



South Dublin County Council

# PITCH DEVELOPMENT REPORT

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# Glossary

We set out below a glossary of the sporting abbreviations/acronyms used within this Study.

- AGP – Artificial Grass Pitch
- Carrying Capacity – Amount of play a site can regularly accommodate.
- Exported Demand – Play by teams or other users of sports pitches from within the study area.
- FTP – Fine Turf Pitch
- Future Demand – Informed estimate made of the likely future demand of pitches.
- IMD- Index of Multiple Deprivation
- Latent Demand – Demand that evidence suggests may be generated from the current population.
- NGB's – National governing Body's
- Overplay – When a pitch is used over the amount of that carrying capacity.
- PPS – Playing Pitch Strategy
- SDCC – South Dublin County Council
- SDDP – South Dublin Development Plan
- SDZ's – Strategic Development Zones
- SI – Sport Ireland
- SPS – Sports Pitch Strategy
- Unmet Demand – Demand that exist but unable to accommodate on current supply

# Executive Summary

## Purpose

- 1.1 Following the completion of South Dublin's Sports Pitch Strategy (March 2020), a new All Weather Pitch (AWP) or Artificial Grass Pitch (AGP) was recommended within the area of Dodder Valley & Knocklyon, close to the M50.
- 1.2 This AWP was to be developed to the match and training demands of GAA, soccer and rugby union within the local authority and create a bespoke asset for the local community.
- 1.3 Sports Labs have been appointed to conduct an option needs appraisal and analysis to determine the optimal pitch location for a new 3G (AGP) within the Dodder Valley / Knocklyon area, hereby known as the study area. With this analysis there are many variables that need to be considered in order to conduct a holistic and complete review and to select the correct location from the short-listed sites.
- 1.4 The opportunity presented by the artificial grass pitch project will allow South Dublin County Council (SDCC) to take a step forward in support of its ambitions, and the preparation of the Sports Pitch Strategy initiative to enhance the sports and recreational provision in the county. The future offer need to have focus on health and well being and facilitate increased participation among the local clubs and population, particularly amongst those who are currently inactive
- 1.5 It also needs to an address the growing needs of the community and account for local population increase due to the Strategic Development Zones (SDZ's).
- 1.6 Sports Labs have been appointed to establish a clear picture for this AGP project in terms of providing an independent and clear review and set of recommendations. As part of this options analysis the study team will review:
  - (a) Sustainability of proposed project and evaluate viability of proposed scheme
  - (b) Key site reviews and appraisal
  - (c) Cost efficiencies / analysis and community provision
  - (d) Provide key discussion points and critical path observations

- 1.7 In developing this initial feasibility study, it will allow SDCC to make informed decisions to move forward with confidence, minimise the financial risk in developing out the project in detail, and will demonstrate the potential to deliver the identified sports provision in agreement with key stakeholders and partners.
- 1.8 The 3 potential sites for selection have been shortlisted and highlighted within table 1.1 below:

Site Name	Location	Current Use on Site	Score
<b>Castlefield</b>	West of M50 – Woodstown	Soccer Pitch x 2 current allocation: Knocklyon United	32
<b>Knocklyon Park, Woodstown</b>	West of M50 – Woodstown	GAA Pitch x 2 (Full Size) current allocation: Ballyboden St Endas GAA	35
<b>Dodder Valley / Cherryfield</b>	East of M50 – North of Knocklyon	Soccer Pitch x 2 Grass Athletics Track (4 Lane) Ballyboden St Enda's GAA	30

Table 1.1 - Shortlisted AWP's

- 1.9 The table below highlights a summary of Woodstown which is the preferred site for the new AWP pitch within this study area.

Site	Summary
<b>Knocklyon Park, Woodstown</b>	<p>When comparing the overall factors and elements, Knocklyon Park, Woodstown is the recommended preferred site option for development of the 3G pitch due to the available space on site, excellent community provision within the study area and access / transport opportunities.</p> <p>The dimension of the site is large enough to accommodate a range of formal and informal sporting opportunities such as GAA, soccer, and rugby union. There are options on site to have a full-sized soccer, rugby and GAA AWP on site depending on the budget of the overall project. Local consultations should be undertaken with clubs and community groups to determine the optimum use.</p>

# Introduction

## Project Rationale

- 1.10 South Dublin is one of 4 counties in the Dublin region, the others consisting of; Dublin City (north-east), Dún Laoghaire- Rathdown (east), and Fingal (north). The county covers just under 223 km<sup>2</sup> and includes densely populated suburbs as well as rural, mountainous areas to the south and west. The county town is Tallaght with additional significant population centres of Lucan and Clondalkin. Dublin city centre is located approximately 8.5km to the north-east of Tallaght. South Dublin is one of seven Irish counties to be recognised as part of National Healthy Cities and Counties of Ireland Network. The project is a World Health Organisation movement aiming to improve health and wellbeing through political commitment, working with local stakeholders and supporting innovative projects, this network aims to:
- Promote lifelong health and wellbeing
  - Provide a means where local issues can influence national policy
  - Provide a voice for Ireland in the WHO Network of European National Healthy Cities Network.

