



Parks Section, Community & Cultural Development Department

**Proposed Development of Shanganagh Park
Masterplan – Phase 1, Shankill, Co. Dublin
PC/PKS/03/21**

Part 8 Report

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Revision:

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CONTENTS

	Page
1. Introduction	2
2. Site Location & Scope	2
3. Planning Context	3
4. Nature & Extent of Proposed Development	6
5. Climate Action Considerations	11
6. EIA Screening	12
7. Appropriate Assessment – Screening Statement	13
8. Ecological Impact Assessment	13
9. Tree Survey & Report	13
Reports	14
Drawings (list)	15

1. Introduction

The following report is a summary of the main features of the proposed development, comprising the development of Shanganagh Park Masterplan – Phase 1. The Shanganagh Park Masterplan identifies an intense active recreation zone towards the rear of the park. Currently DLR clubs are renting grass and all-weather pitches outside of the county for training and matches. Given the proposed significant increase in population as a result of the Woodbrook Shanganagh Local Area Plan, the development of this facility is a priority for Shanganagh Park Masterplan. The development of these facilities will increase active participation in the county through a multiple of different sports including GAA, Soccer, Baseball, Cricket, Athletics, etc. It strongly aligns with Space to Play, DLR Sports Facilities Strategy 2017-2022. The provision of these facilities ensures access to high quality active recreation facilities for the community.

A public consultation “Shanganagh Park & Cemetery Masterplan- Have your Say” was carried out in 2019. This provided an opportunity for the citizens of the county to have their say on the proposed masterplan for Shanganagh Park & Cemetery. A total of 357 submissions/observations were received and the masterplan was subsequently amended to take account of these. The masterplan was adopted by the Elected Members at the February 2020 County Council meeting.

2. Site Location and Scope

The site is located to the rear of Shanganagh Park (west of the DART line) in an area that is currently used for baseball and cricket. The other grass areas not used for baseball and cricket are largely managed as a meadow with paths cut through for walking. This area of the park has access from St. Annes Park and Castlefarm residential estates. There is also easy access to Shanganagh Castle which in time will provide a sport building to serve the intense active zone. The site as outlined in red on the site location plan is approximately 8.7 Hectares.

This scope includes the development of sand based and floodlit grass pitches, a sprint track with canopy and floodlighting and a shared baseball and cricket area all with associated netting and fencing. In addition, further works are proposed to entrances and to improve permeability over the DART line and create a focal point for sitting, viewing and play. Significant additional tree planting will take place throughout the site to sequester carbon and encourage biodiversity.

3. Planning Context

3.1 Zoning:

The zoning for this site is Objective F – To preserve and provide for open space with ancillary active recreation facilities. Under this zoning, a Community Facility and a Sports Facility are both permitted in principle. There is also a Specific Local Objective (SLO no. 76) for the site which states “To continue the development of Shanganagh Park in accordance with the Masterplan, and to develop a sports facility and improved recreational facilities in the park”.

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 2016-2022;

Policy OSR4: Future Improvements:

It is Council policy to continue to improve, landscape, plant and develop more intensive recreational and leisure facilities within its parks and open spaces insofar, as resources will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces.

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”.

Policy OSR14: Play Facilities:

It is Council policy to support the provision of structured and unstructured play areas with appropriate equipment and facilities throughout the County and to ensure the needs of all age groups and abilities - children, teenagers, adults and older people - are facilitated in the public parks of Dún Laoghaire Rathdown

Policy SIC2: Social Inclusion and Participation:

It is Council policy to 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

Policy ST4: Accessibility

It is Council policy to support suitable access for people with disabilities, including improvements to buildings, streets and public spaces

Policy ST6: Footways and Pedestrian Routes

The Council will continue to maintain and expand the footway and pedestrian route network to provide for accessible pedestrian routes within the County in accordance with best accessibility practice.

Policy ST10: Street Lighting

It is Council policy to provide and maintain street lighting on the public road/footway/cycleways throughout the County in accordance with commonly accepted best practice.

