



## **Proposed Public Playground at Laurel Lodge, Castleknock Rd., Dublin 15**

### **Project Overview Report**

#### **1. Introduction**

This report provides an overview of the site and the proposed works to be undertaken in order to develop a local playground. The recent Play Audit mapping undertaken by Fingal County Council indicated a gap in the play provision within the Laurel Lodge area for local residents. The proposed playground development complies with Fingal's '*Space for Play*' policy in particular to achieve the minimum accessibility requirements for a Local Equipped Area for Play within this area. LEAP playgrounds are suitable for Small Parks (0.2ha - 2ha in size) and Local Parks (2ha - 20ha in size).

#### **2. Site Description**

The 5ha public open space is located off the Castleknock Road, Laurel Lodge, Dublin 15. The proposed playground site of 1,060m<sup>2</sup> (incl. landscaping) is located within a public park which is bounded on 3no. sides by residential streets and a railway line along the northern boundary. The park has a relatively flat topography of amenity grassland containing several individual specimen trees and tree groups ranging in age from young to mature. Several tarmacadam pathways criss-cross the open space.

#### **3. Proposed Development**

The proposed playground is categorised as a Local Equipped Area for Play (LEAP) as per Fingal's '*Space for Play*' policy. The proposed 400m<sup>2</sup> playground of 5no. play items shall cater for children up to the age of 12 years old consisting of natural materials to reflect the mature sylvan landscape. The proposed works consists of:

- i. 5no. play items including multi play & natural play items.
- ii. Play area finished with permeable safety surfacing.
- iii. A new 1.2m high bow topped metal rail fencing & gates enclosing the play area.
- iv. 1no. new drinking water fountain.
- v. Landscaping to include low mounding (to a maximum height of 1.5m) and tree planting to the south-west of the proposed playground.
- vi. 10 no. bicycle parking spaces (including cargo bike parking) using Sheffield type bicycle stands, located adjacent to the proposed playground.
- vii. All other ancillary site works.

#### **4. Zoning**

On Sheet No. 13 (Blanchardstown South) 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*. The OS Objective permits in principle land use classes including community and recreational/sports facilities. A local objective of GDA Cycle Network Plan is also shown on the park's pathways.

#### **5. 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, to 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.

#### **6. 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 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 surfacing (mulch or similar) for the play area. As per best practice there are no pipes, gullies or storage tanks proposed.

## **7. Landscape**

No tree or hedgerow removals are required to facilitate the proposed development works. The proposed site layout includes new low mounding (less than 1.5m high) and tree planting in order to integrate the proposed playground with the adjoining residential areas.

The proposed tree planting shall incorporate pollinator & seasonal interest planting including naturalised flowering bulbs. Selected tree species shall be suitable for the site conditions such as *Sorbus aria* 'Lutescens', *Pinus nigra*, *Prunus padus* 'Watererii' or similar.