

**Proposed Development of a Regional Sporting Facility &  
Associated facilities at Drummagh Td., Attinfinlay Td and  
Keenaghan Td, Carrick on Shannon, Co. Leitrim.**

**Part 8 Briefing Report**



**Comhairle Chontae Liatroma  
Leitrim County Council**

## Contents

Introduction .....	3
Site Location & Scope .....	3
Planning .....	4
Zoning .....	4
Policy .....	4
Objectives .....	5
The Carrick Local Area Plan 2010-2019: .....	7
Nature & Extent of the Proposed Development: .....	8
Site Masterplan.....	12
Architectural Design.....	13
Engineering Design .....	13
Environmental Impact Assessment Screening.....	13
Appropriate Assessment – Screening Statement .....	13
Invasive Species .....	13
Archaeology .....	13

## Introduction

The following report is a summary of the main features of the proposed development located in Carrick-On Shannon. It is proposed to construct a regional multi-use sports facility with public access.

The Shannonside Recreational Campus (SRC) is an all inclusive Recreational and Multi-sport Campus servicing the Upper Shannonside Region. This facility will service a wide range of sporting and recreational pursuits catering for junior and senior participants, teams and individuals, amateurs and elite athletes across a range of field, track and indoor disciplines.

The purpose of the Shannonside Recreational Campus is to build a regional sports campus to serve the needs of the entire community. A campus that will ensure that everyone, regardless of their ability, age or gender, can play, perform and participate in their chosen recreational activity to their best ability.

The Upper Shannonside region is rich in culture, landscape, history, literature, and art, the SRC aims to serve the needs of the people of this region – the people who grew up here, people who have return after being away, and people who have come here to build lives for themselves and their families. The SRC is a place where these people can gather.

## Site Location & Scope

The proposed site is located on an existing green field site to the North East of Carrick-On-Shannon Town center. The proposed site is located adjacent to two existing GAA pitches (Páirc Séan Mac Diarmada & St. Mary's GAA). The site location can be seen outlined in red on the attached site location map. The site is comprised of two existing agricultural fields with the East side of the site bounded by the Castlecara Road. The site covers an area of 6.3 Ha.

The proposed site is within walking distance of the Town center and is serviced by footpaths from the Town. The site is also easily accessible by other forms of transport such as bicycle and vehicle, with ample bus set down & parking, vehicular parking & bike parking all proposed within the development.

There are currently no mixed use sporting facilities located within the county or the surrounding areas. The mixed use sporting facility will serve the needs of the entire community. All weather pitches, indoor courts, gym & athletics facilities will ensure the local population can access sporting facilities year around. They will also have access to facilities not provided locally, with the benefit of keeping the contained in a single area. The proposed development will also serve existing sporting clubs within the local area by offering facilities local clubs may not have access to such as gyms, all weather pitches, in-door and out-door training, physiotherapy rooms & meeting rooms. This sporting facility will be a comprehensive all-inclusive unit catering for the sporting needs of people in the locality and the Shannonside region.

## Planning

The proposed site as described above is not currently subject to any current or previous planning applications. It is proposed to submit a part 8 planning application for the proposed development.

## Zoning

The Carrick-On-Shannon Area Plan has zoned the proposed site as “General Development”. General Development is defined as “Lands which may be considered suitability for a wide variety of mixed uses which support those of the Core, where the environmental impact of the proposed development on neighbouring uses will be a determining factor”

The surrounding lands consist of a mix of zoned land including, the existing GAA pitches adjacent to the site with are zoned as “Social & Community”. These lands have reached development capacity. Lands to the North & North West are zoned “Primary Residential”. These lands are currently undeveloped. There is a large quantity of land zoned residential which is currently undeveloped. Lands to the East of the proposed site is zoned “Enterprise and Employment”.

Due to the close proximity to residential zoned areas, existing residential areas, existing educational, existing sporting & urban areas, The proposed development location is ideally situated for the needs of the area and in line with the county development plan.

