



FEASIBILITY STUDY

NEW 3G SYNTHETIC
PITCH

SOUTH DUBLIN COUNTY
COUNCIL

March 2022

Job No. 3053

by
Sports Labs Ltd
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Contract Number: 3053



Issued by: Sports Labs on behalf of SDCC

For: The development of New Synthetic Sports Pitch within the region of South Dublin County Council

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1 INTRODUCTION

- 1.1 Sports Labs have been commissioned by South Dublin County Council (SDCC) to undertake a study into the feasibility of developing a new synthetic sports pitch within the local authority region.
- 1.2 This specific report will cover off the technical aspects of the construction considerations in relation to each site, including constructibility, access and parking, size, technical feasibility, planning considerations etc.

2 SPORTS LABS

- 2.1 Sports Labs are a professional services company, not a contractor. We are independent of all contractors, suppliers and manufacturers and operate a Consultancy Practice and an internationally accredited sports surface testing laboratory. We take pride in providing excellence in both sectors. The Consultancy team specialises in the design, procurement, tendering and project management of new or refurbished sports facilities such as artificial pitches and athletics tracks.

3 SCOPE

- 3.1 The scope of this study is as follows -
 - a) Desktop Study
 - b) Site walkover
 - c) Photographical Survey
 - d) Part 8 Requirements/Recommendations
 - e) Proposed Facility and Concept Designs
 - f) Options Appraisal
 - g) Budget Costs
 - h) Conclusions and Recommendations
- 3.2 The outcomes of which will be expanded on as part of this report. The main aim of this study is to provide the client a steer and an overview of the proposal to make a recommendation on where best to construct this new facility.

4 SITE LOCATIONS

4.1 In advance of this study commencing and to enable it to take place SDCC undertook a review of the region and site locations for this facility and provided Sports Labs with a list of potential locations for the new synthetic sports pitch to be constructed. Three possible site locations were identified and these were as follows –

- Castlefield
- Woodstown
- Dodder Valley Cherryfield

The main drivers for selecting these sites were as follows -

All sites are already established as a natural grass field
They appear to be sufficient in terms of size to fit the sports field proposed
There are sports clubs operating from or close to the site locations
The chosen locations are not completely surrounded by residential units

5 DESKTOP STUDY

5.1 **Location**

5.2 The following figures display the locations being considered and where they lie within the county of SDCC.

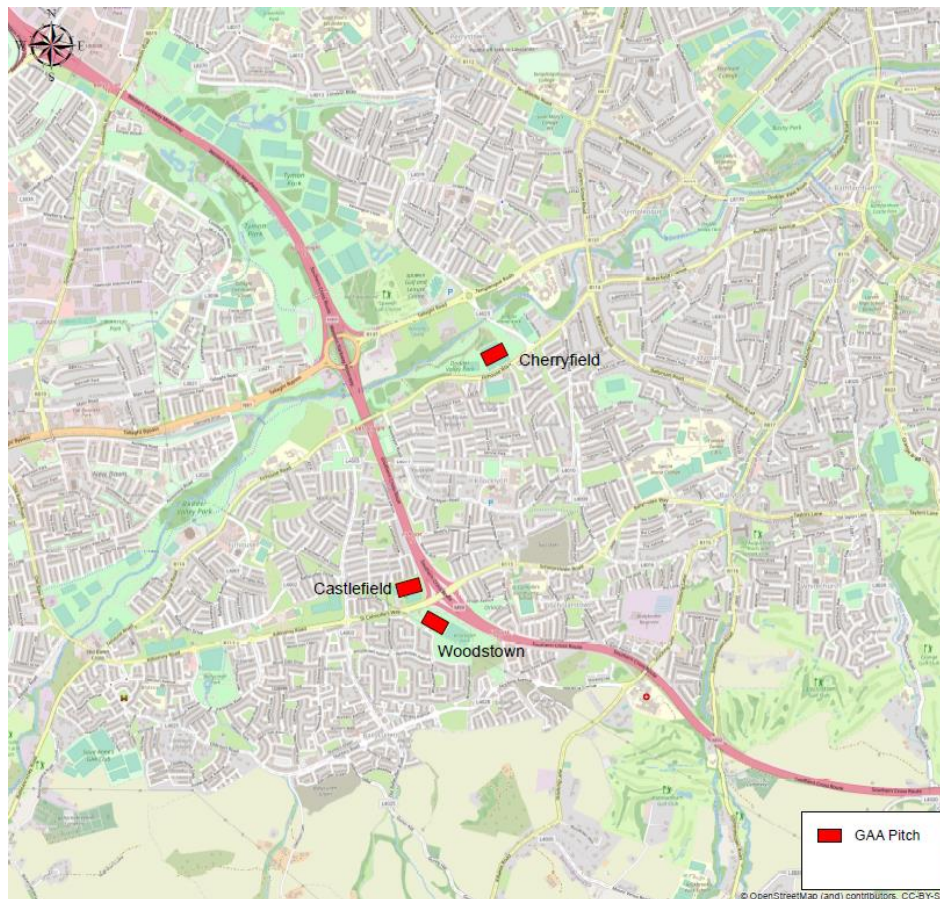


Figure 1 – Overall Site Locations

5.3 Overall Site

5.3.1 The sites are generally described and located as follows –

- **Castlefield** – West of M50 Junction 12 – Woodstown, North of the Killinniny Road
- **Knocklyon Park, Woodstown** – West of M50 Junction 12 – Woodstown, South of the Killinniny Road
- **Dodder Valley Cherryfield** – South of the River Dodder off R137, junction 11 of the M50



Figure 2 - Castlefield



Figure 3 - Knocklyon Park, Woodstown



Figure 4 - Dodder Valley - Cherryfield

5.4 Development Area

5.4.1 The land outlined for the development area for all three sites is currently a natural grass playing surface in the main.

