

Planning Reference: Part XI00718
PROPOSED ALL-WEATHER RUNNING TRACK AND SPORTS PITCH
PORTERSTOWN PARK, RECREATIONAL HUB, DUBLIN 15

Introduction

Fingal County Council is proposing to develop a major active recreational hub incorporating a 3rd Generation synthetic surface all-weather pitch and synthetic running track located in Porterstown Park, Dublin 15 (See Fig No. 1 below). The facility is being provided in response to extensive engagement and discussions with local clubs over several years. The project is being funded by a Sports Capital Grant in combination with finance from the Fingal County Council Parks Capital Works Programme. It is intended to undertake the necessary construction works during late summer/early autumn subject to weather conditions. The project will include a 6 lane 400 metre all-weather Running Track surrounding a 3rd Generation All-weather Sports Pitch. The all-weather facility will be floodlit by 8 No. 15 metre high floodlights. The playing area of the proposed pitch is 100m x 64m or 6,400sq.m. The facility will be serviced by the existing carpark and a network of approximately 1,500 metres of new footpaths. Soil excavated during the construction of these facilities will be used to form earthen berms adjacent to and overlooking the track and pitch. A 1.5 M high perimeter fence will be provided around the running track. Special Needs Car Parking will be provided beside the pitch. All drainage for these facilities will be attenuated locally within the park.

Project Details

The main elements of the proposed development are as follows:

- A 6 Lane 400 Metre All-weather Running Track
- A 3rd Generation All-Weather Multi-functional Sports Pitch
Playing surface 100M * 64M with all-weather run-off areas.
- 8 No. 15 Metre high LED Floodlights to light both the running track and sports pitch to a minimum of 500 lux.
- 4 No. Car Parking Spaces reserved for people with Special Needs located beside the facility
- A 1.5M high perimeter fence surrounding the track with 3 No. entrances (including 2 No. Vehicular Entrances)
- Approximately 1,500 meters of 2.5M wide bound surfaced paths to service the new facilities
- Earthen Berms incorporating the excavated material from the construction of the pitch and running track located within the development site will be graded to complement the landscape setting of the facilities.
- Drainage from the facility will be fully attenuated within the curtilage of the development site.

Planning Requirements & Context

- A Part 8 planning procedure is required for this project as it projected to cost in excess of €125,000. It is planned to initiate the Part 8 procedure in early February 2019.
- The project complies with the Development Plan as it is located in Porterstown Park which has the Zoning Objective “OS” To Preserve and Provide for Open Space and Recreational Amenities”.
- In addition in the current County Development Plan, Porterstown Park is subject to **Specific Objective GIM6: Upgrade existing Active Recreation Hubs in Skerries, Ridgewood (Swords), Broomfield (Malahide), Hartstown, Porterstown and St. Catherine’s Park (Liffey Valley).** (See Fig 2 below)
- The site proposed for the new facilities is subject to Landscape Character Assessment Objective NH36 which states: “Ensure that new development does not impinge in any

significant way on the character, integrity and distinctiveness of highly sensitive areas and does not detract from the scenic value of the area. New development in highly sensitive areas shall not be permitted if it:

- *Causes unacceptable visual harm*
- *Introduces incongruous landscape elements*
- *Causes the disturbance or loss of (i) landscape elements that contribute to local distinctiveness, (ii) historic elements that contribute significantly to landscape character and quality such as field or road patterns, (iii) vegetation which is a characteristic of that landscape type and (iv) the visual condition of landscape elements.”*

The Council considers that the proposed development does not impinge in any significant way on the character, integrity or distinctiveness of the landscape character and that it is therefore in compliance with the above objective.

- The attached Appropriate Assessment Screening process has determined that an Appropriate Assessment is not required for this project.
- A specialist report evaluating the potential impacts of the proposed Increase in sports amenities and associated lighting on Bat Fauna in Porterstown Porterstown Park has been completed and necessary mitigation measures have been evaluated and incorporated into the project. (see Appendix 1)
- No trees in the park will be impacted by the proposed works.
- An EIA Screening process has determined that development does not warrant an Environmental Impact Assessment Report (EIAR) as it would not be likely to have significant effects on the environment and does not meet the criteria for carrying out such a report as set out in the relevant legislation.
- The site does not contain a Protected Structure.
- The site is not within an Architectural Conservation Area (ACA).
- It is proposed to notify the relevant Prescribed Bodies of the Council’s intention to develop these facilities.