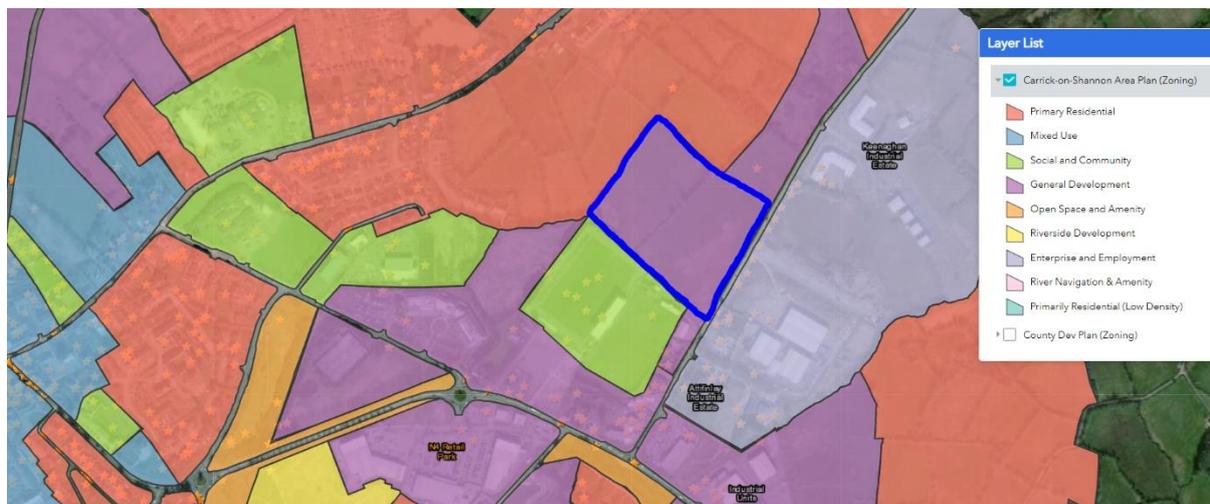


Image showing the existing zoning under the Carrick-On-Shannon Local Area Plan. The proposed site is outlined in Blue.

## Policy

The proposed SRC Sporting facility development will tie in with the relevant national and regional policy as outlined in the County Development Plan 2015-2021 as well as the following specific policies.

The County Development Plan 2015-2021 states the following:

The provision of recreation and amenity facilities is an important aspect of delivering sustainable communities. It is crucial that the facilities provided cater for all age groups and are accessible by all. The role that good quality recreation and amenity facilities can play in ensuring a healthy and active community is recognised by the Council.

The Council believes that the County possesses some of the finest countryside in which to pursue outdoor recreational pursuits. Recreational opportunities are some of the County's greatest assets and are seen by the Council not just as an enrichment of the lives of the County's existing residents, but also as a potential draw for new residents, investors and tourists. The Council will therefore welcome any proposed development of recreational activity in the County, subject to the protection of the environment, health, safety and traffic issues.

Section 4.10.5 Sport and Recreation of the County Development Plan states:

This Council recognises that Gaelic Games are by far the biggest outdoor pursuit in the County and have the best network for delivering sports participation in the County at present. The Council is committed to the further development of GAA facilities in line with its commitment to the development of all sporting and outdoor recreational pursuits within the County. While the Council recognises the strong network of GAA and the sporting facilities provided by the GAA, the Council is aware that the County is poorly provided for in terms of the range of sports facilities outside of GAA-related sports.

The following two policy's are outlined under the same section of the Plan.

