

**ALL-WEATHER PITCH AT OATLANDS COLLEGE
PRE PART 8 CONSULTATION**

April 2023



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1. INTRODUCTION

Following an initial engagement with local residents in Oatlands College in October 2022, Dun Laoghaire Rathdown County Council appointed M-CO, a strategic design and project management consultancy, to engage with stakeholders in relation to the proposed all-weather pitch project at Oatlands College. The purpose of this stakeholder engagement was to inform the project team about stakeholder concerns and queries during the design development stage of the project, prior to the statutory Part 8 planning process. This report sets out the engagement methodology and the key issues arising during this process.

2. PROJECT OVERVIEW

Dún Laoghaire Rathdown County Council (DLRCC) have identified a number of suitable locations for the development of all-weather pitches within schools in the county. DLRCC is partnering with the Edmund Rice Schools Trust, Oatlands College and Oatlands Primary School to develop an all-weather pitch at Oatlands College, Stillorgan, Co. Dublin. Currently there is a grass playing pitch at the proposed location used by Oatlands College and Oatlands Primary School, as well as local sports clubs for matches and training. There is currently a great demand by sports clubs locally for all-weather facilities across multiple sports.

The construction of a floodlit, all-weather pitch in this location would allow the pitch to be used much more intensively by the school and sports clubs outside of school hours, particularly during the winter months. The proposed facility will provide a 135m x 86m floodlit pitch accommodating a championship-sized GAA pitch (130 x 80m), a soccer pitch (100 x 60m) and cross-field play.



figure 1 – Computer generated image of proposed all-weather pitch at Oatlands

3. PUBLIC CONSULTATION (PART 8)

Dun Laoghaire Rathdown will be applying for Part 8 Planning for the scheme. Where a project is being progressed by a local authority, planning permission is applied for under Part 8 of the Planning and Development Regulations 2001-2015, and the procedure is set out in Part 11, Section 179 of the Planning and Development Act 2000 as amended. Public consultation is an essential part of the planning process when the public is invited to give their views on the Part 8 planning documentation.

After the expiration of the six-week period during which submissions or observations may be made, a report is then presented to the members of the council. This report contains, amongst other items, a list of the persons or bodies who made submissions, along with a summary of the issues raised by them and the chief executive's response. This report recommends whether or not the proposed development should be proceeded with as proposed, or should not be proceeded with. For information on this proposed project at Oatlands College, and to make a submission, the public can visit dlrcoco.citizenspace.com.

PROJECT TIMELINE & ENGAGEMENT ACTIVITIES

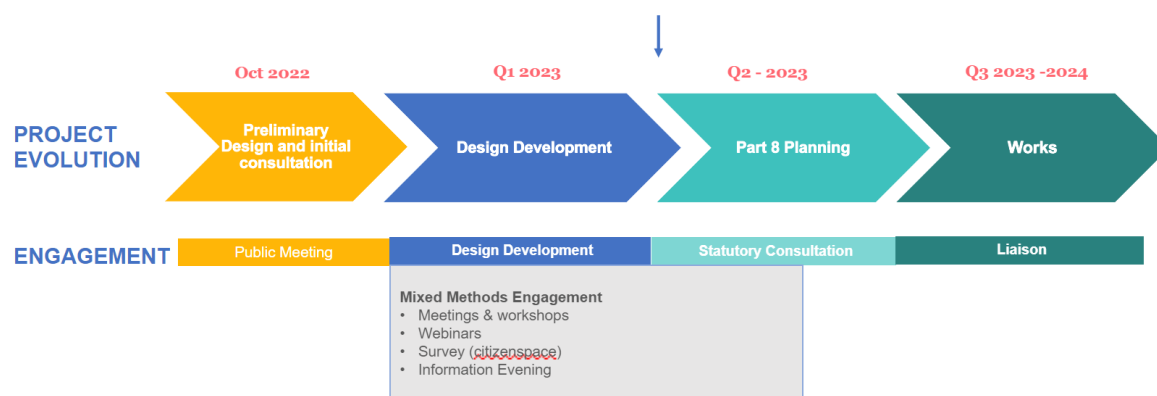


figure 2 Proposed Project Timeline

4. PRE-PART 8 CONSULTATION

In addition to the statutory Part 8 consultation process, Dun Laoghaire Rathdown County Council engaged M-CO to undertake engagement with stakeholders during the design development stage of the project, in advance of the Part 8 application. This report documents consultation that took place with local stakeholders, including adjoining residents, school staff, pupils and sports clubs prior to the Part 8 planning.

