



## DESIGN AND ACCESS STATEMENT

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### CONSTRUCTION OF NEW SYNTHETIC BOWLING GREEN

At

Sean Walsh Memorial Park

For

South Dublin County Council

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



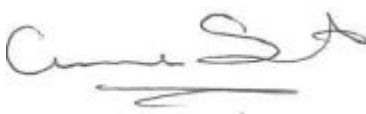

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Development: Construction of a new synthetic bowling green

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## CONTENTS

1	INTRODUCTION .....	4
2	PURPOSE OF THIS DOCUMENT.....	5
3	CONTEXT.....	5
4	DESIGN OVERVIEW .....	6
5	BOWLING GREEN CONSTRUCTION .....	7
6	ACCESS OVERVIEW .....	9
7	PROPOSAL SUMMARY .....	10

Figure 1 – Sean Walsh Park Bowling Green Proposed Location (Red Boundary) .....	6
Figure 2 – Typical Woven Non-Infill Turf System .....	8
Figure 3 – Typical Twin-wire Fencing System .....	8



# 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 synthetic bowling green in Sean Walsh Park, Dublin.
- 1.2 Facility construction inclusive of a new non-infill woven synthetic turf system suitable for World Bowls Accreditation, including maximum 3.0m perimeter fencing, a parallel drainage system and SUDS design with attenuation provided within bowling green construction.
- 1.3 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, to facility users and residents.
- 1.4 This statement shall discuss design and access considerations regarding layout and further considerations in relation to the wider scheme.

## 1.5 Site Address

Sean Walsh Park  
Whitestown Way  
Tallaght  
Dublin

## 1.6 Applicant Address

South Dublin Council  
County Hall  
Tallaght  
Dublin 24  
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## 2 PURPOSE OF THIS DOCUMENT

- 2.1 The Design and Access Statement has been compiled as a short document to provide detail of the build proposals to accompany the planning application submission. The report has been published in line with government recommendations, whereby the design and access 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 and access 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 Context Summary

- 3.1.1 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.

### 3.2 Project Ireland 2040

- 3.2.1 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.
- 3.2.2 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.



- 3.2.3 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
- 3.2.4 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 sporting provisions. The development will see a new bowling green facility constructed. The new green will be supplemented by full perimeter fencing for security protection purposes, and lateral drainage system.
- 4.2 The land outlined for the development area is an area of natural grassland within Sean Walsh Memorial Park, Dublin.
- 4.3 The works to which this planning application relate include a new perimeter fencing system provided to surround the green. This shall consist of a maximum 3.0m high twin-wire panel fencing system. Full details in supporting construction details drawing.

### 4.4 Site Description

- 4.4.1 The site is located at Sean Walsh Memorial Park (see Figure 1). The proposed location of the bowling green is within the existing grassland and vegetated area in the south-west environs of the park. The design has taken account of this and the current proposed site layout agreed following a site dimensions and orientation exercise between all relevant parties.
- 4.4.2 The Whitestown Stream is located to the south of the planned location, residential dwellings to the west, existing sports area to the north, and grassland to the east.