5.5 Current usage

5.5.1 The current usage of the development areas are outlined within our subsequent report but consist of a mixture of soccer and GAA in the main.

5.6 Site Geology

5.6.1 The site was assessed for expected bedrock and superficial layers that are expected to exist over the site area. See Table 1 - Site Geology below which was taken from the Geological Survey Ireland Survey online mapping. Unfortunately, there was no accessible borehole logs to review to confirm this information within any the proposed site location's to assist with any expected depth to rockhead, this should be checked as part of any ground investigation and any instances of shallow rockhead recorded.

Layer	Material	Comments
Superficial (Soils)	Glacial Till	Clay based soil, likely to have poor infiltration values but may have good structural capabilities for bearing capacity, this is dependent on the moisture level and if compromised by any organic materials (silt or peat)

Rockhead	Castlefield	Mixture of bedrock geology of slate and limestone
	Knocklyon Park, Woodstown	Bedrock geology expected to consist of a dark slate-schist material
	Dodder Valley – Cherryfield	Bedrock geology expected to be limestone

Table 1 - Site Geology

6 SITE WALKOVER

6.1 A site walkover was vital to review the proposed condition and arrangement of the development area's. See APPENDIX 2 – SITE WALKOVER REPORTS which provides a detailed summary of these observations based on each of the chosen sites. The following comments provide an overview to form a snap shot of information.

6.2 General

6.2.1 In general, each of the chosen sites consist of a natural grass playing field of varying sizes and sports. In general, the size of each site is large with plenty development area, except for Castlefield which appears to be more constrained by size due to the carparking area which appears to encroach on the potential sizing of any new pitch facility.

6.2.2 In the main however each of the sites proposed appear to be straightforward in construction terms with fairly open access and relatively flat (Castlefield aside).

6.3 Boundary Features

6.3.1 The boundary of the development areas within each of the sites is a mix of treeline's, vegetation, roadways and boundary fences as outlined within the walkover reports.

6.3.2 In terms of the overall sites in relation to residents both Castlefield and Woodstown are in the proximity of residential properties and some considerations should be made for that in terms of light and noise pollution.

6.4 Site Levels

6.4.1 Overall, the sites are consistent for levels with the exception of Castlefield which is built on various platforms.

6.4.2 See APPENDIX 3 – SPORTS LABS CONCEPT DESIGN DRAWINGS which displays a terrain model and levels arrangement of the proposed development area's providing some background on the changes of levels within each of the sites.

6.4.3 Note that for any proposed new pitch development, the existing area will require to be excavated, platformed and trimmed to the required levels and slope to conform with the new development size and performance level. This will require to be a slope of no greater than 1:100 in any direction. A thorough a detailed earthworks plan would be required to be created as part of the design works for any proposed new pitch development.

6.5 Drainage

6.5.1 At the time of site visit, there were no indications of poor surface water drainage within the proposed development area, refer to APPENDIX 2 – SITE WALKOVER REPORTS. It is likely that the existing playing fields have existing field drainage installed. It is anticipated that the installation of a new lateral drainage system will be included as part of the proposed works.

6.5.2 As part of the inspection existing manholes were identified in some of the site locations. When a decision is made on the chosen site it would be a requirement to trace the network installed and where they lead to.

6.5.3 Given that the sites are expected to be underlain by clay, this is likely to have poor levels of natural infiltration, however, as part of any detailed ground investigation this should be checked and incorporated into the extensive drainage design and calculated into a sustainable urban design storage system (SUDs) storage.

6.6 Vegetation

6.6.1 The sites generally were tidy in terms of vegetation, there is sufficient existing clear space for the proposed works, and it will not require extensive clearing to provide a level platform prior to excavations.

6.6.2 It is recommended as part of any planning exercise that an outline Ecology Assessment is undertaken to take in any boundary ecology.

6.7 Trees

6.7.1 There are treelines present on the dodder valley and Woodstown sites but not expected to impact the construction element of the works.

6.7.2 The design would be required ensure any proposed floodlighting would have to consider the ecological impact of lux levels spilling into the tree lines in line with any ecologist recommendations. All the construction/design work would have to consider any root protection zones and barriers where necessary.

6.8 Services

- 6.8.1 It is not anticipated that there will be any below services within the area of proposed development. It may be a recommendation to carry out a Ground Penetrating Radar (GPR) survey of the development area and surrounds to determine and trace any know services.
- 6.8.2 Overhead services are a consideration for Knocklyon Park, Woodstown and the presence of the electrical pylons are clear. There would be an expected minimum distance (often around 15m) to be clear of the line of these for any floodlights and there appears to be ample room to do this.

7

PART 8 CONSIDERATIONS AND RECCOMENDATIONS

7.1

Part 8 Specialist Reports

7.1.1

It is entirely likely that the following suite of specialist reports will be required throughout the part 8 planning and design process, this should become clearer following an initial pre-planning advice process with SDCC planning department however some allowances should be made to ensure the following is considered and costed –

- **Ecology Report including Habitat** – to ensure compliance to ecological constraints within the construction phase and minimise disruption to any sensitive species
- **Noise Impact Assessment** – to ensure compliance to noise pollution levels to neighbouring developments.
- **Floodlighting Assessment** – In support for the new design and to minimise light spill to neighbouring developments.
- **Drainage Strategy including Sustainable Urban Drainage Design (SUDs)** – to support the drainage design to ensure planning department are full appraised on the pitch storage capabilities.
- **Mine-Workings Risk Assessment** – Potential requirement based on the local site history, to be determined by a pre-application service.
- **Flood Risk Assessment** - A flood risk assessment (FRA) is a document that reviews a development in its proposal form to assess it against the risk of flooding.

