
INTERNAL MEMORANDUM

TO: Elaine Donohoe, Acting Senior Executive Planner
FROM: Simon Wallace, Senior Executive Parks Superintendent
SUBJECT: Part 8 Sallins Amenity Land Masterplan
DATE: 15th April 2022
CC:

I refer to the Part 8 Planning Application (Ref.P82022.01) to for the development of amenity and recreational facilities on 16.8 ha (41 acres) at Osberstown, Sallins, Co Kildare.

Description and Nature of Development

The site is divided into two parcels of land by the Sallins Link Road. 2.2 ha (5 acres) are located to the north and 14.6 ha (37 acres) to the south. The southern lands will consist of a main entrance from the Sallins link road and car parking, secondary pedestrian and cycle entrances from the canal towpath, creation of a path network within the site, 2 natural grass GAA pitches, 2 natural grass soccer pitches, an All-Weather pitch, Playground, Tennis and Basketball Courts, Teen Play area, Wetland area with associated Boardwalk and Bird Watching Tower, Community & Sports Hall building, Restoration of the old stone farm buildings. The northern portion of land will consist of an entrance off the Sallins Link Road with associated overflow car parking area, a path network, enhancement of the existing attenuation area, enlargement of the existing wetland area, platform area with access for canoes to the river Liffey. There will also be associated planting and landscaping with the features and works proposed.

Location & Context

The park will be located on amenity lands either side of the link road from the Sallins By pass and bounded on the southern lands by the Grand canal. The lands are zoned Open Space & Amenity in the Sallins Local Area Plan 2016-22.

Built & Natural Heritage

An AA screening report was prepared for the site. The report concluded that there will be no direct, indirect or in-combination effects on the qualifying interests of Natura 2000 sites from the proposed masterplan for the amenity and recreational facilities proposed for the lands. Accordingly, there will be no significant impacts on the conservation objectives of any Natura 2000 site. Therefore an Appropriate Assessment of the potential impacts on the integrity of Natura 2000 sites is not required.

Planning History

There are no previous known planning permissions for the site.

Kildare County Development Plan 2017-2023

The County Development Plan contains the following objectives which are relevant to this development

RA 1 Zone lands for sports and recreational amenities within Local Area Plans in accordance with established local demands and needs.

RA 6 Encourage the clustering of sport and community facilities and to encourage them to be multi functional and not used exclusively by any one group.

RA 7 Consider the future needs of sporting facilities i.e. capacity, access and community facilities, in the provision of new or in the expansion of existing sporting facilities.

RA 8 Promote town and village centre sites for sports and recreational facilities and to facilitate out of town/village sites, where appropriate, (following a sequential test), in servicing large hinterland communities, where the site includes comprehensive off road parking, conforms to all safety guidelines and is in accordance with the proper planning and sustainable development of the area

GI 1 Facilitate and promote the development of green infrastructure which allows for the development of active and passive recreation and the protection and enhancement of heritage and landscape features.

GI 2 Make provision for habitat creation/ maintenance and facilitate biodiversity by encouraging the development of linear parks, nature trails, wildlife corridors and urban woodlands.

GI 3 Provide a hierarchy of high quality and multi-functional public parks and open spaces network of high quality, well located and multifunctional public parks and open spaces throughout the county and to protect and enhance the environmental capacity and ecological function of these spaces.

GI 5 Connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

GI 6 Enhance and diversify the outdoor recreational potential of public open spaces and parks, subject to the protection of the natural environment.

GI 8 Promote the planting of woodlands,forestry, community gardens, allotments and parkland meadows within the county's open spaces and parks to promote the development of multifunctional amenity areas with enhanced biodiversity value.

RAO 1 Facilitate the provision of a variety of amenities within the county, including natural amenities, walking routes, cycling routes, and sports facilities.

RAO 8 Protect and develop substantial connected networks of green spaces in urban areas and urban fringe areas adjacent to the countryside to serve the growing communities in urban centres.

RAO 9 Identify flagship projects for the River Liffey Valley from Celbridge to Ballymore Eustace

RAO 10 Investigate the feasibility of creating a pedestrian link between the Liffey Valley, the Wicklow Mountains and the Wicklow Way, in consultation with Wicklow County Council, as recommended in the report *Towards a Liffey Valley Park Strategy*.

