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Engineering & Project Management

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Planning Statement

**Construction of New All Weather Pitch with Floodlights
At Tallaght Town AFC, Carolan Park, Kiltipper,
Tallaght, Dublin 24**

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1. INTRODUCTION

Tallaght Town AFC is one of the oldest soccer clubs in Tallaght. Following many years of renting pitches in the area, after a successful merger in 2017 with Postal Aylesbury FC saw the club return to their traditional home ground, Carolan Park, off the Kiltipper Road.

With 22 teams and 280 members the club has transformed a neglected 10-acre site into a facility for all the young footballers of Tallaght. The site development is a continuous process with the latest achieved milestone being the completion of a new club house in 2019. This however is just one step in the process of developing it into a top-class facility with an academy and eventually, senior teams.

The next key step is providing year-round training facilities enabled by the development of an all-weather pitch.

2. BACKGROUND

In common with all outdoor activities, the reality of the Irish climate means that activities are commonly curtailed due to waterlogged and unplayable pitches. Carolan Park's location at the foothills of the Dublin mountains exacerbates the issue somewhat, and it is not uncommon for the facilities pitches to be out of action for extended periods during the winter months.

The solution proposed in common with most outdoor games-based clubs is the development of Astro turf all-weather facilities.



Figure 1: Carolan Park

3. EXISTING SITE

The site occupies an area of 0.714 hectares which is accessed from Ballymana Lane at the western side of the site giving access to a carpark which is directly adjacent to the entrance gate with space for 96 cars and 3 disabled spaces. Moving eastward onto the site proper, the recently completed club house is on the western boundary. The main football pitch is currently located on the northern boundary of the site and runs in an East/West direction.

Smaller training pitches are located to the south of the main pitch and are separated from same by a barrier which surrounds the main pitch. A line of floodlights is located between the pitches with a second at the northern boundary.



Figure 2: Existing Site

The Screening Report for Appropriate Assessment of development at lands at the Tallaght Athletic Football Club, Carolan Park, Ballymana Lane, Kiltipper, Dublin 24 was completed by OPENFIELD Ecological Services back in 2017, as a part of previous Planning application Reference: SD17A/0025 and Landscape visual impact assessment. Report conclusion as quoted:

“Conclusion and Finding of No Significant Effects

This project has been screened for AA under the appropriate methodology. It has found that significant effects are not likely to arise, either alone or in combination with other plans or projects to any SAC or SPA.”

4. PROPOSED DEVELOPMENT

The proposed development will consist of the construction of a new all-weather Astro turf full size pitch measures 105 m x 68 m and located to the south of the existing pitch and running in a South-west / North-east direction.

The pitch shall be complete with an underground drainage system which will collect all rainwater run-off and convey same to a new soak away located at the southwest of the new pitch.

A Paladine fence shall surround the pitch with gated access to restrict use for approved usage.