Fig No. 1: PORTERSTOWN PARK, DUBLIN 15

Location of Proposed All-weather Sports Pitch and Running Track

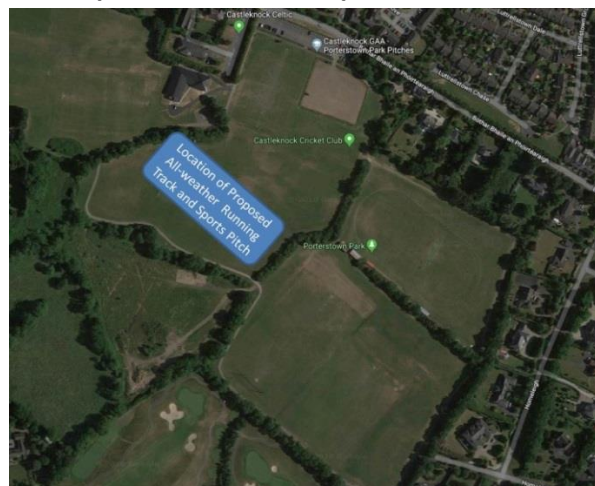


Fig No. 2: Fingal Development Plan 2017-2023: PORTERSTOWN PARK
Zoning Objective OS: "Preserve and provide for open space and recreational amenities".



Porterstown Park, Development Plan – Specific Objective GIM6 :Objective Description: Upgrade existing Active Recreation Hubs in Skerries, Ridgewood (Swords), Broomfield (Malahide), Hartstown, Porterstown and St. Catherine’s Park (Liffey Valley).

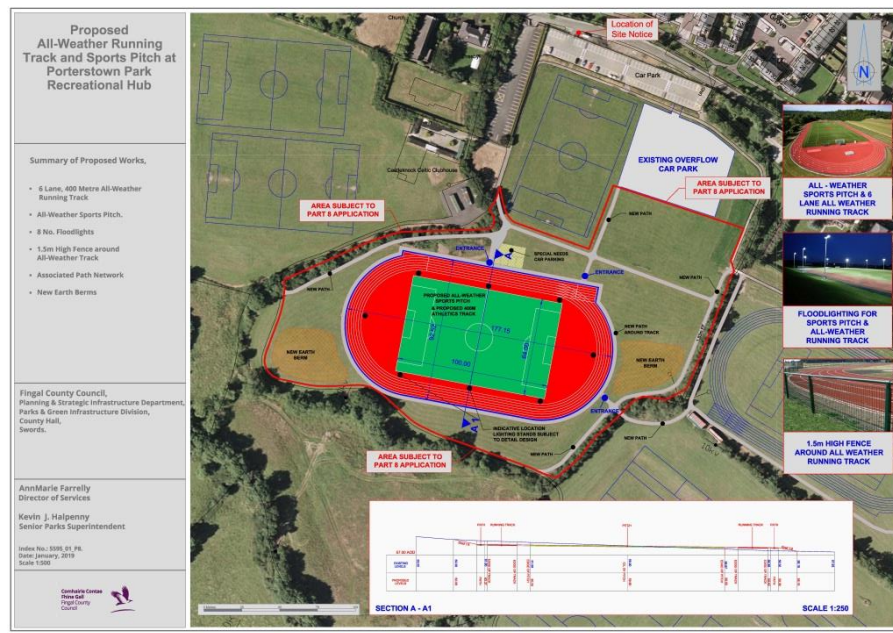
Proposals

The proposals for the All-weather Running Track, Sports Pitch and associated facilities are shown on the following drawings/illustrations below:

Fig No.3: PORTERSTOWN PARK, DUBLIN 15 - Location of Proposed All-weather Sports Pitch and Running Track - Drawing No. 5595_02_P8 (Scale: 1:1,000 at A0)

<p>Proposed All-Weather Running Track and Sports Pitch at Porterstown Park Recreational Hub (Location Map)</p>	
<p>Summary of Proposed Works,</p> <ul style="list-style-type: none"> • 6 Lane, 400 Metre All-Weather Running Track • All-Weather Sports Pitch, • 8 No. Floodlights • 1.5m High Fence around All-Weather Track • Associated Path Network • New Earth Berms 	
<p>Fingal County Council, Planning & Strategic Infrastructure Department, Parks & Green Infrastructure Division, County Hall, Swords.</p>	
<p>AnnMarie Farrelly Director of Services</p> <p>Kevin J. Halpenny Senior Parks Superintendent</p> <p>Index No: 5595_02_P8 Date: January, 2019 Scale 1:1,000</p>	
<p>Dunleavy Center Parks & Green Infrastructure Division</p>	

Fig No. 4: PORTERSTOWN PARK, DUBLIN 15 - Proposed All-weather Sports Pitch and Running Track - Site Plan Drawing No. 5595_01_P8 (Scale 1:500 at A0)



Construction Methodology

Site: Porterstown Park, Porterstown Road, Dublin 15

Synthetic Surface Area:17,000m²

Path Area: 2250m²

Timescale: Construction to take approximately 16 Weeks subject to weather conditions

Communication: Throughout the project continuous liaison will be available to ensure the satisfaction of all parties. The project's key contact for FCC will be the Council's lead Landscape Architect for the project. Formal Site meetings will take place every 4 weeks and will be chaired by FCC.

Preliminaries: A full time project supervisor/engineer has been allowed for throughout the construction period. The contractor will provide a complete package of CDM and Construction Management Plan documents, relevant insurance coverage, risk assessments, method statements, and associated construction drawings for each phase of the project. A temporary 2m high Heras fencing will be provided to surround the construction area and compound.

Site Access and Egress: Site access and egress shall be via the public car park off Porterstown Road Lane using an existing macadam access road. The road shall be kept free of dirt/debris while the construction is in progress. A properly constructed wheel wash area will be established close to the exit of the site. To reduce the need for wheel washing we will ensure that a suitable haul road is established and kept clean. The topsoil is to remain on site which also reduces the number of vehicle movements on and off site.

Restricted Times: Construction will take place during normal working hours.

Compound area: A compound will be established on the existing car park area. Full self-contained welfare facilities will be provided in the form of a standalone Oasis type unit.

Project overview

Key components/construction details:

- The construction of a 3G artificial turf sports pitch and running track
- Construction of new macadam footpaths
- Installation of floodlighting and fencing systems
- Landscaping works including the construction of earthen berms using surplus topsoil/subsoil.
- Removal and regrading of 200mm depth of topsoil
- Cut and fill operation to average depth of 100mm

Excavation and Earthworks and Clearance: Topsoil currently located on the new all-weather facilities and new path sections will be excavated to an average depth of 200mm. This will be retained on site. The final finished level of the new pitch will be calculated to match the existing surrounding land levels and the cross fall will not exceed 1% in any direction.

Summary of drainage design (Subject to further design/build specification). The supply and installation of 80mm perforated drainage pipes at 8m centres, the drainage trenches will be backfilled with 10mm single sized clean stone and draining to appropriately scaled soakaways within the footprint of the development area. The supply and installation of 160mm perforated carrier pipes, the drainage channels will be backfilled with 10mm single sized clean stone. The piped drainage system will be designed to be self-cleansing and will not require any routine maintenance. Catch-pits and or rodding points will be installed to enable the system to be cleaned if required at any time in the future.

Geotextile: Geotextile by Terram or equivalent will be supplied and installed to the entire area prior to the sub base material being installed in order to prevent contamination of the sub-base from the sub-grade.

