

# Martin Savage Park Development

December 2023

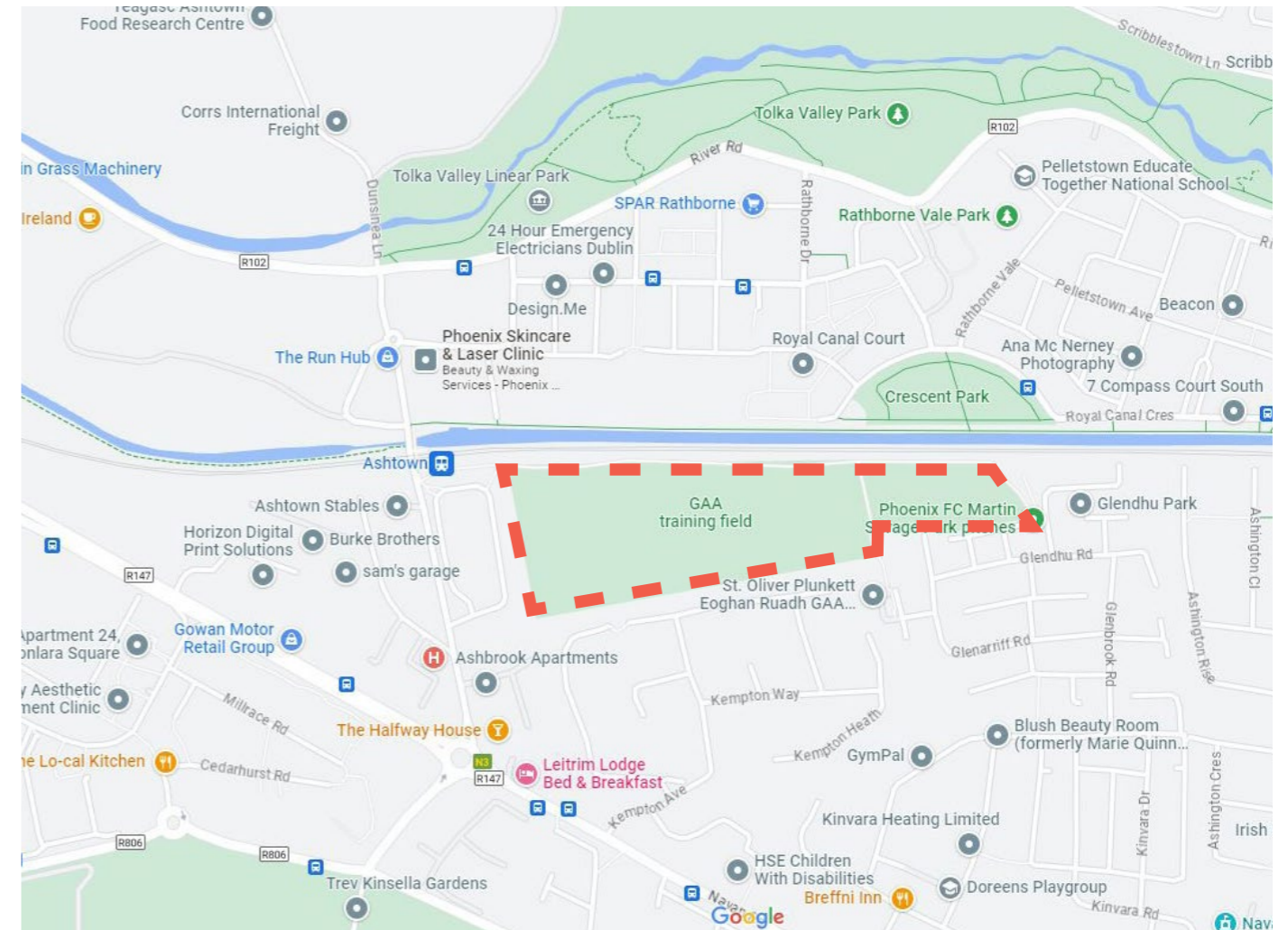
## Location

Martin Savage Park is a public park located to the south of the Railway Tracks/ Royal Canal at Ashtown. It is enclosed by Martin Savage Park Housing to the west, Kempton Park estate and Glendhu Road to the south and Glendhu Park estate to the east. The park has a path along its northern boundary as well as one path linking to this from the GAA Clubhouse grounds. It has five playing fields of various dimensions and a changing room facility to the east managed by the soccer club. The parkland is flat and generally open in appearance with blocks of trees along the perimeter. There are only two public entrances to the park from Martin Savage estate and Glendhu estate.