The Local Area plan for Sallins identifies the following relevant objectives

CRO 2: To seek the establishment of a public town park within Sallins

CRO 3: To improve access to and promote the amenity of the Grand Canal and River Liffey in conjunction with all relevant statutory and non-statutory bodies

3.2.3 Archaeology and Protected Structures

There are no national monuments or protected structures in the immediate vicinity of the site.

Submissions & Observations

Plans and particulars of the scheme were advertised in the Leinster Leader on the 25th January and Liffey Champion on the 29th January 2022. The plans were also on display on Aras Chill Dara from 9:30 a.m. – 4:30 p.m. Monday to Friday for a period from Friday 28th January 2022 until Monday 28th February 2022. Submissions on the plans could be made on the consult portal or in writing before 5.00pm on Monday 14th March 2022.

Attached are a list of the submissions.

There were 182 submissions to the proposals. These were submitted via the Consult Portal and by letter. The issues raised are outlined below and a response to the issues made.

There were 181 submissions largely in favour of the development with suggested design changes proposed for the park. There was 1 submission objecting to the development.

Dog Park

1. An off the Lead enclosed Dog Park be provided in the park to encourage dogs to play together and allow walkers have their dogs off the lead. It should include proper surface, waste station bins, safe entry/exit system, benches to sit on, water station, & agility equipment.

Response

A site for a dog park will be examined at detail design stage. The southern part of the park will be examined to see if it can be located there. If this is not possible then the northern section can be examined. However this would mean one of the pitches would have to be eliminated from the plan.

2. Will the provision of a dog park mean a reduction in pitches?

Response

If the dog park has to be located on the southern side of the park where the pitches are proposed it would mean a reduction of pitches. If located on the 5 acres to the north no pitches will be lost. The best location will determined at detail design stage.

3. A dog park similar in size to St Catherines Park & Corkagh Park should be provided.

Response

The dog park in St Catherines Park is approximately 13,000sq.m (150mx88m) and the dog park in Corkagh Park is approximately 4250sq.m (85x50m). Within the context of the site a dog park similar in size of Corkagh Park can be accommodated on the site. A size the same as St Catherines Park is not feasible. A site for a dog park will be examined at detail design stage. The southern part of the park will be examined to see if it can be located there. If this is not possible then the northern section can be examined. However this would mean one of the pitches would have to be eliminated from the plan.

Circulation – Access, Paths, Cycle lanes and Greenway

1. Active travel should be used to link the lands to Sallins and surrounding areas.

Response

This is outside of the scope of the masterplan but will be discussed with our Public Realm and Transportation Sections to for their consideration.

2. Segregated cycle lane and walking lanes and bike storage lockers and bike maintenance stations should be included.

Response

These will be included in the detail design for the park.

3. Speed on the link road from the Sallins by pass is worrying. Signage and lighting needs to be erected. The Sallins Road Safety group would like to see Pedestrian crossings, rumble strips chicanes.

Response

A pedestrian crossing is proposed in the design. Further traffic calming measures if needed will be examined as part of the detail design and safety audit or the road and pedestrian and cycling infrastructure being installed.

4. Safety of road users along the greenway will be an issue. How will this be addressed.

Response

The design of the greenway is outside the scope of the masterplan being prepared for the amenity lands. This is a matter for our Public Realm and Transportation Departments in conjunction with Waterways Ireland to examine as part of the design and construction of the greenway.

The safety and design of entrances from the park on to the greenway will be included as part of the detail design phase.

5. Safe access for all emergency vehicles should be provided and a defibrillator and first aid station adjacent to each pitch.

Response

Emergency access will be provided from the main entrance to the park from the Sallins Bypass and from the canal towpath. The location and number of defibrillators and first aid stations will be considered in accordance with best practise as part of the detail design of the park.

6. How will the town cope with traffic created by the sports ground.

Response

A traffic assessment has been carried out as part of the Part 8. This indicated that the surrounding road infrastructure can cater for the traffic anticipated associated with the use of the amenity lands. Active travel links to the park and the development of the adjoining greenway will also assist and encourage users to travel to the park on foot or bike rather than by car.