Policy OSR7: Trees & Woodlands

"It is Council policy to implement the objectives and policies of the Tree Strategy for the County - "Dlr Trees 2011 – 2015" - to ensure that the tree cover in the County is managed and developed to optimise the environmental, climatic and educational benefits which derive from an 'urban forest'".

Policy E18: Sustainable Drainage Systems

It is Council policy to ensure that all development proposals incorporate Sustainable Drainage Systems (SUDS).

Policy EI 21: Light Pollution:

It is Council policy 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.

Policy UD1: Urban Design Principles:

It is Council policy to ensure that all development is of high-quality design that assists in promoting a 'sense of place'. The Council will promote the guidance principles set out in the 'Urban Design Manual – A Best Practice

Guide’ (2009), and in the ‘Design Manual for Urban Roads and Streets’ (2013) and will seek to ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design.

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. The proposed development at Shanganagh Park is multi-use and facilities will be shared and their uses maximised. As stated in the strategy ‘Collaboration and shared use must be a central part of future development of larger scale sporting facilities’.

dlr Green Infrastructure Strategy 2016-2022:

This Green Infrastructure (GI) strategy for Dún Laoghaire-Rathdown seeks to provide a vision and a framework which will identify, protect, promote and enhance the GI assets in the urban, rural and coastal environments of the County. The strategy provides a vision for the GI in the County that is supported by a set of key principles and a robust spatial framework. Shanganagh Park is part of a number of corridors in the strategy as follows;

Corridor 1 - Coastal Shanganagh Park – Killiney Hill – Newtownsmith Park – People’s Park – Blackrock Park.

Corridor 6 - Gateway Parks Marlay Park – FitzSimon’s Wood – Fernhill Park – proposed Jamestown Park – proposed Ticknick Park – Rathmichael Wood – Shanaganagh Park.

Dun Laoghaire Rathdown Age Friendly Strategy 2016 – 2020:

This strategy requires that design of outdoor spaces and buildings to be age friendly and inclusive. The design is such that it allows level access into the sprint track and ancillary facilities such as the callisthenics area. The access over the DART line will be improved by reducing the slope and

providing resting points. In addition, the entrance into St. Annes will be improved and any barriers removed to improve access for all. Any seating areas will be age friendly in design incorporating multiple arm rests and signage will also be carefully considered.

4. Nature & Extent of the Proposed Development

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.

Sand Based Grass Pitches:

The topsoil will be stripped and set aside on the site for re-use. The area is to be re-graded using a cut and fill method to create a level platform for the two pitches with falls and crossfalls. The topsoil will then be placed on the final levels and sand will be ameliorated into the surface. A warm-up area will also be located west of the proposed pitches.

Cricket & Baseball Facilities:

The cricket and baseball facilities will be amalgamated to an area to the south of the proposed pitches where the cricket pitch resides currently. This will include a standard baseball field with 60/90 dimensioned diamond and a competition standard cricket field with synthetic crease. In addition, it is proposed to install a fixed batting cage/cricket cage with 16z soft netting and artificial surface for practice including all associated fencing, netting and storage.

Sprint Track:

It is proposed to install a 6 lane 100m sprint/hurdles track on polymeric surfacing to World Athletics standards with long and triple jump facilities. This will also include a storage area (mesh fenced cage), a perimeter path and weldmesh fencing at a height of 1.2m. The sprint track will also include a covered canopy to provide shelter and also to house photo-voltaic panels as a source of renewable energy. This canopy will be mounted on galvanised steel and powder coated poles and canopy itself angled approximately 30 degrees towards the south. It's full height on the southern elevation will be approximately 3.5m, increasing to approx 5m high on the northern elevation.

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 grass pitches 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 9no. 24.4m high galvanised steel columns similar to those used in the all-weather pitches throughout the county.

The floodlighting for the sprint track has been designed to achieve an average light level of 200 lux in accordance with World Athletics Standards. The lighting design uses 2no. 15.4m high galvanised steel columns similar to those used in tennis courts throughout the county. These floodlighting columns for the sprint track are shown in the event of the canopy being undertaken at some stage in the future. Otherwise, the lights will be fixed directly overhead on the inside of the canopy.