7.2 Construction Reports

7.2.1 To support the design proposals and reduce the risk at construction phase the following suite of construction reports –

- **Ground Investigation** – Appropriate Ground investigation to development area to ensure key soils information is gathered to reduce the construction risk.
- **Traffic and Construction Management** – Review of the new access location in relation to construction traffic to ensure safe access and reduce any traffic risks, the new access point will need to be designed to comply with the local roads departments requirements, this type of will likely be required as part of the final design process.

7.3 Part 8 planning Process Overview

7.3.1 It is expected that SDCC would undertake a pre-application and discuss with the planning authority.

7.3.2 It is expected that discussions should be positive, on the face of it, given that the site is allocated for sport (albeit it requires to be switched) the release of the site for development of a synthetic pitch will need to be justified as part of any Part 8 planning application made.

7.3.3 The full application would be expected to be accompanied as a minimum by the following documents:

- Planning Application
- Design & Access Statement
- Detailed Designs

These would be accompanied, justified, and supported by the instructed suite of specialist reports.

7.3.4 The merits of each of the sites in relation to the Part 8 and specific considerations is outlined within the options appraisal section later within this document.

8 PROPOSED PITCH

8.1 General

In discussions with the client the following main option was discussed as part of this report -

Proposed Pitch – A new 3G synthetic pitch to be primarily used for full sized soccer, GAA and Rugby with line markings for cross-field play as an option in the future. The pitch is to be compliant with performance for all sports. The facility would be completed with an access route, spectator area, fencing and netting, floodlighting and equipment. In addition the arrangement should consider goal storage for moveable goals when not in use to allow for the concurrent playing of sports. See Figure 5 - Proposed General Arrangement of the proposed arrangement of the pitch in terms of layout with more information provided as part of the appendices.

Proposed Synthetic System – A new 3G synthetic pitch is proposed to include a minimum turf/pile length of 60mm complete with a robust shock pad with sand and rubber infill materials to ensure that in terms of safety and performance the product is certified for all proposed sports to be played on it.

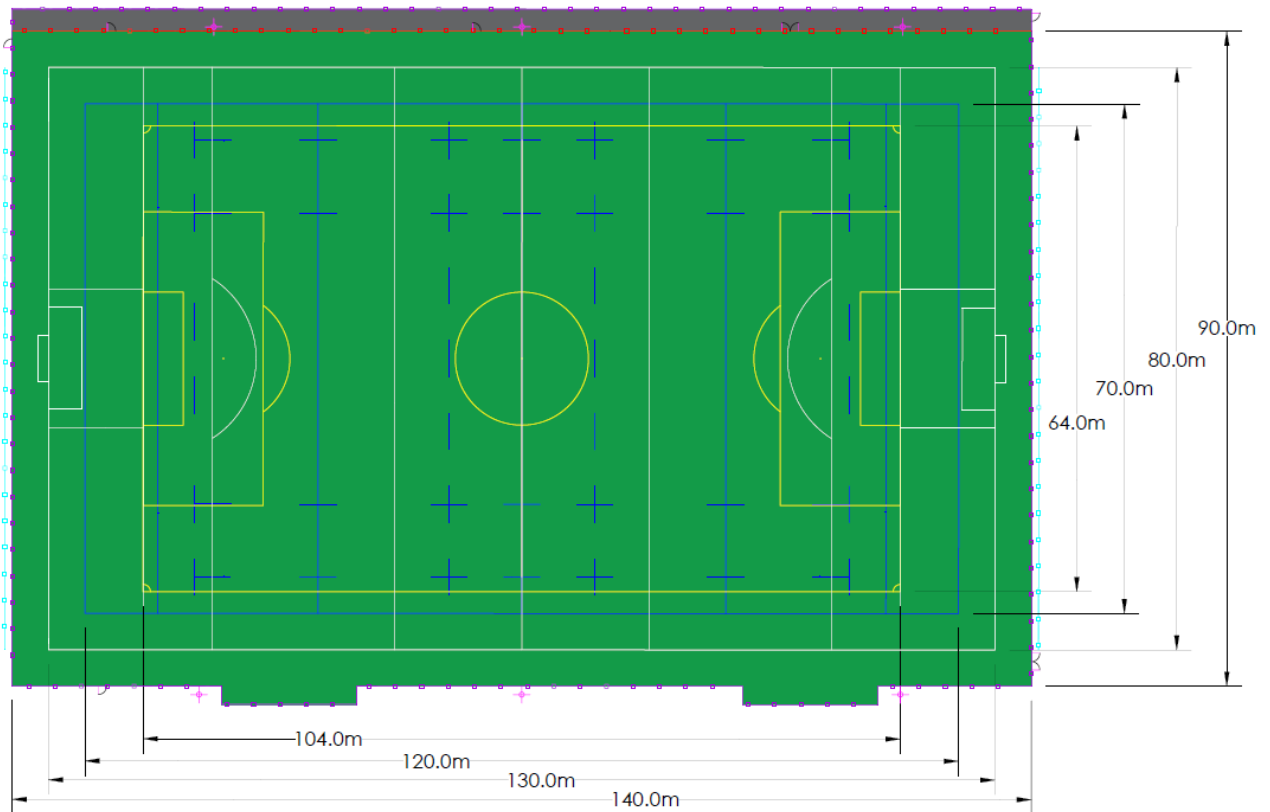


Figure 5 - Proposed General Arrangement

8.2 Outline Scope of Works

3G Synthetic Pitch In General;

