DESIGN STATEMENT

Construction of New Natural Grass Playing Fields

at

Rathcoole Park

October 2026

For

South Dublin County Council

Sports Labs Ltd
1 Adam Square
Brucefield Industry Park
Livingston
EH54 9DE

Contract Number: 2430

Issued by: Sports Labs on behalf of South Dublin County Council

Development: Construction of new natural grass playing fields primarily for GAA use, as part of a wider development

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1 INTRODUCTION

1.1 Sports Labs Ltd has been appointed on behalf of South Dublin County Council to develop an application for planning approval for a proposed new natural grass playing field at Rathcoole Park, Rathcoole, Co. Dublin.

1.2 The proposed wider development comprises a social and affordable residential neighbourhood, playing pitches and associated open space, access infrastructure and supporting facilities on a site of approximately 11.4 hectares located to the south-east of Rathcoole Village, County Dublin. The site is situated immediately south-west of Rathcoole Park, with the River Camac forming its eastern boundary. Coolamber Drive, Coolamber Road and Greenogue Drive define the northern edge of the site, while Rathcoole Woodlands extends along the western boundary towards the residential areas in the vicinity of Mullally's Lane Roundabout. Agricultural lands lie to the south and south-west. Part of the approved Department of Education school development (Reg. Ref. SD23A/0336) and Mullally's Lane are also included within the application site. In order to assist in the approval of planning permission and the development of the proposed project, this document shall outline the scope of works and considerations within the local environs and to facility users and residents.

1.3 This statement shall discuss design considerations regarding layout and further considerations in relation to the playing pitches

1.4 Site Address

Rathcoole Park
Rathcoole
Co. Dublin

1.5 Applicant Address

South Dublin Council
County Hall
Tallaght
Dublin 24
D24 A3XC

2 PURPOSE OF THIS DOCUMENT

The Design Statement has been compiled as a short document to provide detail of the pitch proposals to accompany the planning application submission. The report has been published in line with government recommendations, whereby the design statement is a short report accompanying and supporting a planning application, to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The level of detail required in a design statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application but need not be long.

3 CONTEXT

3.1 Project Ireland 2040

3.1.1 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.

3.1.2 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.

3.1.3 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

3.1.4 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.

4 DESIGN OVERVIEW

4.1 South Dublin County Council are looking to enhance their sport provision. The development will see a new full size 3G pitch which will be of great benefit to the community, primarily facilitating GAA. The new pitch will be supplemented by ballstop netting behind goal areas and lateral pitch drainage system.

4.2 The land outlined for the development area is a natural grass playing field along with an overgrown area and some trees. All site preparations for this project are being undertaken by others.

4.3 The development area is within the grounds of Rathcoole Park. The N7 motorway is located North of the development area with residential housing to the East and West. A new sports pavilion is to be constructed to the West of the pitches which will including changing facilities and toilets.



Figure 1 – Rathcoole Park

4.4 Pitch Dimensions

4.4.1 The playing fields will feature 2no. fullsize GAA pitches, and a reduced size pitch in line with GAA GO Games specifications. The full-size pitches will be set out at 130.0m x 80.0m, with a minimum 5m runoff to the full perimeter. In line with the latest GAA guidance there will be a 6m buffer zone between the two pitches.

The reduced size GAA GO Games pitch has been set out at 104.0m x 60.0m, again with a 5m runoff to the full surrounds.

4.4.2 The facility has been designed to comply with the requirements outlined in GAA Official Guide – Part 2 (March 2026)

4.5 Drainage Design

4.5.1 The pitch will consist of a parallel drainage system of 80mm porous lateral drainage pipes laid at 4.0m centres along the length of the pitches. These shall connect into a 150mm porous carrier drainage pipe which will transfer surface water run-off to the new outfall to adjacent stream.

4.5.2 The pitch construction is to be controlled by Key Stage Inspections (KSI's) at each phase of construction. This will allow porosity testing to be carried out in line with BS EN standards to ensure that the pitch is draining correctly at key stage of construction.
It shall be ensured during the laying and installation of new parallel drainage system on site that lateral drainage is laid across the pitch in such as way so not to disrupt any existing services.

5 PITCH CONSTRUCTION

5.1 Subbase/Base Layer

5.1.1 The pitch construction shall be formed on a new formation level following site preparation works by others, where a new Geotextile layer will be installed. The pitch construction shall consist of a minimum 300mm topsoil material. If suitable this shall be site won topsoil material which shall be respread following creation of the new formation level. The top 100mm shall then be ameliorated with high quality sand. In order to ensure water infiltrates through the pitches, sand slitting at 1m centres across the width of the pitches shall also be undertaken.

5.2 Ballstop Netting

5.2.1 As per GAA guidance, 12m high tensioned ballstop netting is to be installed 25m wide behind all goal areas.

6 PROPOSAL SUMMARY

6.1 In view of the proposals outlined herein, we request that the proposal be accepted with the following key points;

- The new facility will provide high-quality natural grass pitches, allowing for increased participation, expansion and development of local teams, strengthening of links already in place with local sports teams.
- This new facility will have line markings for GAA.
- The proposal ensures that surface water run-off is adequately managed and does not increase the flood risk.
- The proposal would not result in an unacceptable impact to any residential amenity.

END OF REPORT