## Project Ireland 2040

- 1.11 Project Ireland 2040 is the Government's overarching initiative for future planning and development. It is comprised of the National Planning Framework to 2040 and the National Development Plan 2018-2027. These documents set out the priorities for economic, environmental and social development to 2040.
- 1.12 The policy has 10 goals which are named as National Strategic Outcomes. The seventh outcome is Enhanced Amenities and Heritage which: "will ensure that our cities, towns and villages are attractive and can offer a good quality of life. It will require investment in a well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure. This is linked to and must integrate with our built, cultural and natural heritage, which has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place." – National Planning Framework to 2040.
- 1.13 The National Development Plan 2018-2027 outlines in more detail the aims, objectives and strategy behind this outcome and indicates that total funding allocated across culture, heritage and sports is in excess of €1 billion. In terms of sport over €100 million has been allocated for the Sport Capital Programme (SCP) which should cover the next 4 years
- 1.14 The SCP is the primary means of providing Government support to sports clubs and organisations for development works. It is primarily designed for small-scale projects with the maximum grant in the most recent round of funding being €150,000.

- 1.15 The Study seeks to provide an up-to-date understanding of the quantity and quality of existing Active Recreation Infrastructure (hereafter 'ARI') within the administrative boundary and to identify the current and future ARI needs of the City up to 2028 and to 2040.

## **Demographics**

- 1.16 The current and future population within South Dublin and areas of population growth are important to understand in planning for the future provision of sport and physical activity, especially taking into account the location of floodlit artificial grass pitches which will provide a vital asset to the local community. South Dublin is similar to many other local authorities where population increase is expected to rise, within SDCC the overall population is expected to increase by 50,958 people to a total of 339,471. This growth will also be underpinned by a more active market segmentation which will require new and enhanced sports facilities to fulfil the needs of future generations and there aspirations.
- 1.17 **Headline Points:**
- (a) SDCC is a relatively young population with the largest overall increase between 2019 - 2035 will be in the 20 - 34 age group.
  - (b) This is important as this age group will be the main users of any sport or leisure provision as they are most likely to play formal and organised sport.
  - (c) There are large portions of the county that have a higher risk of being inactive linked to those areas of higher deprivation and also their accessibility to local sporting provision and facilities.
  - (d) Specific areas of housing developments and strategic zones should be highlighted for increase provision due to a large increase of population.
- 1.18 The major areas of deprivation are located in the central portions of the county within South Dublin such as Jobstown, Citywest and Kingswood. The other areas that also suffer from deprivation are North Clondalkin and West Tallaght. The more affluent areas are located to the east of the county in areas of Ballyboden and Knocklyon and Luca to the North. The areas to the west of the county such as Newcastle are just above the national average for affluence.

## **Strategic Development Zones**

- 1.19 A Strategic Development Zone (SDZ) is an area of land that is proposed to contain developments of economic or social importance to the region. Examples of other SDZ developments in Ireland include Adamstown and Clonburris. The designation of a site as an SDZ is a decision of the Government, following a proposal by the Minister for the Environment, Heritage and Local Government.
- 1.20 South Dublin's SDZ's -

- (i) Clonburris (2019)- The planning scheme will deliver 9,416 homes, 12.5 km of cycleways and walkways, 90 hectares of parks and open spaces, 8 schools, 2 train stations, 22,520 m<sup>2</sup> retail floorspace. This scheme will be developed over 2 years if approved as the land is under multiple ownerships so development will take place at different times. Approximately 72% of housing will be located within 500m of schools and approximately 98% of residents will be able to access a bus stop within 400m or a train station within 800m, thereby significantly reducing dependence on the private car. The lands will be serviced by two Train stations at Kishoge and Clondalkin/Fonthill, approximately a 15-minute train journey from Dublin City Centre. The lands are also well connected to the N4 and N7 National Routes by three Regional Roads, including the Outer Ring Road.
- (ii) Adamstown (2014)- This decision followed a review of the Adamstown SDZ Planning Scheme 2003, which was undertaken in 2013, and a subsequent appeal to An Bord Pleanál. Development commenced on foot of the approved Planning Scheme in 2004. To date, the Adamstown model has delivered approximately 1,450 homes and significant supporting infrastructure and services, including a railway station, 2 primary schools, a post primary school, crèche, neighbourhood park, local retail services, water and sewerage infrastructure and internal strategic roads and upgrades to adjoining road

### **Links to Wider Strategies: Sports Pitch Strategy 2020**

- 1.21 South Dublin County Council commissioned a Sport Pitch Strategy (SPS) in 2020 to provide the Council with a clear evidence base and set of recommendations for future outdoor sports facility development across the district. A SPS is a strategic assessment that provides an up-to-date analysis of supply and demand for playing pitches (grass and artificial) in the local authority. The strategy and the evidence upon which it is based is delivered using local guidance and insight from national governing bodies. National guidance and facility insight from specific Governing Bodies of Sport, the strategy focused on the following sports:
- Soccer
  - GAA
  - Rugby Union
  - Hockey
  - Cricket
  - Athletics
- 1.22 The SPS is an important document in the future locations of additional floodlit artificial grass pitches as it provides an evidence based upon local team useage and future team



generation rates that could possibly be the users of the facility. It has been highlighted within the document and others that the main users of the facility would be local GAA and Rugby Union clubs as these clubs typically have a lack of winter training provision available to them.