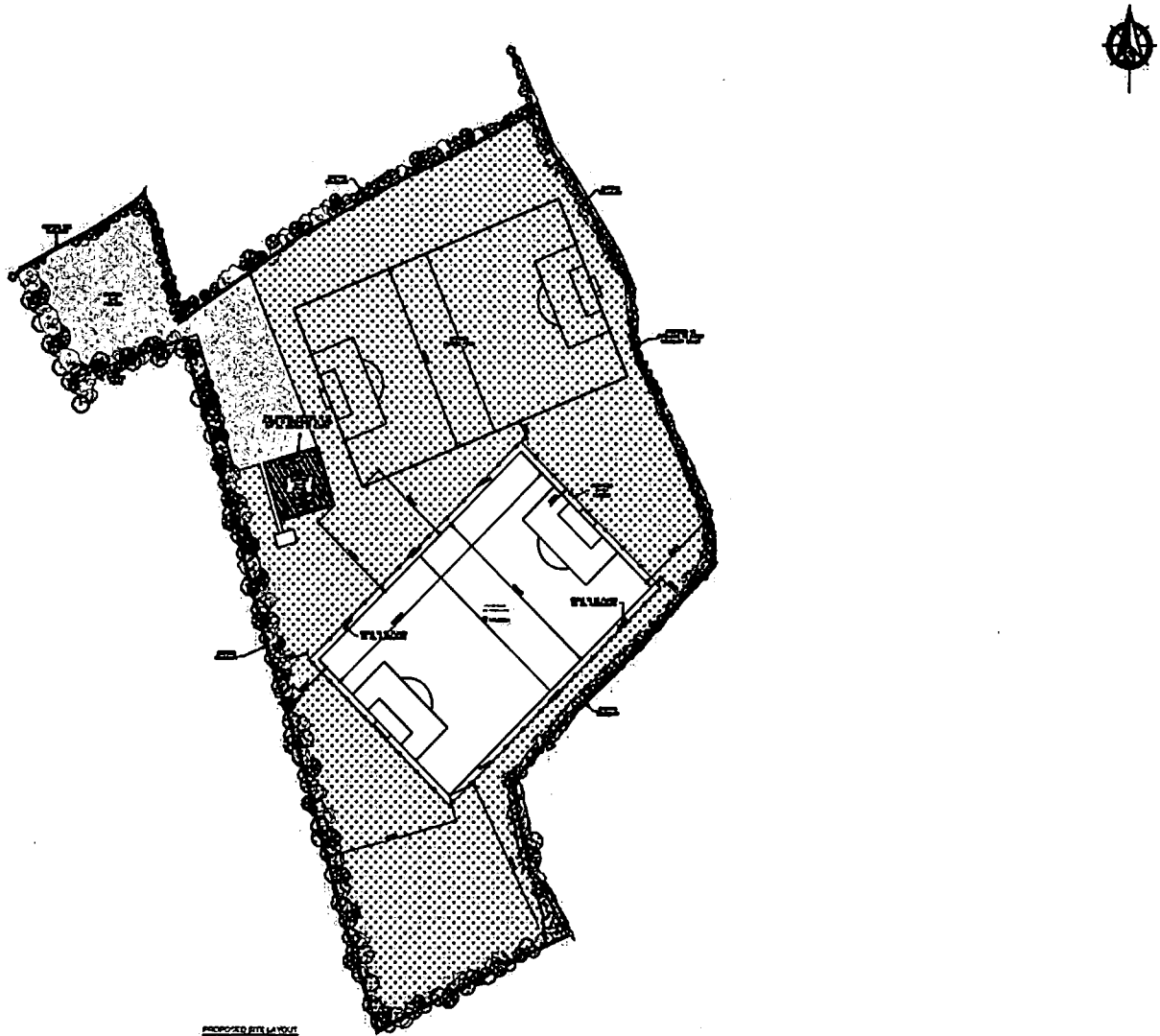


Figure 3: Proposed Site

To increase the usage of the pitch a new system of floodlights will be installed, a full lighting design for which has been completed.

There is likely be a residual impact to the bat populations from light spillage. For this reason, a compensatory native hedgerow of at least 100 meters, with native trees, will be planted around the car park. This will provide further insect availability and feeding and commuting zones.

The area of rough vegetation around the hedgerows will be expanded by 1 metre along the boundaries to allow longer grass to develop. This will particularly benefit the brown long eared bat.

Cowls to be placed on all floodlights to direct lighting to the ground level.

Restricting the time that the lights are on, as recommended, will ensure that bats have optimum feeding availability in the summertime. Time clock will be fitted to lighting distribution board to switch the fixtures on/off at the 9:30pm (summertime).



5. Summary

Tallaght Town AFC holds an important place in the community of west Tallaght and provides essential facilities and activities for the youth of the area. The club currently has a membership of almost 300 children and imbues in them an ethos of health and wellbeing, fitness, responsibility, and comradery.

The clubs long term commitment to the community is demonstrated in their continuous efforts in developing the site.

This project is central to that development and will facilitate an increase in activity at the site and stimulate a growth in the club membership providing an outlet for the youth of Tallaght in a safe, secure and supervised arena.