- Apply fertiliser to proposed grass development area.
- Excavate and remove all topsoil's over the grassed development area (thickness TBC conjectured at 250mm)
- Earthworks cut and fill to new formation
- Apply separator membrane and geogrid system on formation.
- Installation of parallel drainage network completion with carrier drainage and cut off drain as required, to form a new outfall or attenuation tank as necessary.
- Install new internal perimeter kerbing.
- Installation of crushed stone sub-base including any blinding layer 300 mm.
- Installation of engineered base layer (porous 40mm minimum)
- Installation of new 5m high perimeter fencing with an increased 10m minimum ball stop nets behind both GAA goals.
- Installation of new 8-column floodlighting system
- Installation of new spectator area including new 1.2m spectator guard rail.
- Installation of new prefabricated shockpad.
- New 60mm 3G synthetic turf, complete with infill and line markings cut in/in laid.
- Landscaping and reinstatement of surrounding area.

Additional Items for Consideration.

- Installation of new associated hardstanding access path.
- Equipment (goals and corner flags).
- Detox grid at access points

9 PROPOSED PITCH - ADDITIONAL CONSIDERATIONS

9.1 Changing facilities

- 9.1.1 There are changing rooms at two of the three sites being considered (Cherryfield excluded). However no major review of these has been included. No new changing facilities are proposed currently.

9.2 Floodlighting

- 9.2.1 In order to ensure that the new facilities meet and match the proposed functionality, there will be a requirement to floodlight the pitch. This will have to be considered within the design and ensure it complies with the performance requirements of the competition rules that each of the proposed user groups for the completed facility.

- 9.2.2 The design shall ensure any proposed floodlighting would have to consider the ecological impact of lux levels spilling into the tree lines in line with any ecologist recommendations as previous. All of the construction/design work would have to consider any root protection zones and barriers where necessary.

9.3 Disability Requirements

- 9.3.1 Within the proposals a provision should be made to ensure that all thresholds, gates, and access routes into the facility would be DDA compliant.

9.4 Synthetic Pitch Proposal

- 9.4.1 The recommendation would be to install a minimum of a 60mm 3G synthetic pitch, primarily for soccer, GAA and Rugby use. This is well suited to meet the playing requirements of these sports while also be durable enough to meet the requirements of the college's educational requirements along with any local club and community usage.

9.5 Level of Performance

- 9.5.1 The systems proposed should meet FIFA, GAA and World Rugby's most up to date laboratory testing requirements and shall provide a valid FIFA Quality/GAA/World Rugby 22 certificate as an approved product. This is a mark of quality ensuring the product meets these requirements. During the works the construction works should be subject to key stage inspections including a final performance test to ensure a robust delivery of the final pitch.

9.6 Fencing

- 9.6.1 A minimum of a 5.0m high perimeter fencing system is considered appropriate for this facility, with two single and one double access gate. This shall include along with kickboards around the full pitch perimeter in order to minimize the amount of infill migrating to the surrounding area. Additional spectator fencing may be included within any spectator hardstanding area and would be 1.2m high with a top rail.
- 9.6.2 Given the nature of GAA and Rugby there is also an additional requirement to install ball stop netting in addition to the 5m high fencing, this should be placed behind the goal line on the GAA at the edge of the pitch inline with the fencing system.
- 9.6.3 Our proposal for the fencing system would be a RAL green twin-wire rebound fencing which would be robust to meet the strict warranty requirements and in keeping with the surrounding environment.

9.7 Community

- 9.7.1 The proposed surfacing should have capacity for extended hours of play if properly managed and maintained due to a strong demand for educational, club, and community use.

9.8 Construction Regulations

- 9.8.1 It is the legal duty of the Project Supervisor for the design process to minimise risk of injury to anyone during the proposed construction or at any point in the life of the development. The nature of construction always introduces dangers, but the proposals do not involve heights or deep excavations where particular care must be taken. The materials proposed in construction can be brought to site in small or modular deliveries thus reducing risk in handling. Specific method statements addressing the pedestrian and vehicle movements must be considered prior to the development starting. This must also include the access and egress of emergency vehicles to the pitch.

9.9 Costs

- 9.9.1 Sports Labs note the budget available for the works (€1million as per SDCC capital budget) and will prepare a cost estimate prior to proceeding with preliminary design stage subject to information available, industry data and relevant comparable build. Costs are subject to change following a full scheme design and the availability of further information.

10 OPTIONS APPRAISAL

10.1 Within the table below. Sports Labs will summarise the pro's and cons of the proposals from a technical perspective from each of the sites proposed, in reviewing these comments reference should be made to both APPENDIX 3 – SPORTS LABS CONCEPT DESIGN DRAWINGS and APPENDIX 2 – SITE WALKOVER REPORTS.