- 1.23 The SPS reflects that there is a need to provide AGP's as a vital asset to the local community in terms of a training facility for clubs and teams. AGP's can support far more matches and training sessions compared to regular grass pitches and can be strategically located in new development areas of high population zones, such as the Tallaght region. Even though this AGP will not be dedicated to just one club, it will serve many clubs and wider community users within the area, creating a much needed asset and enabling a high volume of diverse user groups.
- 1.24 Traditionally GAA clubs are reluctant to play formal matches on a AGP due to the surface type (3G or Sand based) but they do act as a valuable training facility for winter training due to surfacing, floodlighting and extended hours of use. The SPS reflects there are several local GAA and soccer clubs close to the proposed sites that might utilise this location.
- 1.25 There are also several Rugby Union teams that the SPS highlights would utilise the development of the AGP facility including St Mary's RFC and Tallaght RFC. Clondalkin RFC are further away but the pitch could be of use to them also. Compared to GAA and Soccer there is a serious lack of floodlit AGP provision for Rugby Union as this typically relies on a specific type of pitch and associated shock pad.

## Options Appraisal of Proposed Scheme

- 1.26 In order for the correct site to be selected from the 3 potential sites a decision matrix has been formulated in order to create a detailed and unbiased view of the site options. This decision matrix will allow for a score to be calculated with the highest scoring indicating to SDCC which site would be the preferred option. Each element of the decision matrix will have scored scale from 1 – 5, with 5 the highest scoring meeting the relevant criteria. It is important though for an independent consultancy with expert knowledge in the sport and leisure sector to scrutinise all the potential site options to validate the appraisal process. As in independent third-party Sports Labs will use the decision matrix to inform their decision on the correct site for development and present this to the council to minimise risk through a holistic evaluation.
- 1.27 A similar successful methodology was applied to a scheme with 3 potential AWP's located in the Tallaght region to good effect and was taken up by the local council.

### Individual Element Table

Decision Matrix Element	Description
<b>Ownership of the Land</b>	It Is important for the parcel of land to be available for the proposed 3G AGP pitch in terms of security and a long-term lease. If required, land should be available with a long-term lease of 25+ years, at a peppercorn rate to any management or trust committee (if utilised) and if any covenants are in place on the land.
<b>Technical Specifications</b>	The parcel of land should be of adequate size as with the required floodlighting and fencing provided to accommodate a full-sized rugby pitch, soccer and GAA pitch provision to allow for a safe run off.
<b>Link to SPS</b>	The proposed development should be in line with the SPS and serve the relevant teams of the community that are highlighted within the document as well as contributing to the key aims of South Dublin County Development Plan and other relevant strategies.
<b>Access and Parking</b>	The proposed parcel of land should have good access route in terms of accessible roads, bus stops and turning routes. This includes car parking spaces for disabled members as well as minibuses for teams.

<b>Ancillary Provision</b>	Additional ancillary considerations should be undertaken for the proposed site to make sure they fit in with sport offering, available space, and stakeholders
<b>Policy and Constraints</b>	The preferred site option should have no policy constraints on the land in terms of planning or flood risks which would restrict the development of the selected parcel.
<b>Connection to Stakeholders</b>	The developed facility should be combined with additional stakeholders to facilitate the increased provision of sports and leisure within the local community, this can include being accessible to members of the public both within clubs and privately.
<b>Business Planning and Program of Use</b>	The facility should be able to be developed into a self-sustaining entity with a identified and robust business case in terms of usage patterns and sinking funds.
<b>Ecology</b>	Special consideration should be undertaken to extensive ecological impacts and considerations due to the proposed pitch being developed on open space land, this will include animal surveys such as bats, hedgerow or tree removal, stream or water locations and other environmental assessments.
<b>Additional Information</b>	All extra additional information should be considered which could impact the site both positively and negatively from a planning consultation aspect such as floodlight and noise pollution or the overall aesthetic value to the site.

## Option 1 – Cherryfield (Dodder Valley)

1.1 Option 1 at Dodder Valley is located East of the M50, close to the junction of the R137. This pitch is in a busy residential area with extensive existing community use as highlighted below:

- (i) 11v11 Soccer Pitches x 2
- (ii) Full Size GAA Pitch x 1
- (iii) 3 Lane Grass athletic track

1.2 Dodder Valley is located just south of Tymon Park with extensive current uses from soccer, GAA, Rugby Union and cricket clubs. The National Basketball Arena is also located to the West of the M50. Within Dodder Valley there is a car park available for 25 cars which will be currently used by the clubs who access the location. Surrounding the area to the south and east there are also extensive housing and local amenities.