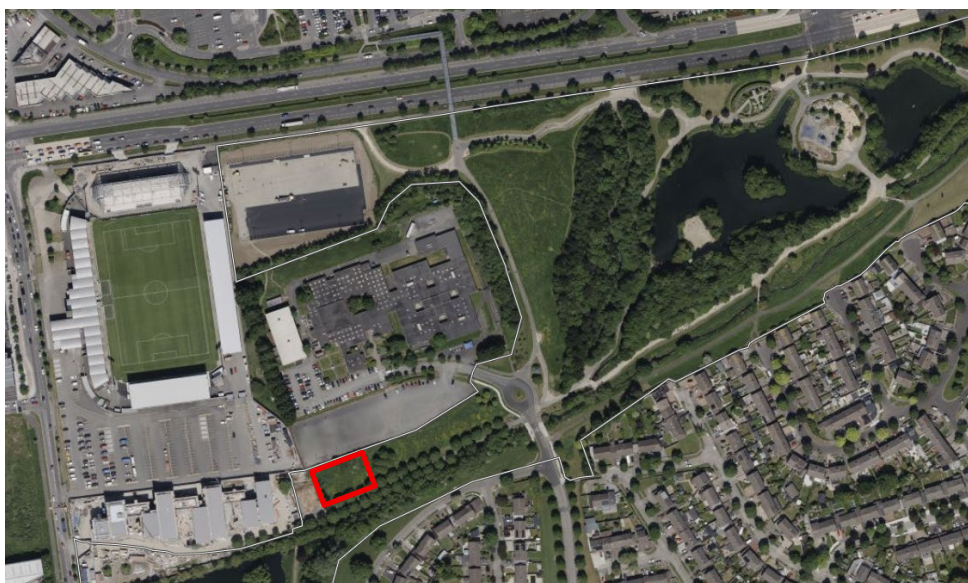


Figure 1 – Sean Walsh Park Bowling Green Proposed Location (Red Boundary)



## **4.5 Site Dimensions**

- 4.5.1 The total area of the bowling green construction which includes synthetic turf and hardstanding path shall be 35.0 m x 32.0m. The facility has been designed to comply with the requirements outlined by World Bowls.

## **4.6 Drainage Design**

- 4.6.1 The bowling green will consist of a parallel drainage system of 80mm porous lateral drainage pipes laid at 6.0m centres across the width of the surface. These shall connect into a 150mm porous carrier drainage pipe which will transfer surface water run-off to a local surface sewer network connection at a restricted rate of 1.0 l/s per sec. Due to inherent sub soil conditions, dealing with the surface water by other means, such as infiltration is not possible. The surface water will therefore be attenuated within the bowling green sub-base and discharged at the restricted rate.
- 4.6.2 The bowling green 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 surface is draining correctly at key stages of construction.
- 4.6.3 During the laying and installation of the new parallel drainage system on site, it shall be ensured that lateral drainage is installed across the green in a manner that does not disrupt any existing services.
- 4.6.4 The green itself will consist of a sub-base construction 300mm thick, which when specified at 30% voids within the system shall provide natural attenuation for surface water run-off. This is substantial over the proposed bowling green area and is more than adequate for a surface of this nature in this location, based on Sports Labs' >20 years' experience designing sports facilities alongside supporting SUDS calculations.

# **5 BOWLING GREEN CONSTRUCTION**

## **5.1 Subbase/Base Layer**

- 5.1.1 The bowling green construction shall consist of the excavation of the existing grassland area to a depth of approximately 300mm to new bowling green formation where a new Geotextile layer will be installed. The bowling green construction shall consist of 300mm of modified type 1 stone which is overlayed by a minimum 40mm of open texture base layer. The new bowling green area is to then have a new surface levelling layer applied, 25mm thick, thereby providing a level surface to meet the required design tolerances. See drawing 350. for construction details.

## **5.2 Synthetic Turf**

- 5.2.1 A new non-infill woven synthetic turf system is proposed. The turf system consists of high-quality texturised fibres to provide the required performance characteristics for World Bowls accreditation. It should be noted that no infill materials will be installed as part of the system; therefore, the proposed surface is not affected by the ban on the sale of rubber and plastic infill materials, which will come into effect in September 2031.





Figure 2 – Typical Woven Non-infill Turf System

### 5.3 Perimeter Ditch

- 5.3.1 The bowling green will be enhanced with a shallow ditch trench all the way round the perimeter of the synthetic turf – just beyond the boundary line, as a measure of stopping the bowls from escaping the green.

### 5.4 Perimeter Fencing

- 5.4.1 The new bowling green shall be enclosed by a maximum 3.0m high twin-wire perimeter fencing (see Figure 3) system full perimeter. All fencing, including gates shall be coloured black to RAL9005 and all supported by an intermediate post system.