<b>Policy 111</b>	It is the policy of the Council to ensure appropriate high-quality recreational and amenity facilities are available in urban and rural areas.
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<b>Policy 112</b>	It is the policy of the Council to work in conjunction with the Leitrim Sports Partnership in the development of sporting facilities in the County.
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### Objectives

Under section 4.10.5- Sport and Recreation, of the County Development Plan the following objectives have been identified:

<b>Objective 102</b>	It is an objective of the Council to implement the Council's Development Contribution Scheme to secure new recreational and amenity facilities and the improvement of existing recreation and amenity facilities.
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<b>Objective 103</b>	It is an objective of the Council to seek a greater variety of provision of recreation and amenity facilities to reflect the demand of a growing and diverse population.
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<b>Objective 104</b>	It is an objective of the Council to actively encourage and support the provision by private developers of additional recreational and amenity facilities across the county, including swimming pools, gyms, play-areas, playing pitches, horse-riding arenas, playgrounds or other such amenities, in appropriate locations.
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<b>Objective 105</b>	It is an objective of the Council to continue the development of the lands at the Aura Leisure Centre, Carrick-on-Shannon, for the expansion of sporting facilities.
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<b>Objective 106</b>	It is an objective of the Council to support and encourage the development of sporting leisure facilities, by the public, community and private sectors.
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The Carrick Local Area Plan 2010-2019 states the following:

**1.01.05 Regional Role**

Carrick-on-Shannon is identified in the National Spatial Strategy as performing regionally strategic, residential, employment, administrative and other service functions.

Leitrim is located in the Border Region. The Regional Planning Guidelines for this region designate Carrick-on-Shannon as a Regionally Strategic Town.<sup>1</sup> The Regional Planning Guidelines for the Border Region, 2010-2022 are currently at Draft stage. Carrick-on-Shannon is located at the border between the Border Regional Authority area and the Western Regional Authority area. Strong socio-economic linkages exist between the Border and Western Regions. The current Regional Planning Guidelines (RPG's) 2004-2010 for the Border Region indicate that Boyle/Carrick-on-Shannon represent one of the key urban influences and business strengths in the Region. The Border Regional Authority's Regional Planning Guidelines also identify that the Shannon catchment in Leitrim/Roscommon provides important tourism and environmental strengths. Carrick-on-Shannon is strategically located at the heart of this catchment.

## 2.10 Recreation & Sports

The Council is promoting Carrick-on-Shannon as a centre of sporting excellence of regional importance. To this end the Council is advocating the development of a Regional Sports Centre in the town, if National policy permits and if funding can be procured.

The development of recreational opportunities along the Shannon will be the main drivers of this strategy.

The Council has developed the former outdoor swimming pool as a fitness and leisure centre, incorporating an indoor pool, fitness centre and all weather sports facilities. This centre will now form part of a necklace of cultural facilities, recreational facilities and parklands, stretching from "The Dock" Arts Centre to the west, along by the riverfront, through the MBNA Park and on towards the existing GAA county grounds to the east.

The development of the Linear Park has contributed greatly to the recreational aspect of the town. It is intended that this park will be extended to link in with the MBNA park which runs to the west of the car park associated with Bank of America. It is envisaged that the amenity lands between the existing bypass and the river will evolve as a low intensity eco-park.

The Council will also seek to ensure that an appropriate range of sports and recreational facilities are provided in the town to cater for the interests of all residents, irrespective of age, sex and physical ability.

The Council believes that the strategic location, excellent transportation links and accommodation base the town enjoys means Carrick-on-Shannon is an ideal location for the development of a sports centre of regional importance. It will continue to promote the town as a location for such a venue.

The Carrick Local Area Plan 2010-2019 contains the following policies:

<b>Policy 7.1a</b>	It is the policy of the Council to support the development of commercial, cultural, leisure and entertainment facilities in the town.
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### 2.10.02 Recreation & Sports Policies

<b>Policy 10.2a</b>	It is the policy of the Council to support the development of sports and recreational facilities in the town to serve the town and wider region.
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<b>Policy 10.2b</b>	It is the policy of the Council to work closely with sporting organisations to encourage the expansion of facilities and the participation by all in sporting activities.
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<b>Policy 10.2c</b>	It is the policy of the Council to promote Carrick-on Shannon as a regional centre of sporting excellence including a purpose built regional sports centre if National policy permits and if funding can be procured.
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<b>Policy 10.2d</b>	It is the policy of the Council to encourage the development of a sports centre of regional importance in the town.
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<b>Policy 10.2e</b>	It is the policy of the Council to ensure appropriate open space and recreational facilities are conveniently accessible to all the people of Carrick-on-Shannon.
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### 2.10.03 Recreation & Sports Objectives

**Objective 10.3a** It is an objective of the Council to seek the development of a Regional Sports Centre in the town if National policy permits and if funding can be procured.

