



## **Proposed Corduff Park Improvement Works Project Overview Report**

### **Introduction**

This Project Overview report provides a summary of the site and the proposed works to be undertaken. The aim of the project is to develop a high-quality public park including sports & play facilities, pollinator friendly landscape features, community garden upgrade and active & passive recreational amenities.

The proposed development complies with current zoning of Open Space including site specific objectives.

### **Site Description**

The 7.1ha neighbourhood park located off Blackcourt Road, Corduff, Blanchardstown includes Corduff Sports Centre, Corduff Football Club and Corduff Childcare Creche.

The site is bounded by St. Patrick's Junior National School and residential areas off Snugborough Road including Edgewood Lawns. The site is a public park that includes Corduff Football Club pitches – grass and an All-Weather Pitch in constant use by the club and the adjoining schools.

The park contains a ring fort with the designation of Protected Structure and is also the site of a demolished historic house that is recorded on the Sites & Monuments Record. Landscape features includes a number of tree groups and mature trees.

The park is enclosed with a variety of boundary treatments including metal rail fencing and blockwork walls. There are 6no. pedestrian access points with vehicular access from Blackcourt Road only to a car park adjacent to the childcare & sport centre facilities.

## **Proposed Development**

The proposed public park & sports development works include:

- The replacement & extension of the existing all-weather soccer pitch to approx. 100 m x 64 m; amended outdoor pitch lighting layout with; removal and reuse of the existing solid bar railing at the perimeter of the existing pitch; the installation of 3.5 m high weld-mesh fencing to the perimeter of the new all-weather pitch; the installation of a 12 m long storage container adjacent to the extended all-weather pitch; drainage improvement works to the existing grass soccer pitch.
- New & existing park footpaths consisting of 3m wide asphalt shared pathways around the perimeter and pedestrian only pathways, 2.5 m wide dissecting the park to enhance accessibility and utility. (Approximately 1,000 linear meters).
- Provision of new pedestrian access at south of park boundary from Edgewood Lawns.
- Installation of K-Barriers at entrances to facilitate universal access.
- The existing palisade fencing boundary at Blackcourt Road to be replaced with solid bar railing retrieved from the existing perimeter of the existing all-weather pitch.
- Bicycle parking is to be located at primary entrances and in proximity to park facilities; 83 bicycle parking spaces in total to include cargo bike spaces and covered spaces.
- New 3 outdoor exercise equipment to augment existing equipment.
- A Hill fort themed playground incorporating natural play elements measuring approximately 500 m<sup>2</sup> with permeable surface and features in keeping with Space for Play – A Play Policy for Fingal.
- The existing grass football field.
- Landscape works to existing community garden including raised beds, planting, seating & footpaths.
- Proposed car park of approximately 34 parking spaces including 3 disabled parking bays & 4 EV ready charging bays with additional provision for motorbike parking. Ducting for future provision of EV charging proposed throughout. Proposed surface treatments consist of asphalt road and permeable surfaces to parking bays with landscaped perimeter and infills to include SuDS features. Lockable bicycle parking is proposed to provide for cargo bikes etc.
- Landscaping works incl. localised tree works, tree planting, soil regrading including mounding less than 1.5 m high & rainwater attenuation swales

where appropriate grassland meadows and boundary treatments. Earthen Berms incorporating the excavated material from the construction of the all-weather pitch and car park located within the development site are proposed to be graded to complement the landscape setting of the facilities and to enhance the playground.

- All other ancillary site works including drinking fountain installation, electricity and drainage connections.

## **Zoning, Site Objectives & Designations**

On Sheet No. 12 (Blanchardstown North) of the Fingal Development Plan 2023-2029 the site is shown as zoned *Open Space* with an Objective to *Preserve and provide for open space and recreational amenities*.

OS Objective permits in principle land use classes including community and recreational/sports facilities. The proposed car park is considered ancillary to Corduff Park which includes community sports & recreational facilities.

Other Objectives shown within the park on Sheet No.12 includes Protected Structure no. 680 in relation to the ring fort and Sites and Monuments Record (SMR) symbol indicating the location of the demolished Courtduff House. Areas surrounding these features are designated as Archaeological Notification Zones. The proposed site layout is cognisant of these designations and the potential impact on existing archaeological features. An Archaeological Impact Assessment prepared by Rubicon Heritage is included in the Part 8 application.