## Planning Context

The site is zoned Amenity / Open Space Lands / Green Network within the Dublin City Council Development Plan 2022-2028

The park is identified as a Community Grade 2 Park in the City Parks Strategy 2019 -2022 and defined as a park which “Serve local communities and have a range of amenities or are primarily used for active recreation”.



1 Martin Savage Park

## PROJECT BACKGROUND:

In September 2020, Oliver Plunketts/EoghanRuadh GAA Club and Phoenix FC presented a draft plan to Dublin City Council for an all-weather synthetic senior GAA pitch, an all-weather synthetic senior soccer pitch, a synthetic sprint athletics track and handball alleys with surround walls. All were proposed to be floodlit. In initial discussions, while acknowledging the merit of improving recreational facilities for local clubs, DCC raised concerns with regard to the potential impacts on residential amenity, traffic congestion, the issue of brent geese an Annex 1 Species which feed in the park and the integrity of the park as a public open space for the needs of the whole community.

In promoting their plan, concerns were also raised by local residents groups and the Community Council such that local councilors requested that any proposals by the clubs or DCC would be subject to an open and transparent consultation process with the community.

The clubs subsequently, in consultation with Dublin City Council, acknowledged the concerns raised and scaled back their requests to what the Parks Service of Dublin City Council considers to be a reasonable proposal to construct only one all-weather pitch at the Glendhu end of the park close to the clubhouses of the two clubs.

In February 2022, at the Central Area Committee meeting it was agreed that a non-statutory public consultation would be arranged and Councillors requested that a leaflet outlining the plan for the all weather pitch and training area to be distributed to all households in Ashtown A and B

At the end of March a leaflet titled 'Proposed Improvement of Recreational Facilities in Martin Savage Park' was distributed to over 4,000 residences in addition to an online survey to facilitate a non-statutory public consultation on improvements to Martin Savage Park, Ashtown.

The improvements proposed were as follows:

- The layout of an all-weather facility in two units. A larger area 130mx70m and a smaller area 35mx25m both of which are multi-functional for training and field sports. These will be enclosed with weld mesh fencing to 4 sides with an additional 3m high ball stop netting at the goal ends.
- The smaller pitch also includes a hurling wall on its southern side comprising a 19m long and 5m high precast concrete practice wall with supporting concrete fins, and enclosed weld mesh fence with an additional 3m high ball stop netting above and ball stop netting cover to the entire practice pitch.
- Floodlighting is required to illuminate the facility for evening use, therefore new floodlights will form part of the proposed works which will provide the

minimum illumination required for training use (the FAI Irish Governing Body of Soccer recommend a minimum of 250 lux level for training and competition). The installation of the new floodlighting system will involve the erection of 8 No. galvanised steel columns supporting up to five LED luminaries on each column, three at the ends and five in the centre. The columns will be a maximum of 16m high and will be fixed in position. The luminaries will be fitted with low glare hoods to reduce light spill horizontally back from the pitch. The use of modern fittings will greatly reduce the potential for light nuisance or 'pollution'.

- The all-weather facility would be designed to provide the required flood water attenuation to the satisfaction of the Flood Projects Division and to ensure no impact on nearby properties.
- A childrens playground.
- A perimeter path is proposed to be constructed around the park to enable people to walk and exercise using the perimeter of the park. The existing pavement between Glendhu and Ashtown DART station would be widened and public lighting installed for walking and cycling to the new recreational facilities.
- Eight 16m high galvanised steel columns for floodlighting are proposed for installation on the grass GAA pitch outside Oliver Plunketts GAA Clubhouse. Measures to improve the drainage of the existing grass pitches will also be implemented.
- There will also be improved biodiversity elements including additional tree and pollinator friendly planting.