1.3 Key Findings:

- (i) Large parcel of land which can accommodate a full-size GAA AWP pitch with ample room for safety run offs and netting if required
- (ii) Given the size of the parcel of land available there is the possibility of generating a large master plan of the site to plan in the maximum amount of leisure assets.
- (iii) Extensively used by local community groups and clubs which will generate a good program of use on site throughout the evening and weekend slots.
- (iv) Given the proximity to Ballybodens St Enda's to the south it will be important that if this location is selected that the club does not see the community pitch as their home location. Even though Ballybodens will be hiring the pitch on an extensive basis due to their high number of teams (30+).
- (v) The pitch currently has multiple use such as GAA and an grass athletics track. If a AWP pitch was developed here it would impact on the existing track location; though a alternative grass track has recently been completed in Dodder Valley mt Carmel and is at establishment stage.
- (vi) Excellent transport links to this venue due to the proximity and other major roadways.
- (vii) The Dodder Valley is an area of high ecological value and this site is adjacent to the pNHA. Detailed ecological and topographical surveys should be undertaken to allow for the investigation of any external factors that could hold up the potential developments such as flood issues, bat habitats and fauna issues. Floodlighting is likely to be impactful.

#### 1.4 Option 1 – Decision Matrix Methodology

Decision Matrix Element	Description
<b>Ownership of the Land</b>	The parcel of land is currently owned and operated by SDCC so there are no issues of tenure currently or leasehold.
<b>Technical Specifications</b>	Within the parcel of land there is adequate space to develop a full-sized GAA pitch of 130m x 80m with the required safety run offs and surrounding boundaries. Within this development there will be the need for other pitches to be moved during the correct pitch placement.
<b>Link to SPS</b>	<p>Cherryfield has been identified within the SPS as a venue of development and need for the local community, with two priority elements within the table 5.1 on the final SPS document. The current pitch has been identified as poor quality due to the current high usage on site.</p> <p>There is current overplay on the pitches due to extensive use by the local GAA side for training and match provision. The pitches and track are located next to each other which has caused issues regarding practices of both sports</p>
<b>Access and Parking</b>	There is good access and adequate parking for the current grass pitches on site due to the many of the current users accessing the site from the local community and do not necessarily drive. If a community AGP was developed on site there will have to be extensive parking developed to cope with the users, especially at peak times. A standard AGP pitch for community use will need 80 – 120 car parking places with peak use.
<b>Ancillary Provision</b>	There is no current provision on site for ancillary provision

<b>Policy and Constraints</b>	There are no current obvious policy constraints on site, but Dodder Valley Park is a place of natural conservation value and offers a rich heritage and recreation offerings. As a result, there might be restrictions on development and use.
<b>Connection to Stakeholders</b>	Within Dodder Valley there is also extensive stakeholder and community use on site by Ballyboden St Enda's GAA clubs and Bros Pearse Athletic Club. The SPS states that the pitches are currently overused as a result of this community use.
<b>Business Planning and Program of Use</b>	Given the current community on site and the local communities there will be an excellent program of use available and business planning opportunities. There will have to be additional communication to supply the site with daytime usage from local community groups or schools.
<b>Ecology</b>	With Dodder Valley being a site of conservation there will have to be the relevant topographical and ecological studies to determine if this area will be affected by light or noise pollution. Running through the Dodder Valley is also the River Dodder that might produce flooding issues to developments.
<b>Additional Information</b>	Given the close proximity of Tymon Park there will also be the opportunity for these clubs to access the potential AGP pitch at Dodder Valley to secure use during evening sessions.

#### 1.5 RAG Decision Matrix

Element	Description
<b>Pros - Aspects of the Project that are Viable</b>	<ul style="list-style-type: none"> <li>◇ There is already extensive community use on site and available in the local area to create a robust program of use.</li> <li>◇ The site has been earmarked within the SPS for development and enhancements such as improved quality of the current grass pitch offering.</li> <li>◇ Excellent accessibility links from the M50 and surrounding road network.</li> </ul>

	<ul style="list-style-type: none"> <li>◇ The parcel of land that is available has adequate provision for full-sized pitch facilities with the health and safety requirements.</li> </ul>
<p><b>Elements to consider - Aspects of the Project that may be a Risk</b></p>	<ul style="list-style-type: none"> <li>◇ No current ancillary provision on site and would need to review additional car parking to cope with the evening and peak usage.</li> <li>◇ There would be the need for a robust community use agreement to allow as many local clubs and community groups as possible access to use at peak times.</li> <li>◇ Additional safety measures would have to be put in place in regard to ball netting and fencing due to the location of the road to the south and east.</li> <li>◇ There would also be offsetting a current athletics club and displacing this team to the new track.</li> </ul>
<p><b>Elements in need of attention - Aspects of the Project that may not be Achievable</b></p>	<ul style="list-style-type: none"> <li>◇ Due to the River Dodder a topographical and flood analysis would need to be undertaken to determine the floodplain and development issues. This can be solved through ground engineering but would substantially increase the cost.</li> <li>◇ An ecological report would need to be undertaken due to the potential animal habitats close by given the conversation nature of the park.</li> </ul>