Kerbing: To the perimeter of the field construction area, spectator and recessed areas, a 50mm x 150mm precast concrete edging will be installed and laid to correct fall and levels. All edgings will be laid to true line and level, bedded and haunched in concrete and installed so the top of the edging will be level with finished level of the playing surface.

Sub base system: (Subject to further Design Build detail). The sub-base will be constructed to the full pitch area to a finished total depth of approximately 260mm using 230mm of Quarried Hard-core and 30mm of Porous Macadam. The surface will be laid to the full pitch and track area with the aid of a laser-operated dozer and road paving machinery and compacted with a twin drum vibrating roller to the correct levels, tolerances, and pitch fall. The pitch base will be designed in order to provide stability which will not deviate outside of the specified tolerances for a minimum 8 year period.

Shock Pad: (A suitable material will be used subject to a design build process with the following requirements) A high load bearing geotextile loose laid under 3G and other artificial turf and

synthetic surface systems so that the turf/synthetic surface layer can be exchanged when needed, without any disturbance of the sub-base.

Synthetic Surface: A synthetic surface which conforms to 3G specifications will be laid over the sports pitch areas and a porous synthetic surface constructed from 10-12mm thick Black SBR and overlaid with 2-3mm of coloured spray textured coat. Line markings will be as per the approved layout drawing. The majority of the lines on the pitch will be tufted into the supplied carpet during manufacturing and the track lines sprayed on during the track laying process. . The playing surface of the pitch will be brushed to ensure the fibre is in a vertical position prior to infilling. The new 3rd Generation synthetic grass will be infilled with kiln dried silica sand and black SBR rubber at the rates required using specialist spreading equipment.

Fencing: The fencing system will be 540.00m of 1.50m high 8/6/8 standard twin bar panel fencing to the perimeter of the all-weather facility. 3 x 3.00m wide pairs of double leaf gates in the 1.50m high fencing c/w gate end posts and lintel panels to suit.

Floodlighting: The lighting scheme will consist of 8No. 15 M high lighting Columns and 1 No. Control Cabinet. The installation will consist of erecting the 8 No. proposed floodlighting columns onto prepared column foundation blocks; cable laying around the inner perimeter of the running track area via an underground containment system with a loop of underground ducting running around the inner lane of the running track and with the electricity supply provided from the nearby clubhouse via a vandal proof distribution switch pillar which will be installed adjacent to the playing area

Access and Spectator Paths: A 2.5 M wide perimeter spectator path and access footpaths will be constructed using 200mm of Clause 804 broken stone for sub-base under 40mm of 20mm open graded binder course macadam and 25mm of 6mm dense graded surface course macadam (Hand Laid).

Reinstatement/Landscaping: Top soil shall be placed adjacent to kerb lines to a minimum depth of 250mm and all areas shall be ripped, cultivated and stones removed prior to the final seeding operation. Surplus sub-soil and topsoil will be incorporated into landscaped berms located immediately adjoining the all-weather areas and graded to improve the setting of the new pitch and running track. Areas of exposed soil will be seeded at a rate of 28grms/m² of approved amenity grass seed.

All-weather Surface Testing: Upon completion, an independent and accredited consultant will carry out the required testing of the playability of the all-weather surface. The appropriate certificate will be issued prior to the facility being taken in charge by the County Council.

Contractor Demobilisation: Upon full completion of the works; the contractor will remove the site compound and any additional storage areas and construction materials and make good any damage to existing infrastructure

Environmental Protection: The avoidance of negative impacts on the environment is of upmost importance during the delivery of this project and the Council will require the successful design build contractor to submit a Construction Management Plan to eliminate any pollution or littering associated with the works .

Operation of the Facility

Opening Hours: It is planned to have the facility open and available for use from 9.00am to 10.00pm 7 days a week.

Management of the Facility: When the all-weather pitch and running track are completed, the Council will enter into a Management Agreement with a number of local sports clubs. These clubs will arrange for the allocation of hourly slots for the use of the facility and the collection of the relevant charges. Funds generated by the allocation of these slots will be used exclusively for the running costs (e.g. lighting), pitch maintenance and the capital replacement costs of the facilities.

ENDS