**Objective 10.3b** It is an objective of the Council to secure the development of a network of green corridors in a manner that will integrate them with existing and future developments.

**Objective 10.3c** It is an objective of the Council to link the green areas in the town to create and develop a linear park.

### Nature & Extent of the Proposed Development:

The proposed development includes; A regional sporting facility consisting of one full size all weather pitch, 8 lane running track with an internal grass pitch & athletics field, indoor basketball courts, gym, changing rooms, function rooms, physiotherapy rooms, internal equipment storage, external equipment storage, hurling wall, stand & viewing area, canteen, boiler rooms, offices, site & pitch lighting, site parking & set down, landscaping & all associated site works.

The description of the proposed works and the following should be read in conjunction with the supporting drawings and reports.

### Pedestrian Entrances:

- Pedestrian access will be provided off the existing footpath.
- Shared vehicle lane will be contained within the site entrance to connect to the Castlecara Road.

### Vehicular Entrance:

- The existing access to St. Mary's Kiltoghert GAA Club/ Leitrim GAA will be upgraded to a dual access.
- The existing entrance width will remain the same with a split access provided set back off the road.
- Agreements have been made with St. Mary's Kiltoghert GAA Club and Leitrim GAA in regards to the shared entrance. Please see letters attached with this submission from both St. Mary's Kiltoghert GAA Club and Leitrim GAA in regards to the proposed development.

## Car Parking:

The Carrick Local Area Plan Table 3.1 parking requirements by development type.

<b>Community &amp; Health</b>	
Bowling	3 car spaces per lane
Church	1 car space per 4 seats
Clinics & Group Medical Practices	2 car spaces per consulting room + 1 additional space for reception area
Community Centre	1 car space per 10 m <sup>2</sup> of public floor space
Crèche/ Pre-School Facility	1 car space per employee & 1 per 8 children & 1 set down area per 5 children
Funeral Home	1 per 5 m <sup>2</sup> of gross floor space
Golf Driving Range	1 car space per Bay
Golf/Pitch & Putt Courses	2 car spaces per hole
Hospitals	1 car space per bed
Library	1 car space per 25 m <sup>2</sup> of gross floor space
Nursing Homes	1 car space per 2 beds
Playing Pitch	15 car spaces per pitch
Pool/Gym/Sports Club/Court	1 car space per 10 m <sup>2</sup> of public floor space & 2 per court
School - Primary	1 car space per classroom
School - Secondary	2 car spaces per classroom & 1 per 20 students

### **3.01.07 Parking for the Disabled**

In accordance with the document "Building for Everyone" as published by the National Disabilities Authority the following number of disabled parking bays will be required for all buildings to which the public have access:

- a. 1 for the first 25 standard car parking spaces being provided;
- b. A minimum of 3 where up to 50 spaces are being provided;
- c. A minimum of 5 where between 50-100 spaces are being provided.

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- 2 Pitches require 30 spaces.
  - Sports Hall/Gym/Mixed Activities rooms measure 1401m<sup>2</sup> of public floor space requiring 140 spaces (includes 2 No. courts).
  - A total of 112 will be provided on site to include disable parking spaces in close proximity to the facility entrance and the provision of Electric charging points.
  - The carpark will be provided to the South of the site which is adjacent to the proposed pedestrian access point connecting the site to St. Mary's Kiltoghert GAA and the adjoining car parking facilities at Avant Money Pairc Sean MacDiarmada serving Leitrim GAA.
  - The car park and circulation roads will be constructed with asphalt with some sections constructed out of porous asphalt.
  - The carparking is broken up using a landscaped island within the carpark. Landscaped areas will also be provided around the remaining parking areas.
  - Parking will also be provided for two full size coaches.
  - A turning point and set down area is also provided for both buses and cars.