## Option 2 – Knocklyon Park, Woodstown

- 1.6 Woodstown pitch is located West of the M50, just south of Scholarstown Road within the residential area of Knocklyon and Woodstown Village, the current community use is on site is a full-sized GAA pitch and full-sized soccer pitch.
- 1.7 Woodstown is surrounded by local residential development and local sports clubs such as Ballybodens St Enda's, Knocklyon United FC, Firhouse Mt. Carmel and BallycullenGAA.
- 1.8 Key Findings:
- (i) Within the site there is adequate parking of 60 spaces for the current grass pitch facilities as well as a small ancillary building with changing facilities.
  - (ii) The SPS indicates that the pitches are at capacity due to the high level of local community use and consideration to be given to increase the overall quality. Provision of a local AGP should help in this regard.
  - (iii) Within the local area there are lots of potential local community groups and schools to increase the daytime use on site if a robust user agreement is created.
  - (iv) With the parcel of land there is adequate provision to construct a full-sized rugby, GAA or soccer AGP / AWP which is close to the north-south orientation, which is preferred for match play.
  - (v) Excellent transport links due to the proximity of the M50 and supporting ancillary roads. This might result in additional engineering works though due to the proximity of the roads with additional health and safety measures.
  - (vi) In regard to planning and the proximity of the housing development noise and light, pollution should be taken into account to mitigate against this for the local community and to gather potential support for the proposed plan.
  - (vii) Due to concerns of anti-social behaviour extra security measures including fencing and barriers might have to be installed if this site is selected.

1.9 Decision Matrix Methodology:

Decision Matrix Element	Description
<b>Ownership of the Land</b>	The parcel of land is currently owned and operated by SDCC so there are no issues of tenure currently or leasehold.



Decision Matrix Element	Description
<b>Technical Specifications</b>	The parcel of land is of adequate size for full-sized pitches but it would require some alterations to the current pitch supply on site.
<b>Link to SPS</b>	The SPS references Knocklyon pitches and like most pitches in the vicinity; it indicates that the existing pitches are subject to high usage with the current community use on site. The SPS recommended increased maintenance and provision of an AGP.
<b>Access and Parking</b>	<p>There are currently 60 car parking spaces available on site which is good provision for the current grass pitches but this should be increased slightly to between 80 – 120 for peak evening usage if converted to a AWP.</p> <p>Additional car parking can also be sourced from across the road at Knocklyon FC if the correct user agreement is in place for access to the facility.</p>
<b>Ancillary Provision</b>	There is currently an ancillary facility on site which is of standard quality. It is under lease to a local club.
<b>Policy and Constraints</b>	There are no obvious policy constraints on site but with the close location of the M50 and housing to the west the correct topographical and engineering surveys should be undertaken
<b>Connection to Stakeholders</b>	There are close links with extensive stakeholders on site such as Knocklyon FC and Ballyboden St Enda's GAA club. There are also local education providers close by that can benefit from a AGP community facility. Through the SPS local demand has already been established on site
<b>Business Planning and Program of Use</b>	Linked to the current community use and local schools in the area a full and robust business plan can be created to satisfy the need for a AGP pitch.

Decision Matrix Element	Description
<b>Ecology</b>	Subject to surveys etc. there are no obvious ecology issues on site but there are areas of meadowland, trees and hedges. If a AGP pitch was developed local footpaths may require diversion. The location close to a M50 junction means there are already light impacts in the area; however local hedgerows close by will require surveys and review in order for there is no disturbance to wildlife.
<b>Additional Information</b>	With housing so close to the southwest of the potential site there needs to be additional considerations undertaken light and noise pollution.

#### 1.10 RAG Matrix Decision

Element	Description
<b>Pros - Aspects of the Project that are Viable</b>	<ul style="list-style-type: none"> <li>◇ Extensive community use already on site to create a complete program of use for evening use and also local schools to complete daytime use.</li> <li>◇ Within the parcel of land there is adequate space for a full-sized pitches as per Technical report.</li> <li>◇ Mixed used available on site from GAA, Soccer and Rugby clubs to fully maximise the business planning of the asset.</li> <li>◇ Parking and ancillary facilities on site that can be used for further match play and demand.</li> </ul>
<b>Elements to consider - Aspects of the Project that may be a Risk</b>	<ul style="list-style-type: none"> <li>◇ Very close to the major M50 road, additional fencing, and safety measures to be undertaken</li> <li>◇ Mitigation of footpath around the site and additional security fencing will be needed to put in place</li> <li>◇ Consultation should be undertaken with the park and open space department to determine if any routes are needed to be altered.</li> <li>◇ The correct management structure should be in place to develop links with the local school and community centre.</li> </ul>

Element	Description
<p><b>Elements in need of attention - Aspects of the Project that may not be Achievable</b></p>	<ul style="list-style-type: none"> <li>◇ Adjacent residential development which would require attention to be paid to location and mitigation measures to decrease potential for noise and light impacts.</li> <li>◇ Club, community and local residential consultation required in particular.</li> </ul>