M-CO engaged with a range of stakeholders in a range of fora as part of the pre-Part 8 consultation. This included the following:

- Residents meeting 26th Oct. 2022 (*facilitated by DLRCC*)
- Residents workshop 13th March 2023
 - Invitations sent to Woodlands Ave, Woodlands Drive, Beaufield Manor, Cherrygarth and Trees Rd Lower
 - Residents workshop presentation
- Oatlands College Student Council
- Oatlands College Staff
- Oatlands Primary School Staff
- Local sports clubs
- Dun Laoghaire Rathdown County Council – Area Committee

5. KEY ISSUES

A number of issues were raised by stakeholders in relation to the proposed all-weather pitch at Oatlands College during the different consultation events. These issues can be grouped and summarised under a number of themes: traffic management; environmental (including lighting, noise, impacts to flora and fauna); and the construction phase.

5.1 Traffic Management

The initial consultation with residents (October 2022) highlighted concerns regarding traffic management for the proposed all-weather pitch. Traffic was the predominant concern for local residents, particularly in relation to possible access via Woodlands Avenue (and impacts to Woodlands Drive/Beaufield Manor) and the traffic congestion that might result.



figure 3 Traffic Traffic and Parking Assessment cover image

In advance of the workshop with residents (13th March 2023), a **Traffic and Parking Assessment** was commissioned by DLRCC (*Traffico* report is included in the Part 8 documentation). Traffic management **risks** identified in the *Traffico* report include:

- Additional vehicle trips via Woodlands Ave
- Disruption from drop-off / collections at Woodlands Ave
- Inconsiderate parking behaviour
- Conflicts for pedestrians in traffic lanes accessing pitches

Proposed **mitigation** measures outlined in the report include:

- All pitch access will be via the Oatlands College main gate onto the Old Dublin Rd
- Oatlands Primary School gate closure (vehicular and pedestrian) during out of school hours
- Co-ordination between Pitch Operator, primary and secondary schools
- Prohibit drop-off and collection via Woodlands Avenue – communicated through the sports clubs
- Alternative drop-off locations to be provided within the school grounds
- Investigate opportunities for additional parking within the school
- Appropriate signage and road markings

Further queries from stakeholders in relation to traffic and the Traffic and Parking Assessment report arose during consultation and residents workshop. These questions, and the responses to them, are outlined as follows:

Q. Can the main entrance gate to Oatlands College accommodate two-way traffic entering and exiting the school grounds during the busiest periods? Does it need to be widened?

Response: The main gate accommodates two-way traffic during busy events (e.g. school concerts) at Oatlands College. A proposed draft traffic management system also allows for an alternative exit point at the Oatlands College gate lodge. (See Appendix A) This traffic management system would be further refined as part of the detailed design post-planning.

Q. How would a prohibition of drop-offs at Woodlands Avenue be monitored and enforced?

Response: As a public road, the public cannot be prohibited from accessing Woodlands Avenue. Keeping the gates (vehicular and pedestrian) at the Oatlands Primary School entrance outside school hours will make Woodlands Avenue a less attractive option for drop-off/collections for users of the proposed all-weather facility. There will be a responsibility on sports clubs using the facility to ensure that their members are regularly requested not use Woodlands Avenue as an

collection or drop off point. This will be monitored and reviewed with DLRCC, the pitch operator and the schools during operation.

Q. Will there be access for buses or mini-buses?

Response: Yes, there will be access and parking provided for teams travelling by bus or mini-bus.