While it is acknowledged that the site is limited in terms of car parking provision, the option to utilise the car parking at Avant Money Pairc Sean MacDiarmada will address

any car parking shortfall that may arise in times of peak use. A letter to that effect has been submitted with the application and consent in principle from St. Mary's Kiltoghert GAA permitting access to this car park via their property. Having regard to the nature of the proposal in which it is expected that in times of peak activity many will arrive via bus/coach and together with the consents to utilise above the car parking associated with Leitrim GAA and access thereto, the car parking needs of the proposed development will be adequately met.

### Bicycle Parking

- Bicycle parking will be provided by the means of bike racks to the exterior of the dwelling. Some covered bike racks will also be provided.

### Running Track & Field Facilities

- An eight lane, 400m running track with the associated field events is proposed in the Eastern side of the site. This side of the site sits naturally lower than the West side of the site. The club house will sit at a higher level naturally and overlook the track. A stand will also be built into the higher ground to provide a viewing area of the track.
- This facility is proposed in accordance with the IAAF Track and Field Facilities Manual and will include competition areas for running, walking, jumping and throwing events for regional facility level.
- The synthetic surfacing will consist of an EPDM rubber surface with a minimum thickness of 20mm. It shall meet all the requirements of the IAAF Track and Field Facilities Manual for regional facility level. It will be laid on permeable macadam surface with a permeable stone layer below. The track will be laid to a maximum fall of 0.1% longitudinally with a maximum of 1% crossfall towards the inner lanes. A minimum obstacle free zone of 1m will be provided around the perimeter.
- The field facilities will include long jump and triple jump, water jump, javelin throw, discuss and hammer throw, pole vault, shot put and high jump.
- A grass pitch will be located within the track. When not in use for field events this area will be used as a grass pitch.
- A 1.5m high green boundary paladin security fence will be installed around the perimeter of the track with pedestrian and maintenance access controlled via a gate.

### Main Pitch (All Weather)

- The main pitch will be an all weather pitch. The pitch will be full size and cater for sports such as GAA, Rugby & Soccer. The pitch will be designed to comply with all standards published the GAA, IRFU & FAI.
- A 1.5m high green boundary paladin security fence will be installed around the perimeter of the track with pedestrian and maintenance access controlled at the building.

- A covered seated area/stand will also be provided adjoined to the sports hall facility for viewing of training and matches on the main pitch.
- Direct access is provided from the changing rooms, medical rooms gym onto the pitch.

### Sporting Hall

- A hall will be provided with indoor courts, changing rooms, gym, toilets, storage rooms, physiotherapy/medical room, foyer, kitchen, office, & conference room.
- The sporting hall will be double height.
- Direct access from the sporting hall onto both pitches will be provided.

### Surface Water Drainage

- The existing drain to the east of the site will be piped. This pipe will be oversized to allow for use of attenuation also.
- Should conditions be favourable, all surface water shall naturally infiltrate into ground. If required, a surface water pipe will be installed to bring excess surface water to the storm water system. Should this be required, a hydrobreak will be installed to limit the flow to 4 litres/second/hectare discharge.
- The surface drainage for the running track will consist of an infiltration trench adjacent to the inside lanes where it will infiltrate naturally into the ground or if required, be directed into an attenuation system as per the submitted drawings.
- Excess surface water drainage from the building will be directed into bioretention areas/detention basins which will infiltrate into ground. Any excess water which can not be disposed of this way will be attenuated and as per above, the hydrobreak will be installed to limit the flow to 4 litres/second/hectare discharge for attenuation
- The car park surface water drainage will consist of filter strips. Any excess water will be collected by gullies.
- Sustainable Urban Drainage Systems will be used where possible in order to replicate the natural characteristics of rainfall run-off from the proposed development. As well as attenuating the water on site, the quality of the surface water will be improved while also providing an amenity through good quality integrated design. Surface water drainage will naturally infiltrate into the ground and it will be designed so that attenuation will be provided for the 1.0% AEP (1:100 year) storm event.