OPTION	POSTIVES	NEGATIVES
Castlefield	Site already designated for sport, access route straightforward. Already changing facility directly onsite. Some parking and potentially compound for construction available onsite	Sloping site, with various platforms which would require significant ground works to re-model. Very close to residential dwellings for light spill and noise impact. Breaking out of existing carparking needed if pitch to be located as currently shown, if switched significant additional earthworks and retaining measured would be expected to be needed. Proposed pitch orientation is not the desired N/S axis
Knocklyon Park, Woodstown	Site already designated for sport, access route straightforward. Already changing facility directly onsite. Some parking and potentially compound for construction available onsite. Relatively flat site. Further from residential properties than Castlefield. No real size restriction at this location, closer to the desired N/S orientation in terms of axis	Overhead pylons to consider, and a buffer/distance to development may dictate pitch placement. Close to a major road and additional ball stop netting may be required along northern touchline. Residential housing to the south may be a consideration for the Part 8 process and careful light design expected.
Dodder Valley Cherryfield	Site already designated for sport. Relatively flat site. Some parking available. Similar orientation to Woodstown and not far off the N/S axis. No expected impact to residents. No spatial constraints	More remote in terms of long construction haul route needed from access. Changing available is over a main road. Access is via tree line and protection may be needed. Existing carparking is limited in terms of spaces.

Table 2 - Options Appraisal

11 CONCLUSIONS AND RECOMMENDATIONS

11.1 Sports Labs recommends a new pitch to be located at the Knocklyon Park, Woodstown site as, in our opinion, this represents the most suitable and appropriate option for the following **main points**.

- There is good access, parking on-site or ability to provide additional parking if necessary.
- There are no insurmountable spatial constraints
- Residential buildings are a distance away
- The site is relatively flat and even
- Ease of construction-reducing costs
- Close to ideal N/S axis.

11.2 This type of facility would enhance the offering within the SDCC and would cater well for the sports played; increasing participation and the quality of facility on offer. Current usage at this site is 7.5-9 hours per week, the proposed new synthetic 3G pitch would increase this usage for match play and training purposes to 70 hours per week.

11.3 Sports Labs are committed to supporting SDCC in their aspirations of the provision of a new synthetic 3G pitch, working to meet the best solution. This will include working to a defined budget and splitting up or phasing the works in a sensible fashion in order of the key priorities, should this be required.

APPENDIX 1 – SDCC LOCATION MAPPING

Potential AW Pitch Locations



Woodstown/Knocklyon



Castlefield



Cherryfield DV

APPENDIX 2 – SITE WALKOVER REPORTS

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Castlefield	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

SITE NAME	Castlefield	
SITE ADDRESS	Knocklyon United, Dublin	
INSPECTION DATE	07/03/2022	
SPORTS LABS PERSONNEL ON SITE	Craig Hanna	
CLIENT	Name: South Dublin City Council	Address: County Hall, Belgard Square North, Tallaght, Co. Dublin.
		Tel: 014149000

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SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Castlefield	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

SURFACE

SURFACE TYPE e.g. grass, asphalt (type), concrete etc	The surface is grass with two 7-a-side football pitches.
LEVELS e.g. flat/sloping in what direction	Level plateau with slope down towards to small sized football pitches
EVENESS e.g. undulated or consistent	Undulated surface with minor deviations.
OBSTRUCTION e.g. any differences or obstructions of note within the development area	There is a sloping hill that separates the pitches in the area, site location will span over upper and lower surfaces.
HARDNESS is the surface hard or soft underfoot?	The ground is soft and muddy
OTHER SURFACE e.g. any final remarks on surface	None

ACCESS & PARKING

VEHICLE ACCESS ROUTE e.g. main road? Open or restricted, width or overhead restriction	Vehicle access is located off a main road, entrance is through a double gate with no overhead restriction.
PEDESTRIAN ACCESS ROUTE e.g. Open or restricted, gated or with stiles/dog grates	There is pedestrian access via a gate on the south fence which has a path that leads to the clubhouse and parking entrance.
PARKING – is there parking available onsite? How many spaces including DDA and how close to site? Is it restricted	Parking is available onsite, through a gate next to the clubhouse. 40 spaces that are restricted by a gate and fencing.
DISTANCE TO WORKS AREA – how far from access point is it to the proposed develop area? Is there any obstructions i.e. for any future construction works	The distance to the work area would be 150 metres as access will be around the clubhouse.
OTHER ACCESS & PARKING e.g. any final remarks on access and parking	None

SITE WALKOVER REPORT

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SERVICES & UTILITIES

OVERHEAD SERVICES – are there any overhead services and do they impact on works potentially? e.g. fencing or ball stops or restrict construction access into the site	No overhead restrictions evident.
UNDERGROUND SERVICES – is there any evidence of underground utilities in terms of manhole lids or trenching in the area (mark up an overview of these)	No evidence of underground services
DRAINAGE FEATURES – is there any drainage features of note i.e. attenuation ponds or headwalls and outlets in the vicinity of the works	Manhole cover present in grass area near the clubhouse, 50m from site entrance but off to the side of access route
OTHER SERVICES & UTILITIES e.g. any final remarks on services and utilities	None

BOUNDARY FEATURES

GENERAL REVIEW OF BOUNDARIES – what is the description of the boundaries to the NSEW of the development and what do they consist of i.e. fencing (type) hedgerows etc	Fencing forms the boundary on the south and east side of the proposed site with small sized football pitches forming boundaries on the north side of the site. The club house and carpark form the boundary on the west side between the site entrance and proposed site. A split level of pitches occurs in the middle of proposed site with slope running down to fencing on the east side.
RESIDENTS – what is the distance to and type of residential or commercial properties around the perimeter?	Residents behind wall on the lower-level pitches and residents present on the opposite side of the road from the entrance
CONDITION OF BOUNDARIES – are the existing features in a good condition or not?	Fencing in generally good condition. Wall with graffiti but otherwise in good condition.
EXISTING KERBING – is there any existing kerbing or edge details that could be utilised within any new development?	None present on proposed site. Curbing present at entrance
OTHER BOUNDARY FEATURES – any additional comments on boundaries	None