Q. Will the onsite manager/pitch operators ensure that people and cars leave the grounds in a timely fashion at the end of the end of the all-weather usage period? There are concerns that pitch users might loiter in the car park afterwards causing noise and disruption for residents.

Response: Yes, it will be the responsibility of the pitch operator to turn the floodlights off, close the all-weather facility and entrance to the school grounds each evening. Users will be required to vacate the carparks and school grounds within 15minutes of the all-weather closure at the end of an evening session.

Q. If the on-site manager is ill or on leave, will there be cover for them?

Response: Yes, the on-site manager works for a company engaged by Dun Laoghaire Rathdown County Council to manage their all-weather facilities. Appropriate cover for annual leave or illness of employees is provided by the company, as part of their service for DLRCC.

Q. Existing traffic management issues on Woodlands Avenue are related to schooltime drop-offs and collections, particularly to Oatlands Primary School. Can a 'School Street*' be explored? (**A School Street operates as a street where vehicular traffic is restricted during specific timed closures*).

Response: A 'school street' project for Woodlands Avenue is beyond the scope for the all-weather project at Oatlands College, but Dun Laoghaire Rathdown County Council would be prepared to consider proposals put forward by residents.

5.2 Environmental

A number of environmental issues were raised during the pre-Part 8 consultation, including light spill from proposed all-weather floodlights, noise impacts (particularly in relation to a proposed hurling wall), and potential impacts to flora and fauna. These issues and the responses are outlined as follows:

5.2.1 Lighting

Light spill from the floodlights for the proposed all-weather pitch at Oatlands College was raised by residents in the initial consultation in October '22, and further concerns raised in the workshop with residents in March '23.