Submissions/ comments were requested to be sent to [parks@dublincity.ie](mailto:parks@dublincity.ie)

Dublin City Council also organised a meeting in the park with concerned residents on 29th April 2022.

At the July 2022 Central Area Committee, a report was presented and discussed on the outcome of the public consultation. It concluded that general improvements to the park such as creating a perimeter footpath, improving existing pavements, the provision of a playground, up-grading the outdoor gym, the provision of benches, additional tree planting and areas for biodiversity and a community type garden would be supported by all residents and stakeholders.

It was further recommended that it would be considered reasonable to proceed with a proposal to Part 8 for a single all-weather pitch and the omission of the second smaller all weather surface incorporating a hurling wall.

The recommendations to the Area Committee were agreed and councillors

requested that there be a further consultation with the concerned residents groups to ascertain their views on how the park could be improved as part of a wider plan. A workshop was organised with residents on the 12th October 2022.

Subsequently, also at the request of the Central Area Committee, a meeting was held with the Senior Engineer, Flood Projects Office, DCC on 8th February 2023 to discuss the serious concerns raised by residents in relation to the existing and future flooding issues in the estates around the Glendhu end of Martin Savage Park. The outcome of this meeting was that the councilors requested a more detailed study and more information with regard to potential flooding/drainage/storage capacity vis a vis any new astro surface. They also requested that this study be presented to them before they would agree to initiate a Part 8.

In an update report to the May 2023 CAC, it was confirmed that 'Dublin City Council is prepared to proceed with a planning process for an all-weather facility once the Central Area Committee indicate their agreement with us to proceed with a formal Part 8 consultation'. This was agreed.

At the July CAC meeting it was proposed that the 'improvements to Martin Savage Park will include inter alia an all weather /astro surface 130m x70m; a children's playground; floodlighting of the senior grass GAA pitch; widening and public lighting of the pavement which parallels the railway to provide a 'Share with Care' pedestrian/cycle route. There are also proposals to enhance an area at Glendhu as a public garden with footpaths, seating and planting as well as two new access points to the park from Kempton Estate.'

This was agreed.

## Project Description

### PART 8 PROJECT DESCRIPTION

The 2023 planning proposals include the following

The development of an 130m x 70m all weather synthetic astro pitch with associated fencing and flood lighting

The flood lighting of the main GAA pitch in Martin Savage Park

The creation of a play zone with swings, slides and climbing equipment within a nature based fenced off location.

The creation of a community garden with mixed planting, paths, and seating.

The increasing of the swale volume in Glendhu Park by 40 cubic metres.

The addition of Bicycle Parking within the park.

Additional tarmac pavements to create a perimeter path, widening of existing the east west path adjacent to the rail line to facilitate a 'Share with Care' Greenway with bat friendly public lighting and two additional park openings at Kempton estate.

39No trees will have to be removed as part of works and these will be replaced around the perimeter of the park. An additional 6No. trees will be removed as recommended by the arborist due to their condition, while 3No more *Fraxinus (Ash)* are recommended to be reduced to 6 and 8 metres to allow them to naturally decline for ecological value.



## MANAGEMENT of the ALL-WEATHER PITCH:

A concern raised by local residents was that the park was getting privatized for football club use only and that other park users would not be accommodated. The all weather pitch would need to be fenced off to protect the infrastructure from abuse or damage, however the pitch would be licensed to the clubs with a requirement for it to be made available to schools and other community groups. The model of licensing the management of an all-weather pitch to a responsible local community club is one which is proven successful in Dublin City and other local authorities. The granting of a license is a reserved function of the City Council.

## TRAFFIC and CAR PARKING:

A recurring theme of the public consultation was the issue around car parking for those using the park. The impact on local residents was significant and was noted by the Parks Department.

