

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

11th June 2018

Item No. 13

Report submitted in accordance with Part 8, Article 81 of the 2001-2017 Planning and Development Regulations, the Planning and Development Act 2000, as amended, and Section 138 of the Local Government Act, 2001 as amended.

**Proposed Development of All-Weather Pitch at Coláiste Eoin/Íosagáin,
Stillorgan Road, Blackrock, Co. Dublin**

1. PC/PKS/01/18:

In accordance with Part 8, Article 81 of the 2001 - 2017 Planning and Development Regulations, the Council gave notice of the proposed development in the Irish Times on Wednesday the 5th April 2017. Plans and particulars of the proposals were available for inspection from 5th April 2018 up to and including the 2nd May 2018 as follows;

- Planning Department, County Hall, Marine Road, Dún Laoghaire, County Dublin, between the hours of 10.00 a.m. to 4.00 p.m. Monday to Friday, excluding Bank Holidays.
- The Council Offices, Dundrum Office Park, Dundrum, Dublin 14, between the hours 9.30 a.m. to 12.30 p.m. and 1.30 p.m. to 4.30 p.m. Monday to Friday, excluding Bank Holidays.
- Parks & Landscape Services, Level 3, County Hall, Marine Road, Dún Laoghaire, County Dublin, between the hours of 10.00 a.m. to 4.00 p.m. Monday to Friday, excluding Bank Holidays.
- Under dlr consultations on the Council's website homepage <https://dlrcoco.citizenspace.com/>.

Submissions and observations with regard to the proposed development could be made up to and including the 17th May 2018.

2. SITE LOCATION AND DESCRIPTION:

The site – the subject of this Part 8 - is located in the existing Coláiste Eoin & Íosagáin 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.

3. ZONING AND OTHER OBJECTIVES

3.1 Zoning:

Coláiste Eoin & Íosagáin 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...'

4. DETAILED DESCRIPTION OF PROPOSED WORKS:

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 dlrs 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 Coláiste Eoin. Current access steps at the north-eastern part of the grass area will form the main access for Coláiste Íosagáin. 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.

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

It is considered that the proposed development will provide significant improved sporting facilities in this part of the county. Therefore, having regard to the policies and objectives of the 2016-2022 Dún Laoghaire-Rathdown County Development Plan, it is considered that this Part VIII Scheme proposal is in accordance with the proper planning and sustainable development of this area.

6. APPROPRIATE ASSESSMENT:

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 was prepared by Scott Cawley (March 2018) 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.

7. INTERNAL REPORTS:

Infrastructure & Climate Change – Transportation Planning & Roads Projects Office:

In correspondence dated 26th March 2018 confirmed it has no objection to the proposed development.

Housing

In correspondence dated 15th March 2018 confirmed no objections to the proposed development.

Economic, Community & Cultural Development – Community

In correspondence dated 26th March 2018 confirmed no objections to the proposed development.

Economic, Community & Cultural Development – Libraries

In correspondence dated 26th March 2018 confirmed no objections to the proposed development.

Municipal Services – Water & Drainage:

In correspondence dated 28th March 2018 and subject to compliance with the drainage proposals outlined in the Part 8 report, confirmed no objections to the proposed development.

Corporate, Communications and Governance Department:

In correspondence dated 3rd April 2018 confirmed no objections to the proposed development.

Architects Department:

In correspondence dated 26th March 2018 confirmed it has no objection to the proposed development. Architects Department to be consulted on the pre-fabricated timber clad changing rooms.

8. STATUTORY BODIES / ORGANISATIONS:

The following Statutory Bodies were consulted as part of the public consultation;

- An Taisce,
- Department of Arts, Heritage Regional, Rural and the Gaeltacht Affairs
- The Arts Council of Ireland
- Irish Water
- Department of Education & Skills
- Sport Ireland
- Department of Transport, Tourism & Sport

Replies were not received from any of the above statutory bodies/organisations.

9. SUBMISSIONS/OBSERVATIONS:

In accordance with Part 8, Article 81 of the 2001 - 2017 Planning and Development Regulations, the Council gave notice of the proposed development in the Irish Times on Wednesday the 5th April 2017. Plans and particulars of the proposals were available for inspection from 5th April 2018 up to and including the 2nd May 2018. A public information evening was held in Coláiste Eoin/Íosagáin sports hall on Thursday the 26th April 2018 between 17:00 – 20:00.

Submissions or observations with respect to the proposed development were invited to be made either in writing or online via the dlr Consultation Hub on or before the 17th May 2018.

A total of 1 submission was received by Dún Laoghaire-Rathdown County Council via the dlr Consultation Hub within the timeframe allowed.

This submission welcomed the addition of an all-weather pitch in this location adding that it would be of great benefit to the school and the extended community.

10. RECOMMENDATION

The proposed development of All-Weather Pitch at Coláiste Eoin/Íosagáin, Stillorgan Road, Blackrock, Co. Dublin is considered to be in accordance with the provisions of the 2016 - 2022 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. It is recommended that a decision be made by the Elected Members of the Council to **proceed** with the proposed development in accordance with the drawings, which were on display and to any such minor and immaterial alterations to the plans and particulars of the development.

Subject to the above approval, 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.

Rúairí O Dulaing, Senior Parks Superintendent

Appendix A

List of Persons/Bodies Who Made Submissions

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