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Castlefield	Job Ref.	3053
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Report By:	Craig Hanna		

SPORTS DEVELOPMENT

CUURENT SPORTS FEATURES – evidence is there of any sports currently being played at the site location?	Signs of football being played on current site
EQUIPMENT – is there equipment in relation to the sports and what condition are they in?	No football goals present on site as they were being stored in carpark beside clubhouse
OTHER SPORTS DEVELOPMENT – any additional comments on Sports Development	None

BUILDINGS

CUURENT BUILDINGS – is there any buildings on or near to the site? What is the expected facilities within these buildings?	There is the clubhouse for the football club. Expected facilities would be changing rooms, showers, and toilets.
ADDITIONAL AMMENITES – is there additional amenities in terms of toilets or changing blocks within close proximity?	There is the clubhouse across the main road at the GAA facility which would be expected to have changing rooms, toilets, and showers.
OTHER BUILDINGS – any additional comments on buildings	None

ADDITIONAL ITEMS

ANY OTHER ITEMS OF NOTE -	
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SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Castlefield	Job Ref.	3053
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PHOTOGRAPH OBSERVATIONS



Entrance off main road

Path to site from entrance



Manhole cover present

Gated access to clubhouse and carpark

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Castlefield	Job Ref.	3053
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Parking

Clubhouse



Site overview

Site overview towards sloped side

SITE WALKOVER REPORT

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Lower level pitches

Lower level pitches



Fencing alongside main road

Site overview

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Castlefield	Job Ref.	3053
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Report By:	Craig Hanna		



Site overview

Slope down towards fencing at motorway side



Pedestrian Access

Fencing along edge of site

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Woodstown	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

SITE NAME	Woodstown	
SITE ADDRESS	Knocklyon Park, Dublin	
INSPECTION DATE	07/03/2022	
SPORTS LABS PERSONNEL ON SITE	Craig Hanna & Finlay Taggart	
CLIENT	Name: South Dublin City Council	Address: County Hall, Belgard Square North, Tallaght, Co. Dublin.
		Tel: 014149000

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SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Woodstown	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

SURFACE

SURFACE TYPE e.g. grass, asphalt (type), concrete etc	2 x Full sized GAA natural grass pitch
LEVELS e.g. flat/sloping in what direction	Area is flat
EVENESS e.g. undulated or consistent	Majority of the proposed site is even with small areas of undulations
OBSTRUCTION e.g. any differences or obstructions of note within the development area	No obvious obstructions leading to or on proposed site. Pylon is located 5m off to the south of the current GAA pitch. Possible obstruction with floodlighting. Small curbs and trees present which may need addressed for access purposes.
HARDNESS is the surface hard or soft underfoot?	Soft underfoot. Clay like texture. Poor weather, surface is expected to be muddy.
OTHER SURFACE e.g. any final remarks on surface	None

ACCESS & PARKING

VEHICLE ACCESS ROUTE e.g. main road? Open or restricted, width or overhead restriction	Double gated access off the main road with no overhead restrictions
PEDESTRIAN ACCESS ROUTE e.g. Open or restricted, gated or with stiles/dog grates	Single gated pedestrian access in several areas around the proposed site.
PARKING – is there parking available onsite? How many spaces including DDA and how close to site? Is it restricted	Parking available on site. Access through carpark will be required to gain entry to site. Approximately 50 spaces.
DISTANCE TO WORKS AREA – how far from access point is it to the proposed develop area? Is there any obstructions i.e. for any future construction works	Roughly 100m from main road entrance to site. There are no overhead obstructions although access through carpark will be required. Some curbing or small trees may cause obstruction to site. Ball stop netting is also located at the entrance side of proposed site.
OTHER ACCESS & PARKING e.g. any final remarks on access and parking	None

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Woodstown	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

SERVICES & UTILITIES

OVERHEAD SERVICES – are there any overhead services and do they impact on works potentially? e.g. fencing or ball stops or restrict construction access into the site	No overhead services that will impact works. Pylon is present on the south side of current GAA pitch, however, cables high enough and not expected to cause problems for access. May cause problems when coming to floodlighting.
UNDERGROUND SERVICES – is there any evidence of underground utilities in terms of manhole lids or trenching in the area (mark up an overview of these)	No evidence on site of underground services.
DRAINAGE FEATURES – is there any drainage features of note i.e. attenuation ponds or headwalls and outlets in the vicinity of the works	No obvious evidence of drainage features on proposed site
OTHER SERVICES & UTILITIES e.g. any final remarks on services and utilities	N/A

BOUNDARY FEATURES

GENERAL REVIEW OF BOUNDARIES – what is the description of the boundaries to the NSEW of the development and what do they consist of i.e. fencing (type) hedgerows etc	On the north side of the proposed site is a single pedestrian path with 2m high fencing parallel to it. On the south side there is an open grass area until local housing. No restriction on the east side with access coming from the west side of the site.
RESIDENTS – what is the distance to and type of residential or commercial properties around the perimeter?	Residential property located 100m from proposed site on the south side
CONDITION OF BOUNDARIES – are the existing features in a good condition or not?	A pedestrian path and a 2m high metal fencing is present along the north side of the proposed site. Fencing in generally good condition. A second GAA pitch forms the boundary on the east.
EXISTING KERBING – is there any existing kerbing or edge details that could be utilised within any new development?	None present. Curbing present around entrance and carpark area.
OTHER BOUNDARY FEATURES – any additional comments on boundaries	None