## Option 3 – Castlefield

- 1.11 Castlefield pitches are located very close to the M50 motorway and just north of the previous site. Currently on site there are two full sized soccer pitches (11v11) which are used by the community and local football clubs.
- 1.12 Castlefield is currently surrounded to the north and west by residential developments with similar sports pitches to the south which are predominately used by a local GAA club.
- 1.13 Key Findings:
- (i) Castlefield pitches are currently used by Knocklyon FC who have numerous junior and senior teams and use the Castlefield pitches as an external use as well as their home ground.
  - (ii) There is adequate space on site for a full-sized AWP pitch in a pre-dominately east – west orientation.
  - (iii) There are indications of difficult slopes on site within the proposed development area which could cause great development costs and issues.
  - (iv) There is adequate car parking on site as well as an ancillary facility which can be expanded for storage elements and changing room provision
  - (v) There is extensive community use on site by soccer clubs currently which can be expanded to local school and GAA clubs as there are related clubs within the vicinity.
  - (vi) The correct topographical and ecology studies will need to be conducted due to the proximity to the accessible roads and surrounding area.
  - (vii) Daytime use can be extended to local schools in the area which can further enhance the program of use and business plan making the community asset viable.
  - (viii) Consultation should be undertaken with residents to displace any fears of noise or light pollution. Due to the proximity of these residents this might affect the hours of use within the AWP and thus the overall business plan.
- 1.14 Decision Matrix Methodology

Decision Matrix Element	Description
<b>Ownership of the Land</b>	The parcel of land is currently owned and operated by SDCC so there are no issues of tenure currently or leasehold.

Decision Matrix Element	Description
<b>Technical Specifications</b>	There is adequate on site to develop a full-sized AWP pitch that can either be used for GAA, soccer or rugby union use. A full scale feasibility study would need to be undertaken to determine the correct orientation of the pitch in relation to the rest of the open space. There are issues with slopes within the parcel of land.
<b>Link to SPS</b>	There is a direct link to the SPS due to the current use Knocklyon FC and other community groups. The SPS currently indicates that the pitches are at full capacity, and they are of standard quality.
<b>Access and Parking</b>	Access and parking will have to be developed in order to cope with full peak usage on site if a AWP pitch was to be developed. The current infrastructure is on site, but it will have to be expanded by circa 60 spaces. There is also good fencing on site that would be helpful to remove unrestricted access of the community facility.
<b>Ancillary Provision</b>	There is provision on site which is used by Knocklyon United FC.
<b>Policy and Constraints</b>	On site there are no obvious constraints such as footpath provision or protected areas.
<b>Connection to Stakeholders</b>	Extensive community use is already on site with Knocklyon FC. This can be expanded to local GAA clubs for training purposes, school, and community groups.
<b>Business Planning and Program of Use</b>	Linked to stakeholders and current users the site would be able to provide an extensive program of use due to the variety of clubs and organisations in area.
<b>Ecology</b>	No obvious ecological concerns due to facilities already on site and adjacency of M50.

Decision Matrix Element	Description
<b>Additional Information</b>	Close residential developments should be considered to alleviate fears of impacts. There should also be a note made on users at the site and that Knocklyon should not see a new AWP pitch as for their sole use.

#### 1.15 RAG Matrix Methodology

Element	Description
<b>Pros - Aspects of the Project that are Viable</b>	<ul style="list-style-type: none"> <li>◇ Extensive community use on site to develop a robust and complete program of use. This can extend to numerous local clubs and organisations for a varied approach.</li> <li>◇ Options available for full sized AWP in terms of orientation and flow within the parcel of land.</li> <li>◇ Good access and transport links to other developments and local clubs. As well as local footpaths and bus routes for sustainable travel.</li> <li>◇ Car parking could be accessed and developed to the south of the site in conjunction with Woodstown (Knocklyon Park) if possible, to reduce costs.</li> <li>◇ Less ecological concerns on site compared to other locations.</li> <li>◇ Security of access already on site with fencing and gates to protect the community asset.</li> </ul>
<b>Elements to consider - Aspects of the Project that may be a Risk</b>	<ul style="list-style-type: none"> <li>◇ Local housing development to the north could prove an issue in regard to possible impacts. The correct consultation process should be undertaken to consider local concerns.</li> <li>◇ The correct community use plan will need to be in place.</li> </ul>
<b>Elements in need of attention - Aspects of the Project that may not be Achievable</b>	<ul style="list-style-type: none"> <li>◇ Topography of the park and local groundwater concerns, surveys required to determine use.</li> </ul>