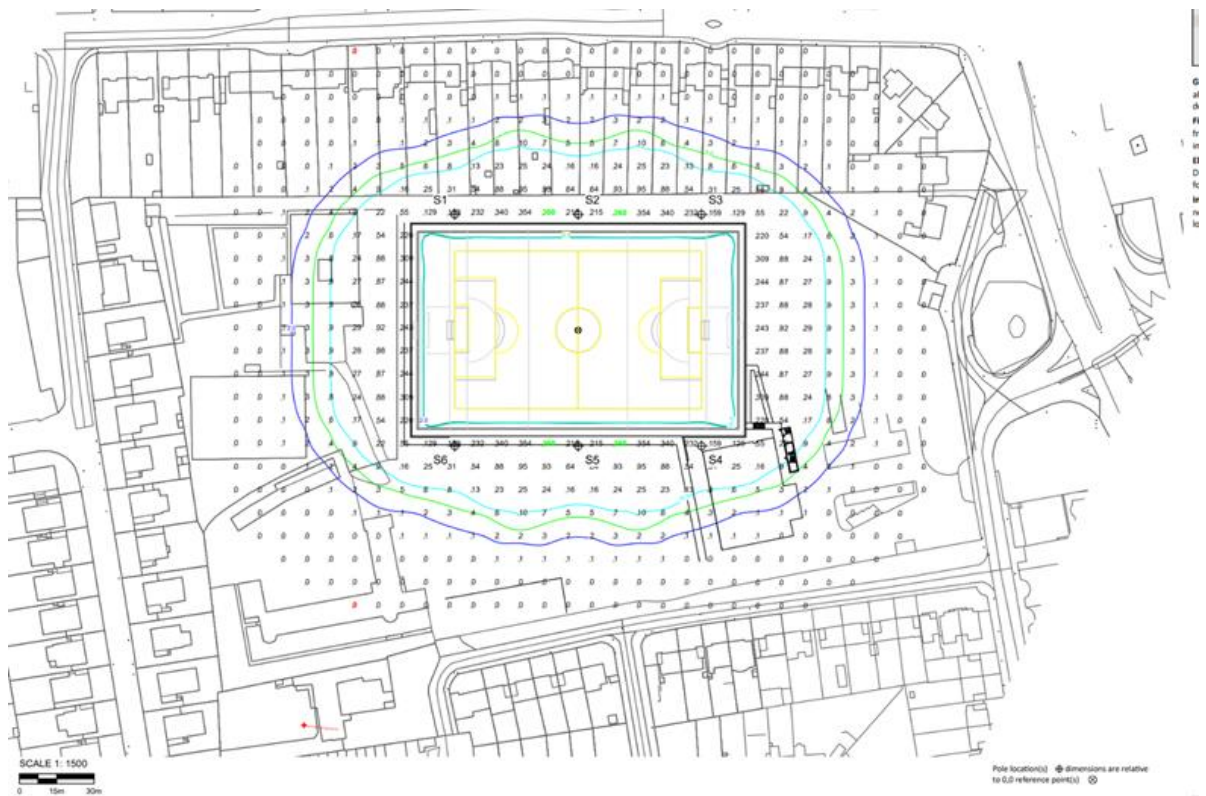


figure 4 March 2023 Lighting Design

The lighting designers subsequently made modifications to the design (including a number of 1200w fittings on columns S1-S3 and added longer visors), and modelled the boundary conditions (i.e. fencing/walls) in more detail. The resultant design indicates some low levels of light spill limited to the ends of some gardens along Trees Road. The lighting report is included in the statutory Part VIII documentation materials.