Figure 3 – Typical Twin-wire Fencing System

- 5.4.2 Double gate access shall be provided for vehicular/ maintenance access to the bowling green and single gates for pedestrian access. The gate locations will be identified at a detailed design stage.



- 5.4.3 Rubber washers are to be installed at all joints of the fence panels in order to reduce rattling of the fence.

## **5.5 Hardstanding Perimeter Path**

- 5.5.1 There will be a hardstanding path round the full perimeter of the synthetic bowling green. This will sit inside the fencing system. The path construction will consist of a minimum 40mm of open texture base layer. The path will then have a new surface levelling layer applied, 25mm thick, thereby providing a level surface. The area will be enhanced with seating to allow for spectator viewing.
- 5.5.2 Please note that at the detailed design stage, provisions for wheelchair access will be incorporated to ensure that the new facility is fully accessible and inclusive for all users. Furthermore, the facility will not proceed to construction without the full consideration and integration of these accessibility requirements.

## **5.6 Noise Impact**

The noise impact from lawn bowls activities is very low. Play involves small, smooth bowls rolled gently across a grass or synthetic surface, producing only minimal sound levels — typically limited to light impacts between bowls and occasional conversation among players. There is no use of powered equipment, amplified sound, or high-intensity physical activity. As a result, typical ambient noise from lawn bowls is comparable to normal outdoor conversation and well below levels that would cause disturbance to nearby residents or sensitive land uses.

# **6 ACCESS OVERVIEW**

## **6.1 Site Access**

- 6.1.1 Access to the development area for construction purposes will be from the public access hardstanding access routes, which can accommodate vehicular traffic. A suitable traffic management plan will be implemented to accommodate this. This will also be the proposed access route for pedestrian traffic who plan to use the facility, if constructed, with vehicle parking accommodated at nearby public parking provisions, to limit any impact on any residential properties.
- 6.1.2 The proposed development will actively promote sustainable travel choices for all users of the bowling green. Users will be encouraged to access the facility by sustainable modes of transport wherever possible. For those who choose to travel by car, car sharing will be promoted to minimise vehicle numbers and associated environmental impacts. The site benefits from a well-connected location with close proximity to existing Dublin Bus and Luas services, and the use of public transport will therefore be strongly encouraged. At a local level, the surrounding area is well served by established footpaths and cycleways, enabling safe and convenient access for pedestrians and cyclists.
- 6.1.3 Arrangements for access to the bowling green will be further developed in consultation with local clubs within the identified usage catchment as part of the detailed design process. These discussions will ensure that access, operational arrangements, and long-term management of the facility are fully aligned with anticipated usage patterns and the functional requirements of the bowling green.



## **6.2 Facility Opening Hours**

6.2.1 It is proposed that the facility operates under the following hours;

- Monday to Friday up to 22:00
- Saturday and Sunday up to 21:00

6.2.2 The hours of use will be subject to seasonal variations but shall remain confined to those specified above.

6.2.3 The hours outlined above will allow the bowling green to be used daily, including evenings and weekends, thereby increasing the current provision compared to the existing grassland .

## **7 PROPOSAL SUMMARY**

7.1 In view of the proposals outlined herein assessed against relevant planning policies and considerations, we request that the proposal be accepted with the following key points;

- The new facility will provide an all-weather surface for daily, evening and weekend use subject to seasonal variations, allowing increased participation, expansion and development of community sports and local teams, strengthening of links already in place.
- This new facility will accommodate all year round bowls making it a valuable asset for the community.
- The proposal ensures that surface water run-off is adequately managed and does not increase the flood risk, noted as very low for the facility.
- The proposal would not result in an unacceptable impact to any residential amenity.
- The proposal does not include any infill materials in proposed turf system and as such is not impacted by the infill ban in the EU.
- The proposal will not increase noise levels above normal conversation levels, therefore limiting any impact on residential properties.



**END OF REPORT**