## Initial Decision Matrix – Short Listed Sites

- 1.1 Below is our initial decision matrix table based upon key factors of 3G AGP/AWP location. These are the initial sites that South Dublin County Council have already considered and short-listed. We have now applied a robust methodology to the decision matrix and applied this to the original site mix. The key factors to consider are selected using our industry knowledge of built facilities as well as aspects of facility construction guidance and sports pitch documentation.
- 1.2 The total score applied has indicated that **Woodstown** is the preferred site based upon all the relevant criteria. It is important to conduct a detailed and complete analysis of the sites that have been previously highlighted in case there were gaps in the analysis. Following the preferred site identified we will conduct a more detailed analysis including a headline usage pattern and recommendations to manage the site.
- 1.3 It is important to state that local factors should also play a factor in the development of a community facility and these elements highlight a qualitative assessments of the facts provided and through external research.
- 1.4 Decision Matrix:

Element	Option 1 – Dodder Valley	Option 2 - Woodstown	Option 3 - Castlefield
Ownership of the land	5	5	5
Technical Specification	5	4	3
Links to SPS	4	4	5
Access & Parking	3	4	4
Policy Constraints	3	4	3
Connection to Stakeholders	4	5	4
Business Plan & Program of Use	4	5	4
Ecological Considerations	1	1	3
Additional Information	1	3	1
Total Score	30	35	32



## Preferred Site: Option 2 – Woodstown

- 1.1 Through the selected elements of the methodology the pitch located at Woodstown scored highest across the main categories of the assessment. This venue was selected due to the key positive elements that include available space of the parcel, lack of major, obvious ecological constraints within the vicinity, community use links and relevance to local planning documents including the SPS.
- 1.2 The image below illustrates the current pitches on site (2 full sized GAA pitches). The potential AGP can be located on either pitch at the current site as there is adequate space for safety run offs. There is also the opportunity to master plan the site and develop additional grass pitches to the northeast of the parcel. Additional storage and changing provision can also be located on site (blue box) as this can sit between the pitches (if needed)



- 1.3 A Full-sized GAA, Rugby and Soccer pitch will be accommodated on site in any orientation which is beneficial if there are any planning issues in terms of topographical elements or the local community. The locality of the venue and pitch is key to the local area in terms of community stakeholders that can access the site, within a 15-minute drive time the list below names some of the local clubs / groups in the area that will be able to access this location; though clubs from further afield have informed SDCC during the SPS process of the long distances they frequently travel to access Astro pitches:

- (i) Tallaght Rugby Club
- (ii) Knocklyon United FC
- (iii) Ballyboden St Enda's GAA Club

- (iv) Firhouse Mt Carmel FC.
- (v) Primary and secondary schools in the area.
- (vi) Informal groups and clubs.

- 1.4 This community use is key to the full development and program of use to make it a viable offering for the local authority. With the mix of private clubs, rugby clubs, GAA and soccer clubs and schools this will have the ability for daytime and evening usage on site, which is also important for a security element.
- 1.5 There is a strong connection to local stakeholders within this area as the local area is currently in a relatively deprived area for sport facilities this development can improve the health and wellbeing of the local community. Not only are there numerous local sports clubs within a 5-mile radius of the site but there are also primary and secondary schools who can provide daytime usage, this is important for any potential grant aid funding from the Central Government or local governing bodies.
- 1.6 One element to note is that the current user on site, Ballyboden St Enda's. A consultation should be undertaken with the club. The AGP pitch should not be for sole use by any club, but it should be shared with all local clubs and organisations.

#### 1.7 Community Use Plan

- (i) This should help to secure well-managed and safe community use by detailing how the arrangements are intended to operate, and typically should cover things like hours of availability, management arrangements and pricing policy.
- (ii) Providing opportunities for the local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills, particularly amongst low participants groups.
- (iii) Operating in line with the national agenda for sport taking into account nationally adopted strategies.
- (iv) Generating positive attitudes in sport and physical activity by young people and reducing the dropout rate in sports participation with age;
- (v) Increasing the number of people of all ages and abilities participating in sport and physical activity including people with disabilities.