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 an area adjacent to the substation at the tree line.

A three-phase power connection and associated ESB substation will be required, and this will be located in close proximity to the St. Annes maintenance access gate in the tree line. 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 will be 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 7).

The floodlighting will be operational from 07:00 until 22:00, 7 days a week. Seasonal restrictions will be deployed as outlined in the Ecological Impact Assessment (EcIA) and AA Screening report.

Surface Water Drainage:

Slit drains and perforated lateral drains will be installed across the pitches and directed to a bio-retention area via collector drains that will be installed around the perimeter of the pitch. Further minor drainage will take place at the cricket/baseball field as required, the sprint track and at the bottom of any steep slopes. The attenuation system will be an above ground bio-retention pond is to be located along the northern boundary of the pitches 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 of attenuation system will be determined by a drainage engineer following further geotechnical site investigation and will be subject to the agreement of the Water & Drainage Section.

Callisthenics:

A callisthenics and functional workout area is proposed to the east of the pitches in close proximity to the bridge crossing. This will provide an opportunity for citizens to access high quality facilities for exercise and play in a less structured manner. It will include items such as the overhead ladder, incline press, triple bars, pull-up station, decline bench, dip bench, sit-up bench and multi-exercise combi-station. It will be designed for competitive training but suitable for all levels and abilities.

Fencing & Netting:

The cricket and baseball zone will include a zone of fencing to the rear of the batting area to protect members of the public. The fencing is to be a maximum height of 9m to the rear of the baseball diamond. The sprint track will be enclosed by a minimum 1.2m high weldmesh fence with associated pedestrian and vehicular access gates.

Play:

A natural play space is proposed adjacent to the DART crossing. This will take the form of earth mounds, a slide down the slope, a suspension bridge, a climbing net and additional free play elements such as balance beams, stepping stones, hoping blocks, etc.

High Ballstop Netting:

The ballstop netting will be installed to the rear of the goals on the GAA pitch. The netting will be supported by galvanised steel uprights to a height of 13.5m.

Bicycle Parking:

Bike stands will be located adjacent to the St. Annes entrance and the bridge crossing at the DART line.

Car Parking:

The main car park at Shanganagh Park & Cemetery will be the car parking to serve this site. 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.

Renewable Energy:

The canopy above the sprint track will house approximately 1000 square meters of photo-voltaic (PV) panels. This will likely be initially fed directly into the grid but will provide a significant off-set to the energy usage associated with the floodlighting of the zone. In time, this PV will be used to power a future sport building or other buildings at Shanganagh Castle.

Entrances:

The entrance into St. Annes will be upgraded to improve permeability and promote access for all.

Mounding:

Earth mounding will be provided to the south and east of pitch 2 for viewing. These mounds will be also planted with trees and likely to be managed as a meadow.

Access Over DART Line:

Access over the DART line is to be improved by creating a universally accessible ramp in excess of 1:20 gradient. New steps will be created, and the required tactile paving and handrails included in accordance with Part M. In addition, this area will now have seating and resting/viewing areas.

Footpaths:

The footpath along the eastern section of the pitches and to the south of the cricket/baseball field will be widened to approx. 3m wide and a no dig method will be used when traversing through the woodland.

Services:

The ESB and water connections will be brought to the site via the nearby St. Annes estate. A small galvanised and powder coated substation will be placed in the tree-line close to the maintenance access gates from St. Annes. In addition, the surface water connection from the attenuation system will be brought out in the same trench to minimise any impacts to trees and hedgerows.

Refillable Water Fonts:

Refillable water fonts will be placed at appropriate locations throughout the site.

Tree Planting:

Significant additional tree planting will take place throughout the site to add to the sense of enclosure and provide shelter for the sports. The majority of the proposed planting will be native species with some suitable non-native species to be considered. The new planting will primarily consist of whips and standards but will also include some semi-mature trees to have immediate impact on the site. This will help to sequester carbon, improve air quality and increase biodiversity.