The solution is to encourage the local residents and in particular the local football teams to cycle and walk to the park for games and training, to facilitate this bicycle parking stands have been provided within the plan. These stands are located around the park so the owner can view their bike at the same time as training / playing. Of course away teams or those regularly driving to the park will continue to do so but. It should be noted that these playing pitches are used under License from DCC Parks Department who have the authority to limit use in the event of disturbance to the local community. There will be continuous liaison and monitoring with local residents and the wider community to ensure that users of the football pitches especially the all weather facilities does not cause negative issues for locals. It will be up to the football clubs to manage their players and away teams to ensure no negative impact on local residents Dublin City Council will assist the clubs in the production of a Mobility Management Plan and ensure that there is proactive mobility management around events.

## Arboriculture Survey:

39No trees will have to be removed as part of works, 4 of which are category B trees while 35 of these are category C trees. An additional 6No. trees will be removed as recommended by the arborist due to their condition, while 3No *Fraxinus (Ash)* are recommended to be reduced to 6 and 8 meters to allow them to naturally decline for ecological value.

404 trees were surveyed, with none of them considered category A trees, 33No category B trees were identified with the overall majority category C trees.

Mitigation planting is included in the proposed plans to offset the tree loss.

## Public Lighting & Pitch Flood Lighting

All lighting will be under management the parks department and not public lighting however we will work with our colleagues in public lighting to get their advice and insight, to ensure that the optimum lighting solution is delivered. Lessons learned from recent projects along greenways and water bodies will be brought into this project.

All Weather and GAA field Flood Lighting as per the separate drawings. These are set at 8No 20m high columns for the Main GAA pitch and 8No 16m high column in the All Weather pitch zone. Final Construction detail will be in conjunction with Ecologist to ensure that the lighting does not impact on Bats. Lighting will have restricted times of use until 22.00 hours and will follow Guidance Note 8 Bats and Artificial Lighting GN08-2023 published by Bat Conservation Trust and Institution of Lighting Professionals, and ILP Publication 1 for the reduction of obtrusive light GN01-2021. This may result in reduced lighting levels and/or hours of use than what is currently on the plans and planning report.

Proposed lighting along northern path connecting Ashtown Train Station to Glendhu Park will be Bat Friendly. Setting out and details in agreement with Ecologist.

Cowls and lighting type will allow a high level of control of the timing of lighting, the direction of lighting and energy consumption minimisation.

The lighting control chosen shall allow for lights to with control systems to allow dimming / switching off and activation during certain times of the night.

All fittings shall be LED light fittings which seek to limit attractiveness to insects.

The height of the fitting and setting out will ensure that Guidance Note 8 Bats and Artificial Lighting GN08-2023 published by Bat Conservation Trust and Institution of Lighting Professionals will be adhered to. The Parks department will work with the public lighting department in order to get the best possible lighting solution in terms of Lux, Bats, installation and long term maintenance

## Dart +:

We are aware of the proposals for DART + which may have some temporary implications within our Part 8 red-line boundary around Ashtown Train Station. At construction of DART + local adjustments may be needed at the entrance to the park but that will not impact these proposals.

## Active Travel

In line with council Active Travel policy, the following improvements are proposed to support greater permeability and sustainable means of active travel to the park and its amenities:

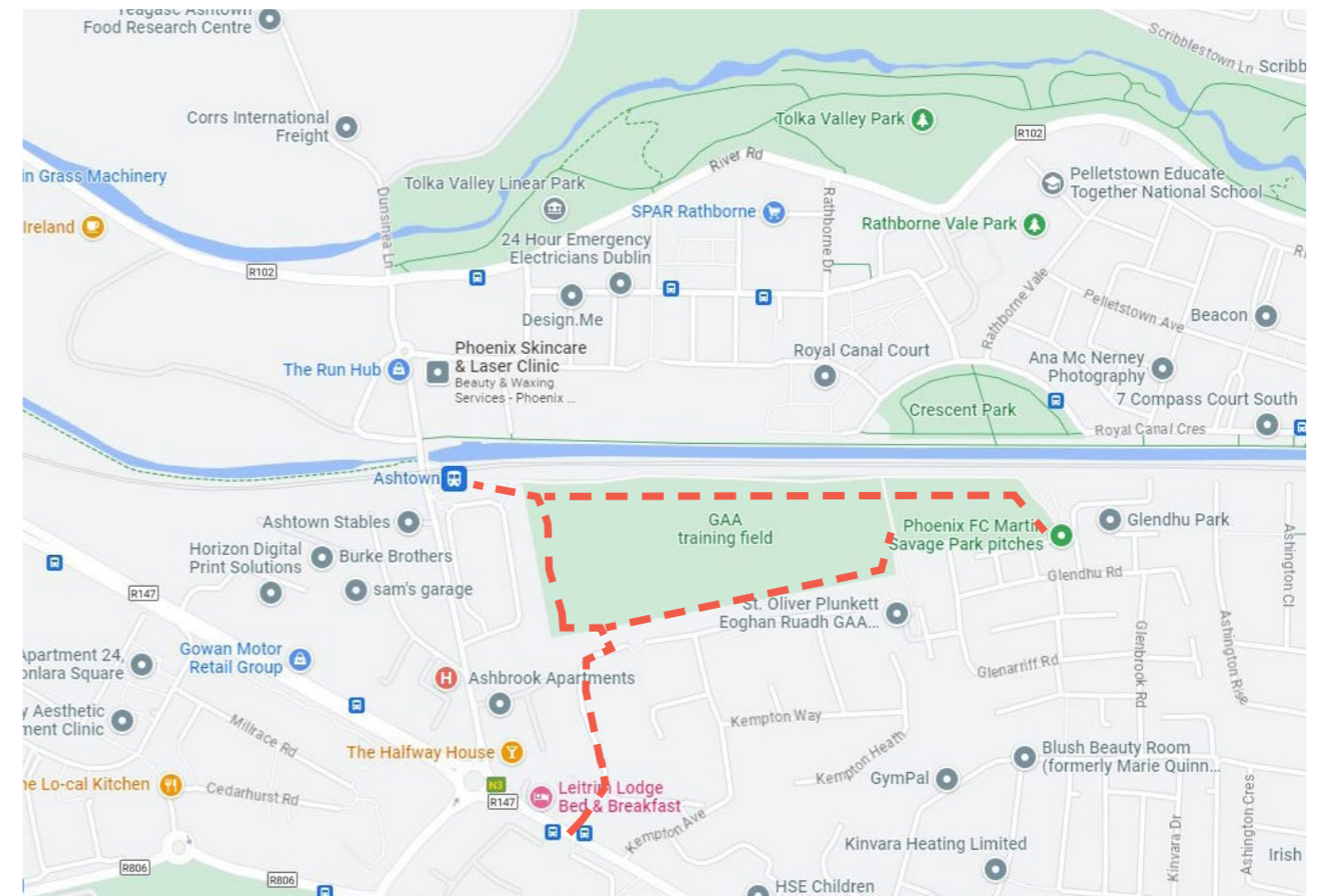
1. A path has been added to the South and West side of the playing fields (Kempton & Martin Savage) to create a perimeter path for recreation. 2. No new entrances to the park from Kempton Estate will permit enhanced access to the park and its amenities. The new entrances will be designed to complement the building materials and architectural style of the houses.
2. 3. No bicycle park zones are proposed each allowing the parking of 20 bicycles. This will allow park users to travel by bicycle which will mitigate the volume of traffic and parking in the residential areas adjacent to the park. A % of these bicycle stands will allow for cargo bikes. The number of bicycle stands can be increased in the future subject to demand. There will also be 4. No stands at the play area.
3. The existing path along the north of the park will be widened to 3.5m wide to allow for shared cycle and pedestrian access. This will allow those accessing Ashtown train station from the Glendhu end to cycle through the park. This route will be lit with public lighting.

## FLOOD MITIGATION and SITE DRAINAGE

Due to location of the site next to an area of previous flooding, DCC appointed McCloy Consulting Engineering to provide Surface Water Management Plan, Site Specific Strategic Flood Risk Assessment and detail advice around attenuating water under the all weather pitch. These reports are included separately within the planning package. The project has been designed to ensure there is no increased risk of flooding as a result of the proposed works.



1 Bicycle Parking



1 Improved permeability and circulation

**END**