- | WOODSTOWN 3 ASP INCLUSIVE PROGRAMME OF WORK |                           |            |            |              |              |               |              |               |                                  |               |               |               |               |                                |                       |       |
|---|---------------------------|------------|------------|--------------|--------------|---------------|--------------|---------------|----------------------------------|---------------|---------------|---------------|---------------|--------------------------------|-----------------------|-------|
| PEAK USAGE                                  |                           |            |            |              |              |               |              |               |                                  |               |               |               |               |                                |                       |       |
| September - month 02 (week 01)              |                           |            |            |              |              |               |              |               |                                  |               |               |               |               |                                |                       |       |
| Day   | Week                      | Lines/Cost | Week-Start | Week-End     | Items-Signed | Signed-Signed | Items-Signed | Signed-Signed | Signed-Signed                    | Signed-Signed | Signed-Signed | Signed-Signed | Signed-Signed | Signed-Signed                  | Signed-Signed         | Total |
| Monday                                      | Block 1<br>[Quarter 1929] | User       | Monday     | Monday       |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Fishbone Central Football Club |                       |       |
|   | Block 2<br>[Quarter 1929] | Cost       | Monday     | Monday       |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Fishbone Central Football Club |                       |       |
|   | Block 3<br>[Quarter 1929] | User       | Monday     | Monday       |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Fishbone Central Football Club |                       |       |
|   | Block 4<br>[Quarter 1929] | Cost       | Monday     | Monday       |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Fishbone Central Football Club |                       |       |
|   | Block 5<br>[Quarter 1929] | User       | Monday     | Monday       |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Fishbone Central Football Club |                       |       |
| Total income for Monday                     |                           |            |            |              |              |               |              |               |                                  |               |               |               |               |                                |                       |       |
| Tuesday                                     | Block 1<br>[Quarter 1929] | User       |            |              | Social Teams |               |              |               |                                  |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 2<br>[Quarter 1929] | Cost       |            |              | Social Teams |               |              |               |                                  |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 3<br>[Quarter 1929] | User       |            |              | Social Teams |               |              |               |                                  |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 4<br>[Quarter 1929] | Cost       |            |              | Social Teams |               |              |               |                                  |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 5<br>[Quarter 1929] | User       |            |              | Social Teams |               |              |               |                                  |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
| Total income for Tuesday                    |                           |            |            |              |              |               |              |               |                                  |               |               |               |               |                                |                       |       |
| Wednesday                                   | Block 1<br>[Quarter 1929] | User       |            | Social Teams |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 2<br>[Quarter 1929] | Cost       |            | Social Teams |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 3<br>[Quarter 1929] | User       |            | Social Teams |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 4<br>[Quarter 1929] | Cost       |            | Social Teams |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 5<br>[Quarter 1929] | User       |            | Social Teams |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
| Total income for Wednesday                  |                           |            |            |              |              |               |              |               |                                  |               |               |               |               |                                |                       |       |
| Thursday                                    | Block 1<br>[Quarter 1929] | User       | Monday     | Monday       |              |               |              |               | Social Teams                     |               |               |               |               | Knockington United FC          | Knockington United FC |       |
|   | Block 2<br>[Quarter 1929] | Cost       | Monday     | Monday       |              |               |              |               | Social Teams                     |               |               |               |               | Knockington United FC          | Knockington United FC |       |
|   | Block 3<br>[Quarter 1929] | User       | Monday     | Monday       |              |               |              |               | Social Teams                     |               |               |               |               | Knockington United FC          | Knockington United FC |       |
|   | Block 4<br>[Quarter 1929] | Cost       | Monday     | Monday       |              |               |              |               | Social Teams                     |               |               |               |               | Knockington United FC          | Knockington United FC |       |
|   | Block 5<br>[Quarter 1929] | User       | Monday     | Monday       |              |               |              |               | Social Teams                     |               |               |               |               | Knockington United FC          | Knockington United FC |       |
| Total income for Thursday                   |                           |            |            |              |              |               |              |               |                                  |               |               |               |               |                                |                       |       |
| Friday                                      | Block 1<br>[Quarter 1929] | User       |            |              |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 2<br>[Quarter 1929] | Cost       |            |              |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 3<br>[Quarter 1929] | User       |            |              |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 4<br>[Quarter 1929] | Cost       |            |              |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   | Block 5<br>[Quarter 1929] | User       |            |              |              |               |              |               | Fishbone Edwards Together School |               |               |               |               | Sellywood St. David's          | Sellywood St. David's |       |
|   |                           |            |            |              |              |               |              |               |                                  |               |               |               |               |                                |                       |       |

### Potential Project Costs and Revenue:

- 1.12 Potential income for a full sized AGP could be in the region of 30,000 Euro per year based on the highlighted usage pattern outlined in the next slide. This usage is from a variety of local clubs and schools which could potentially use the site.
- 1.13 Expenditure per year would equate to roughly 17,000 Euro per year and this relates to weekly maintenance performed as well as a sinking fund to allow the surface to be tested and resurfaced roughly every 15 years.
- 1.14 Overall, we expect a AGP of this size and usage to have a surplus of between 12,000 - 15,000 Euro per year as profit which can be reinvested in more extensive maintenance, other sport and leisure developments or local grass pitch improvements.
- 1.15 It is important to note that with any all-weather pitch developed the dedicated maintenance and operation regime of the site will enhance the longevity of the surface and the overall play.

### Conclusions and Recommendations

- 1.16 Key Action Points

Action	Summary
<b>Consultation with current club on site</b>	A detailed public consultation should be undertaken with the local club which currently utilises the site. This should be a clear and concise forum to detail the development and manage expectations of the host club.
<b>Size and scope of AWP</b>	Due to the space available on site and the different orientations the final size of the AWP should be determined. A full sized rugby, soccer and GAA pitch would be beneficial to the local community, a larger pitch would be circa 20% higher costs.
<b>Ancillary and Parking</b>	Explore additional storage and ancillary facilities within this option.
<b>Stakeholders</b>	Engage with local stakeholders and clubs to ascertain the potential usage pattern of the site.
<b>Consultation with National Governing Bodies and local clubs and groups.</b>	To maximise provision on site and determine the potential type of AGP: Consult with local clubs / users and with NGBs of sport. These can include the FAI, Dublin GAA, IRFU and Leinster Rugby. This will also link potential sport development plans to the venue of each sport.