### Foul Drainage

- Foul drainage will be discharged into the public sewer located on the Castlecara road.

### Site Boundaries

- Site boundaries will be retained where possible.
- The design intent is to use the existing trees to ensure an established mature look to the site.
- Additional planting will be completed within the site.

## ESB Line

- The existing overground ESB line which currently crosses the site will be diverted and placed under ground.
- The ESB have been consulted regarding this and the diversion drawing is attached with this submission.

## Construction Management

- The hours of construction associated with this proposed development will be 07:00 – 19:00 Monday to Friday and 08:00 – 14:00 on Saturdays.
- At all times during the works, the public roadway will be maintained in a neat, tidy and safe condition.
- Any damage to the public road as a result of the proposed development will be made good.
- Any construction and demolition waste emanating from the building process on site shall be managed in accordance with best practice.
- All site construction activities and staff facilities (including car parking) will be accommodated within the proposed development site.
- No discharge during the construction period of cementous materials or residues thereof or of lime, sand, silt or other deleterious material shall be allowed to enter the watercourse.
- Stockpiles of construction materials such as sand, gravel or other erodible materials shall be covered with sheeting to prevent washout of fines during rainfall and that no storage of any construction materials will not take place within 15m of watercourse.
- All oils, lubricants and fuels used during the construction phase shall be securely stored in bunded areas.
- All earth moving activities shall be conducted carefully so as to avoid material entering surface water streams.
- Early seeding of areas of bare soil shall follow earth-moving works to prevent wind blow carrying sediment to waters.
- A Phasing plan has been submitted with this submission.

## Site Masterplan

The site master plan has been designed to maximize the use of the site, While minimizing the impact to the existing site. The site has been split into three levels to accommodate the height difference from the front to the rear of the site, while reducing the impact on the landscape. Screen cover will be provided to the site from existing and planted trees to the boundary of the site. The site car parking has been placed adjacent to the existing carparking for the neighbouring GAA clubs to contain parking to a single area. A shared entrance has been proposed to ensure the existing crossing point on the Castlecara Road is retained and to minimize the impact on the existing road.

## Architectural Design

The Architectural design was completed by Collins Boyd Engineers & Architects Ltd. An Architectural statement has been included with this submission.

## Engineering Design

The Engineering design was completed by Collins Boyd Engineers & Architects Ltd. A flood risk assessment has been completed and attached to this submission. Surface water and foul drainage layouts/designs have been submitted with this application.

## Environmental Impact Assessment Screening

An Environmental Impact Assessment (EIA) screening is required in order to form an opinion whether or not the proposed development should be subject to an EIA, and if so, whether an EIAR should be prepared in respect of it. The EIA screening concludes that there is no requirement for an EIA to be carried out and no requirement for an EIAR to be prepared. The EIA screening has been undertaken by Collins Boyd Engineers & Architects Ltd.

## Appropriate Assessment – Screening Statement

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment, Heritage and Local Government, November 2009) and S.I. No. 476 of 2011 Planning and Development (Amendment) (No.3) Regulations 2011. This requires that screening is carried out for all projects to examine if any effects are likely on Natura 2000 Sites, that is, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). A Screening Report has been prepared by Whitehill Environmental which concluded that a full Habitats Directive Appropriate Assessment is not required. Therefore, in accordance with SI 476, 2011, Section 250, Planning and Development (Amendment) No. 3 Regulations 2011, Leitrim County Council has determined that an Appropriate Assessment is not required. The AA Screening Report is included with this submission. All recommendations as outlined in this report will be implemented as part of the proposed development.

## Invasive Species

Whitehill Environmental carried out an invasive species survey on the site. The report which is attached to this submission noted, no invasive species was found on the site. All recommendations as outlined in this report will be implemented as part of the proposed development.

## Archaeology

An Archaeological Impact Assessment Report was carried out by Byrne Mullins & Associates Archaeological & Historical Heritage Consultants. This report is attached with this submission. All recommendations as outlined in this report will be implemented as part of the proposed development.