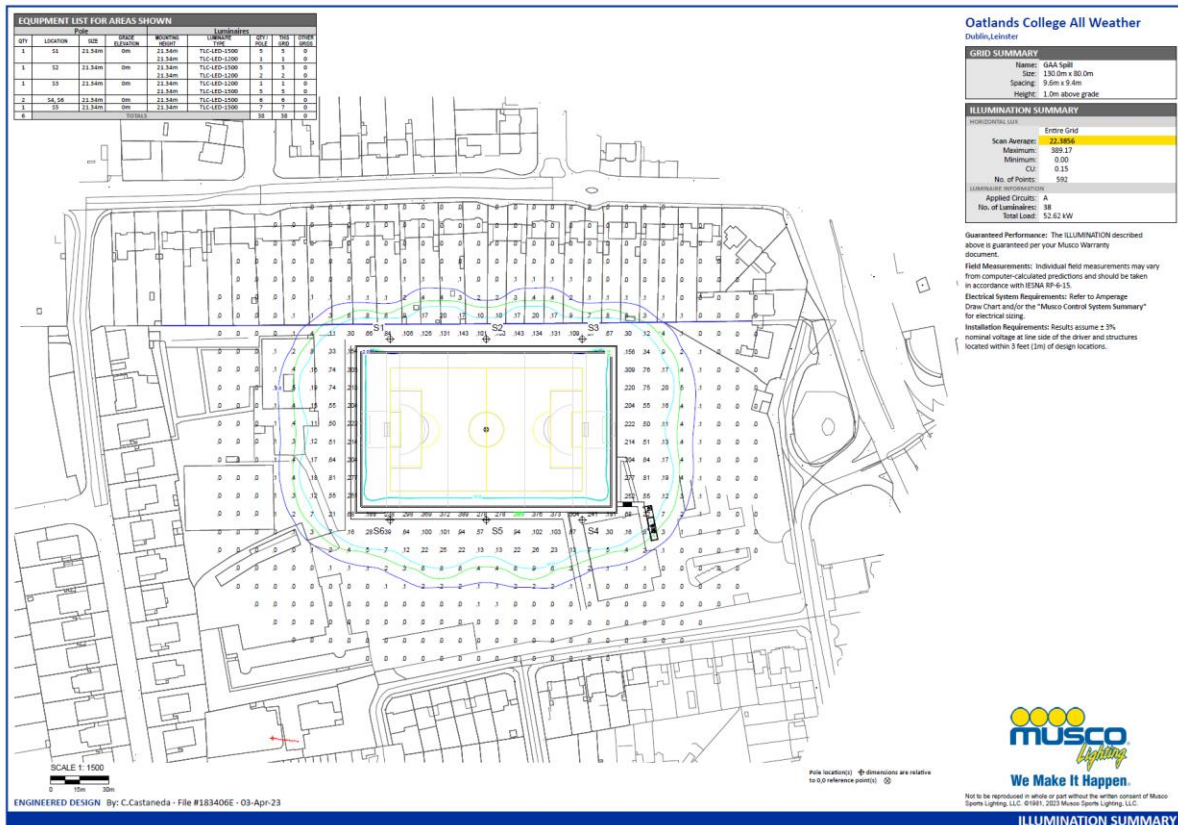


figure 5 April 2023 Lighting design – ref. Part 8 lighting design documentation

Further queries relating to the lighting raised during the **March 2023 workshop** with residents are outlined below.

Q. Can the floodlights be turned off at 8pm instead of 10pm as young children live in the direct impacted area and the floodlighting used past 8 pm in the autumn/winter months may impact/disrupt their sleep patterns?

Response: It is planned that the all-weather pitch will operate until 10pm, similar to the nearby all-weather pitch at Colaiste Eoin, and other facilities across Dun Laoghaire Rathdown, many of which are adjacent to housing. The lighting design shows that there will be no increased lighting levels (lux) at the Trees Road houses adjacent to Oatlands College, only a small increase in part of their gardens closest to the proposed all-weather facility. There is no increased lighting levels at Woodlands Avenue properties.

Q. Is it appropriate to have artificial lighting in an energy and climate crisis?

Response: There is a strong demand for such floodlit, all-weather sports facilities in Dun Laoghaire Rathdown. The proposed lights for the Oatlands College all-weather pitch will incorporate the latest technology, highly energy efficient LED illumination.

Q. How tall are the floodlights in comparison with Coláiste Eoin?

Response: The proposed Oatlands College floodlights are 21m tall compared to 18m at Coláiste College. Taller lights reduce light spill as they are more directional.



figure 6 Image of LED floodlighting at an all-weather sports pitch

5.2.2 Noise

Noise nuisance from a proposed hurling wall was raised by a number of residents during the March '23 workshop. A hurling wall is (typically a 5m high) cast concrete wall against which hurlers practice their skills. They are considered a very important part of hurling practice by GAA clubs.

Response: The proposed hurling wall has been removed from the Oatlands College all-weather pitch project in accordance with residents' wishes. The pitch designs (refer to Part 8 documentation) now reflect this.

Q. Can council make provision for a compensation package to be offered to residents affected by the increase of noise for the provision of triple glazed windows (supplied and fitted) to residents immediately impacted in the surrounding area?

Response: DL RCC does not believe there will be sufficient noise impacts from the proposed development to warrant financial compensation or structural remedial measures for adjacent properties.

5.2.3 Flora & fauna

Q. Will there be any requirement to cut down trees as part of the proposed all-weather pitch project?

Response: A number of trees in the NW corner of the proposed pitch would be removed as part of the construction of the pitch. A comprehensive tree study is included as part of the Part 8 documentation. In response to residents concerns, the number of trees to be removed is minimized by proposed construction methodologies recommended by the arborist. There will, however, be a net increase in the overall number of trees on site with additional tree planting provided for as part of the project. A number of these new trees will be semi-mature in size.

Q. What will the impact be on fauna that might be on the Oatlands College grounds?

Response: A number of field surveys were undertaken for the site, including bat and wintering bird surveys. A comprehensive Ecological Impact Assessment (ref. EclA in Part 8 documentation) has been undertaken for the site. The EclA concludes that the construction and operational mitigation proposed for the development mitigates potential effects on the terrestrial, mammalian, avian and aquatic sensitive receptors through the application the standard construction and operational phase controls. The report concludes that no significant effects on biodiversity are likely and residual effects on biodiversity are considered to be low. This report and the field surveys are included in the Part 8 documentation.

5.3 Construction

Q . How long will the proposed pitch take to construct?

Response: It is estimated that the project will take 12 months to complete once it goes to site.