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Woodstown	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

SPORTS DEVELOPMENT

CURRENT SPORTS FEATURES – evidence is there of any sports currently being played at the site location?	GAA posts, rugby posts and single ball stop columns and net present on site.
EQUIPMENT – is there equipment in relation to the sports and what condition are they in?	GAA goal post present and in poor condition. Ball stop net present at carpark end of field, in generally good condition.
OTHER SPORTS DEVELOPMENT – any additional comments on Sports Development	N/A

BUILDINGS

CURRENT BUILDINGS – is there any buildings on or near to the site? What is the expected facilities within these buildings?	Building located in the middle of the carpark. Storage of maintenance equipment and changing facilities.
ADDITIONAL AMMENITES – is there additional amenities in terms of toilets or changing blocks within close proximity?	None present
OTHER BUILDINGS – any additional comments on buildings	None present

ADDITIONAL ITEMS

ANY OTHER ITEMS OF NOTE -	N/A
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SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Woodstown	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

PHOTOGRAPH OBSERVATIONS



Double gated site access off main road

Lane leading to site location



Most likely entrance to proposed site – back of carpark

Pylon located south side of proposed site

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Woodstown	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		



Overview of site from east side boundary

Overview of site from east boundary



Pedestrian path present on north side of proposed site

GAA posts and ball stop

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Woodstown	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		



Footpath leading to site access. Curbing and trees present

Pedestrian gate beside main entrance



Pitch overview and post

Trees present on east and south side of proposed site

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Woodstown	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		



Surface Texture	Surface Texture
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Housing located on the south boundary	Mounded area between carpark and start of current pitch
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SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Dodder Valley, Cherryfield	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

SITE NAME	Dodder Valley Cherryfield	
SITE ADDRESS	Dodder Valley, Cherryfield, Dublin	
INSPECTION DATE	07/03/2022	
SPORTS LABS PERSONNEL ON SITE	Craig Hanna	
CLIENT	Name: South Dublin City Council	Address: County Hall, Belgard Square North, Tallaght, Co. Dublin.
		Tel: 014149000

COMPANY DETAILS	Sports Labs Ltd
COMPANY ADDRESS	1 Adam Square Brucefield Industry Park, Livingston, West Lothian, EH54 9DE
COMPANY CONTACT NUMBER	+ 44 (0) 1506 444 755
COMPANY EMAIL CONTACT	info@sportslabs.co.uk



1 Adam Square
Brucefield Industry Park
Livingston EH54 9DE
West Lothian, Scotland
United Kingdom
Email: eric@sportslabs.co.uk
Phone: +44 (0) 1506 444 755



SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Dodder Valley, Cherryfield	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

SURFACE

SURFACE TYPE e.g. grass, asphalt (type), concrete etc	Full sized grass GAA pitch.
LEVELS e.g. flat/sloping in what direction	Majority of proposed site generally flat
EVENESS e.g. undulated or consistent	Undulated areas within proposed site, especially at entrance end of current GAA pitch
OBSTRUCTION e.g. any differences or obstructions of note within the development area	No major obstructions to site, works being carried out at proposed site entrance
HARDNESS is the surface hard or soft underfoot?	Soft underfoot with a clay like texture.
OTHER SURFACE e.g. any final remarks on surface	None

ACCESS & PARKING

VEHICLE ACCESS ROUTE e.g. main road? Open or restricted, width or overhead restriction	Site access from a main road, access via a wide entrance with no overhead restriction. Some large trees present but room to manoeuvre round them.
PEDESTRIAN ACCESS ROUTE e.g. Open or restricted, gated or with stiles/dog grates	There is pedestrian access from two sides, one along with the vehicle access and stile access from the pavement running alongside main road
PARKING – is there parking available onsite? How many spaces including DDA and how close to site? Is it restricted	Parking available on site with approximately 30 spaces.
DISTANCE TO WORKS AREA – how far from access point is it to the proposed develop area? Is there any obstructions i.e. for any future construction works	The distance is approximately 100 metres from main vehicle entrance, construction underway at the entrance. Wide ditch between the access and the site with bridge for vehicle access.
OTHER ACCESS & PARKING e.g. any final remarks on access and parking	None

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Dodder Valley, Cherryfield	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

SERVICES & UTILITIES

OVERHEAD SERVICES – are there any overhead services and do they impact on works potentially? e.g. fencing or ball stops or restrict construction access into the site	Nothing major to impact access or works on site. Large trees close to site entrance but plenty of room to work with.
UNDERGROUND SERVICES – is there any evidence of underground utilities in terms of manhole lids or trenching in the area (mark up an overview of these)	No evidence on site of underground services.
DRAINAGE FEATURES – is there any drainage features of note i.e. attenuation ponds or headwalls and outlets in the vicinity of the works	No drainage features present.
OTHER SERVICES & UTILITIES e.g. any final remarks on services and utilities	None

BOUNDARY FEATURES

GENERAL REVIEW OF BOUNDARIES – what is the description of the boundaries to the NSEW of the development and what do they consist of i.e. fencing (type) hedgerows etc	There is a metre and a half high fencing around the south east side of the site with a pedestrian gate access. The vehicle access is located north east side with trees present. The NW and SW side there is dense forestry.
RESIDENTS – what is the distance to and type of residential or commercial properties around the perimeter?	Residential property located other side of main road approximately 200 metres away.
CONDITION OF BOUNDARIES – are the existing features in a good condition or not?	Fencing in generally good condition, no breaks or holes.
EXISTING KERBING – is there any existing kerbing or edge details that could be utilised within any new development?	No kerbing present at the site.
OTHER BOUNDARY FEATURES – any additional comments on boundaries	None

