki Lannen
Martin Byrne	Fiona O'Callaghan	Teresa Farrell
Fiona Berkery	Stephen Finn	Qiang Yang
Siobhan Comerford	Michael Russell	Nicholas Hodges
Stephen Carroll	Ken Garvey	Deirdre Clarke
Bernadette Pegum	Finola McGorisk	John OConnell
Killian Walsh	Rob Adams	Paul King
Eimear Fox	Owen McCarthy	Mel Clarke
Sean Brodie	Dermot O'Hara	Alan Leonard
Elva Dalton	Jane Gleeson	Leonard Drimba
Esther Sanz Diez	Liam Roche	Cian Dunne
Fergus Gallagher	Anna Scully	Sean Brett
Alan Egan	Jacky Tehan	Triona Brett
Gemma Hill	Niall O'Buachalla	Cllr Michael Clark
Vincent Hargaden	Pearse Nolan	Mark Brett
Daniel O'Leary	Richard	Emma Brett
Jennifer Clarke	Dónall King	Helen Kelly
Joanne Keane	Craig McKechnie	Aoife Wallace
Donal Smith	Gallagher David	Regan Gallaher
Stephen Dowling	Luke Thomas	Derek Corcoran
Rory Flanagan	Sean Burns	Hilary Casey
Daragh Egan	Andrew Machesney	MARTIN SNEE
Joe Walsh		Alan Dwyer

Appendix B- List of Emailed Submissions

Vanessa Bradley

Tom Neville

Sean and Patricia Canny

Woodlands Residents Association (no contact name provided)

Pauline Gallagher Littleton

Niall Tully

Mary O'Doherty

Mark Duncan

Margaret O'Boyle

Majella Koukoulis

Linda Brennan

Eamonn Prenter

Cormac Browne

Conor Egan

Anne Hollinshead

Aisling Tully

THANK YOU