Sheet No. 12 also shows Tree symbols within the park with the Objective to Protect & Preserve Trees, Woodlands and Hedgerows. An Arboricultural Technical Note is submitted with the application prepared by Fingal County Council's Tree Officer and Tree Survey by arboricultural consultant Charles McCorkell. Two tree removals are identified in the tree survey as being required to accommodate the proposed all weather pitch extension – a Common Lime tag no. T2 in fair condition and a Beech tag no. T8909 in a poor condition. Replacement parkland tree plantings are included in the proposal for these 2no. trees.

## **Screening for Appropriate Assessment (AA) & EIA**

A comprehensive Stage 1 AA Screening Report prepared by CAAS Ltd. Environmental consultants concluded that the proposed development is not likely to have any potential for significant effects alone or in combination, on any European designated conservation site. The AA Screening report concluded that a Stage 2 Natura Impact Statement (NIS) is not required.

The EIA Screening Report also prepared by CAAS Ltd. environmental consultants concluded that the proposed development does not correspond to any project type that is subject to EIA requirements and no further EIA screening is required.

## **Archaeological Assessment**

Rubicon Heritage Services Ltd. have completed a site-specific Archaeological Impact Assessment that has assessed the baseline archaeological, architectural and cultural heritage environment of the site, evaluated the likely significant impacts that the proposed development will have on this environment and provided suggested mitigation measures in accordance with the policies of the National Monuments Service, Department of Housing, Local Government and Heritage (DHLGH) and Fingal County Council, the National Monuments Acts 1930-2004 and best practise guidelines, to ameliorate these impacts.

As the proposed development will require localised ground reduction the following mitigation measures are recommended in the Archaeological Impact Assessment Report:

1. All ground reduction (including all enabling works and landscaping) shall be subject to a programme of archaeological monitoring, under licence, by a suitably qualified archaeologist.
2. If archaeological material is encountered, then it will be investigated and fully recorded. However, if significant archaeological material is encountered then the City Archaeologist will be notified. Resolution of any such significant material will be determined in consultation with the National Monuments Service (DoHDLGH).
3. A written report will be prepared detailing the results of all archaeological work undertaken.

## **Flood Risk & Drainage**

McCloy Consulting engineers have completed a site-specific Flood Risk Assessment Report to assess the potential risk of flooding at the site. The method of assessment complies with the Source-Pathway-Receptor model, providing a spatial assessment of flood risk to people, property and the environment. The report concludes that the site is unaffected by fluvial and coastal flooding. The site is categorised as Flood Zone C as defined by the OPW Guidelines. The proposed development will not impact on flood risk elsewhere and no other significant flood mechanisms are anticipated.

The surface water drainage design shall implement Fingal County Council Blue-Green Guidelines including the use of permeable paving (grass-crete or similar system) for parking bays and permeable pavements. The landscaping will incorporate SUDs solutions such as swales. As per best practice there are no pipes, gullies or storage tanks proposed. Drainage from the proposed development will be fully attenuated within the park.

## **Landscape**

Prior to the commencement of construction works tree protective fencing to BS5837 standard *Trees in Relation to the Design, Demolition and Construction* shall be installed enclosing the calculated root protection areas (as per the Arboricultural Technical Note as prepared by the Council's Tree Officer and arboricultural consultant Charles McCorkell). All tree report recommendations shall be fully implemented prior to and during the construction stage with regular monitoring of tree protection measures.

The proposed site layout includes areas of soft landscaping including within the proposed car park. These shall include clear stemmed medium sized trees (*Carpinus* 'Frans Fontaine', *Pyrus* 'Chanticleer' or similar) underplanted with pollinator friendly and seasonal interest groundcover species.

New tree planting is also proposed within the park in particular the use of clear stemmed large canopy parkland tree species e.g., *Tilia*, *Quercus*, *Pinus* and similar. As part of the proposed park improvement works it is proposed to manage central sections of the park as meadow rather than amenity grassland, in order to promote biodiversity. A total of 46no. new trees are to be planted on-site.

As part of the proposed works the existing Community Garden area shall be renovated with the installation of new pathways, seating and raised planter beds in particular to facilitate universal access for all.

### **Proposed Tree Planting Schedule**

<b>Tree Species</b>	<b>Abbrev.</b>	<b>Quantity</b>	<b>Girth Size</b>	<b>Stock Type</b>
Carpinus 'Frans Fontaine'	CFF	8no.	18-20cm	RB
Pinus nigra	Pn	4no.	120-150cm	CG
Pyrus 'Chanticleer'	PC	6no.	16-18cm	RB
Quercus robur	Qr	15no.	16-18cm	RB
Tilia cordata	Tc	13no.	16-18cm	RB