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Dodder Valley, Cherryfield	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

SPORTS DEVELOPMENT

CUURENT SPORTS FEATURES – evidence is there of any sports currently being played at the site location?	Evidence of recent play on the surface, most likely GAA.
EQUIPMENT – is there equipment in relation to the sports and what condition are they in?	There are GAA posts present with no nets. Post are in poor condition. No ball stops present.
OTHER SPORTS DEVELOPMENT – any additional comments on Sports Development	None

BUILDINGS

CURENT BUILDINGS – is there any buildings on or near to the site? What is the expected facilities within these buildings?	No current buildings on the site.
ADDITIONAL AMMENITES – is there additional amenities in terms of toilets or changing blocks within close proximity?	There is a GAA clubhouse across the main road with amenities such as toilets, changing rooms and a café.
OTHER BUILDINGS – any additional comments on buildings	None

ADDITIONAL ITEMS

ANY OTHER ITEMS OF NOTE -	
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SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Dodder Valley, Cherryfield	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		

PHOTOGRAPH OBSERVATIONS



Pedestrian access off main road

Proposed site access



Surface texture

Surface texture

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Dodder Valley, Cherryfield	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		



Overview of current GAA pitch

Overview of current GAA pitch



Path between site entrance and site

Trees around site entrance

SITE WALKOVER REPORT

SPORTS LABS LTD



Project:	Dodder Valley, Cherryfield	Job Ref.	3053
Approved By:	Calum Hirst	Report Date	07/03/2022
Report By:	Craig Hanna		



Trees forming boundary



Trees forming boundary



Fencing parallel with main road



Site overview

APPENDIX 3 – SPORTS LABS CONCEPT DESIGN DRAWINGS



NOTES
 It is the contractors responsibility to check design levels and sizes for compliance. Any discrepancies or errors to be identified to the design team.

GAA Line Markings
 Full-Size GAA, White
 Length - 130.0m
 Width - 80.0m

Football Line Markings
 Full-Size Football, Yellow
 Length - 104.0m
 Width - 64.0m

Rugby Line Markings
 Full-Size Rugby, Blue (10m try zone)
 Length - 100.0m
 Width - 70.0m

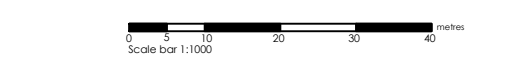
- KEY**
- 3G Synthetic Turf
 - 5m Perimeter Fencing
 - Ball-Stop Netting
 - 1.2m Spectator Fence
 - Indicative Floodlighting Column
 - Hardstanding
 - Gate
 - Site Boundary

01 GENERAL ARRANGEMENT
 SCALE: 1:1000

REVISION	DETAILS	BY	DATE	CHECKED



**SDCC FEASIBILITY - CHERRYFIELD
 GENERAL ARRANGEMENT
 NEW MULTI-USE PITCH**



Date: 03/2022 Scale: 1:500 @ A3	Job No: 3053	Drawn by: CH Checked by: DD
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NOTES
 It is the contractors responsibility to check design levels and sizes for compliance. Any discrepancies or errors to be identified to the design team.

GAA Line Markings
 Full-Size GAA, White
 Length - 130.0m
 Width - 80.0m

Football Line Markings
 Full-Size Football, Yellow
 Length - 104.0m
 Width - 64.0m

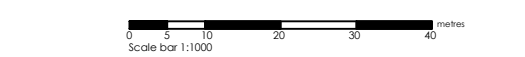
Rugby Line Markings
 Full-Size Rugby, Blue (10m try zone)
 Length - 100.0m
 Width - 70.0m

- KEY**
- 3G Synthetic Turf
 - 5m Perimeter Fencing
 - Ball-Stop Netting
 - 1.2m Spectator Fence
 - Indicative Floodlighting Column
 - Hardstanding
 - Gate
 - Site Boundary

REVISION	DETAILS	BY	DATE	CHECKED



**SDCC FEASIBILITY - CASTLEFIELD
 GENERAL ARRANGEMENT
 NEW MULTI-USE PITCH**



Date: 03/2022	Job No: 3053	Drawn by: CH
Scale: 1:1000 @ A3		Checked by: DD

01 GENERAL ARRANGEMENT
 SCALE: 1:1000



NOTES
 It is the contractors responsibility to check design levels and sizes for compliance. Any discrepancies or errors to be identified to the design team.

GAA Line Markings
 Full-Size GAA, White
 Length - 130.0m
 Width - 80.0m

Football Line Markings
 Full-Size Football, Yellow
 Length - 104.0m
 Width - 64.0m

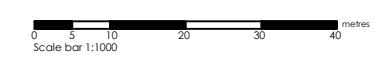
Rugby Line Markings
 Full-Size Rugby, Blue (10m try zone)
 Length - 100.0m
 Width - 70.0m

- KEY**
- 3G Synthetic Turf
 - 5m Perimeter Fencing
 - Ball-Stop Netting
 - 1.2m Spectator Fence
 - Indicative Floodlighting Column
 - Hardstanding
 - Gate
 - Site Boundary

REVISION	DETAILS	BY	DATE	CHECKED



**SDCC FEASIBILITY - WOODSTOWN
 GENERAL ARRANGEMENT
 NEW MULTI-USE PITCH**



Date: 03/2022 Scale: 1:500 @ A3	Job No. 3053	Drawn by: CH Checked by: DD
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01 GENERAL ARRANGEMENT
 SCALE: 1:1000