Q. How will disruption for local residents and the schools be minimised during the construction period?

Response: A construction management plan will have to be produced by the contractor in advance of commencement and this will have to be implemented and monitored on site. Attention will be given to impact of construction related traffic on the surrounding streets to ensure safe access and egress. Road cleaning will be provided by the contractor when required. A point of contact for residents issues related to construction will be provided. A point of contact will also be provided for DLRCC's project supervisor.

5.4 Other

Q. Can we get clearer drawings or visuals? The plans and elevations are hard to understand and interpret.

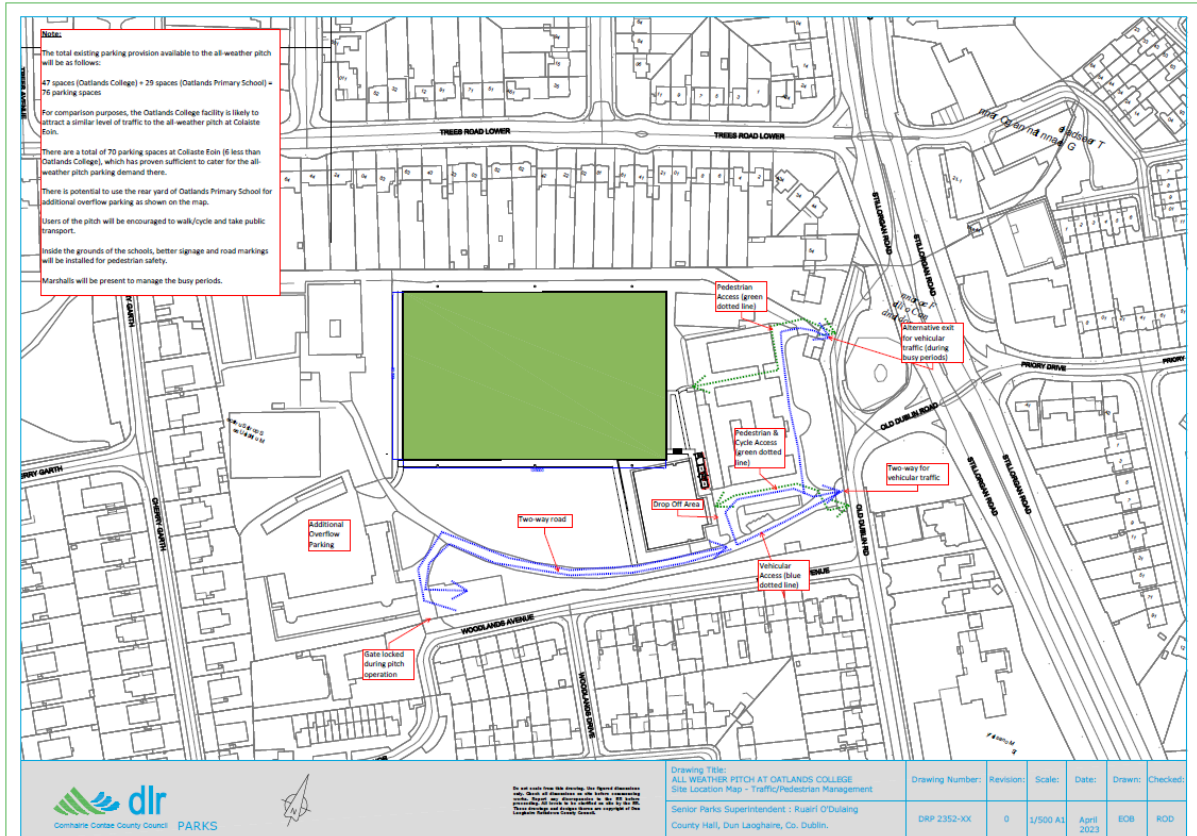
Response: DLRCC has commissioned a specialist to create computer generated visualizations of the proposed all-weather pitch project. There are several different views of the proposed facility which are included in this report and in the Part 8 documentation (see Appendix B).

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APPENDICES

Appendix A

Proposed Traffic Management System



Appendix B:

Computer generated visualisations of proposed all-weather pitch





THANK YOU