Meadows:

The areas that are not sports related will be managed as meadows where paths can be cut through if appropriate. This will add a buffer to the woodland and hedgerows while adding interest and improving biodiversity.

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 Shanganagh Park and the crematorium field. Any construction compound will be within the site boundary with a potential holding area for materials to be located in the crematorium field.
- The works will likely commence in early Spring 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), formation preparation, topsoil placement, etc.
 - Ducting and foundations for floodlights and ballstop netting as well as ESB substation installation and associated works, etc.
 - Primary, secondary and tertiary drainage system along with attenuation area and overflow to surface water drainage system, etc.
 - Sub-base preparation, fencing, play, paths, other services and surface finishes, etc.
 - Street furniture installation including seating, bike stands, handrails, etc.
 - Tree planting, reinstatement, grow in, etc.

5. Climate Action Considerations:

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. The introduction of photo-voltaic (PV) panels will help to provide electrical power and hot water for the future sport building at Shanganagh Castle.

Transport: No additional car parking is proposed as part of this development. Additional bike stands will be provided in the zone and barriers at entrances will be removed which will promote active travel. In addition, Bus Connects will be

improving cycle lanes and the bus network on the old Bray Road and connectivity has been strengthened with the recent works providing a shared surface path to the proposed active zone. A new DART station will also be constructed in close proximity.

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. Biodiversity and ecosystems will also be encouraged/protected through management of the woodland, the provision of a meadow around the pitches and additional tree planting. In addition, there will be restrictions on the use of the floodlighting to reduce the impacts on foraging bats, etc. Soil health will also be assessed to encourage the maximum potential storage of carbon. In time, the GAA pitch at the front of the park (parallel to the Dublin Road) will be removed and an attenuation pond and meadow established in this location as well as the introduction of additional trees.

6. Environmental Impact Assessment Screening:

The Council carried out a preliminary examination of the proposal in accordance with Article 120(a)(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(a)(1)(b)(ii) of the Regulations (as amended), the Council caused an EIA screening report to be prepared (by CAAS Ltd).

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. 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.

The EIA screening report and determination are appended to this Part 8 report (as appendices 1 and 2).

7. Appropriate Assessment – Screening Statement:

Having regard to the Habitats Directive (92/43/EEC) and the Birds Directive (2009/147/EC), the Council caused an AA screening report to be prepared (by Altemar Ltd).

The draft AA screening report is appended to this Part 8 report (as appendix 3) and will be fully concluded prior to approval of the Part 8 process.

8. Ecological Impact Assessment (EcIA):

An ecological impact assessment has been undertaken by Altemar Ltd (environmental consultants) and the report is included as an appendix to the main Part 8 report (see appendix 5). All recommendation as outlined in this report will be implemented as part of the proposed development.

9. Tree Survey & Report:

A full tree survey, impact analysis and constraints plan have been undertaken by Arborist Associates. These are included as an appendix to the Part 8 report (see appendix 6)

Reports:

Appendix 1: Environmental Impact Assessment Screening

Appendix 2: Environmental Impact Assessment Screening Determination

Appendix 3: Appropriate Assessment Screening Report

~~Appendix 4: Appropriate Assessment Screening Determination~~

Appendix 5: Ecological Impact Assessment (EcIA)

Appendix 6: Tree Survey & Report

Appendix 7: Lighting Design

Drawings (list):

2422-01 Site Location Map

2422-02 General Arrangement Plan

2422-03 Pitches & Track Layout

2422-04 Baseball & Cricket Layout

2422-05 Bridge Crossing, Play & Callisthenics Layout

2422-06 Sections A-A

2422-07 Sections B-B, C-C

2422-08 Sections D-D

2422-09 Sections E-E

2422-10 Sections F-F

2422-11 Sections G-G

2422-12 Drainage Layout

2422-13 Axonometric Plan

2422-14 Axonometric Plan – Bridge Crossing Area

2422-15 Running Track and Canopy Axonometric