7. How will walkers be protected from cyclists in the park.

Response

The detail design of the park will have regard to how walkers and cyclists can both use the park.

8. A walking track should be provided around the pitches.

Response

Walking paths around the pitches have been provided in the design

9. All paths around the park should be 3m.

Response

The widths of the paths through the park will be determined at design stage in accordance with best practise. The width of paths may have to alter depending on their location and function within the park.

10. Paths are of an inadequate width to accommodate cyclists and pedestrians. 4m paths should be provided to cater for both.

Response

The width of paths to accommodate cyclists and pedestrians will be determined at detail design stage. The need for paths to accommodate both will be examined to determined based on circulation within and through the park from the Sallins Bypass and green route along the canal boundary. Some paths may have to be 4m to cater for movement but other paths may not need to be this width.

11. Paths that intersect the pitches should be wide enough for shared space 3-5m

Response

The width and location of shared paths for cyclists and pedestrians will be determined at detail design stage.

Parking

1. There is a lack of detail provided for cycling parking. The area is likely to attract a high number of cyclists so cycling parking should match car spaces on a 50:50 basis. Cycle parking should be provided at the car park and all entrances. The cycle parking areas should be visible, weatherproof and secure.

Response

The location and extent of cycle parking will be determined at detail design stage. The location, quantity and design will follow best practise.

2. Ample bike parking should be provided near the pitches.

Response

The location and extent of cycle parking will be determined at detail design stage. The location, quantity and design will follow best practise.

3. Electric charging points should be provided for cars.

Response

The number and location of these will be provided as part of the detail design of the park.

4. Disabled and bus parking should be provided close to the pitches.

Response

These will be provided in both parking areas on the northern and southern sections of the park.

5. Parking along the canal side could become an issue and needs to be discussed with Waterways Ireland.

Response

This will be discussed with our Public realm & Transportation Departments in conjunction with Waterways Ireland as part of the detail design phase. The entrance from the canal to the park is only intended for pedestrian, cyclists and emergency vehicles.

Lighting

1. Lighting & CCTV will be needed in car parking areas community centre and toilet facilities.

Response

Lighting will be considered as part of the detail design of the park. It is not proposed to include CCTV at detail design stage. The need for it can be reviewed when the park has been constructed and is in use. Any provision of CCTV will also have to consider its effectiveness, GDPR requirements and the resources to monitor and maintain it.

2. Perimeter paths should be lit with solar power so they are usable in the winter.

Response

Lighting and the use of solar power will be considered at detail design stage. However the location of the park beside the canal and in a still relatively rural part of Sallins will mean it is likely the area is an important habitat for bats. The effect on bats will be a determining factor in whether and where lighting can be provided in the park.

3. Lighting in the park is needed for walkers.

Response

Lighting will be considered at detail design stage. However the location of the park beside the canal and in a still rural part of Sallins will mean it is likely the area is an important habitat for bats. The effect on bats will be a determining factor in whether and where lighting can be provided in the park.

Furniture, Signage & Interpretation

1. Bilingual signs should be provided

Response

Any signage provided in the park will be bilingual with Irish and English.

2. The engineering and architecture history ie canal, leinster aqueduct, railway & M7 should be a theme in the design of the amenity lands.

Response

This will be considered as part of the detail design of the park and also in the development of any interpretation and signage on the site.

3. Public toilets and drinking fountain also should be provided

Response

Toilets will be provided as part of the community/sports hall being considered for the site. The provision of drinking fountains will be included in the detail design for the park.

Accessibility

1. Overall layout should maximise accessibility & inclusiveness. This should be reflected in the choice of street furniture audio/digital signage and information panels about flora & fauna and historical environs.

Response

Accessibility and inclusiveness will be a design consideration as part of the detail design for the park.

Biodiversity

1. Leave the area to nature

Response

The area is needed to be developed for recreation and amenity for Sallins. The protection of biodiversity as part of this will be part of the implementation of the masterplan.

2. Wildlife and biodiversity should be a priority in the plan

Response

Wildlife and biodiversity are an important part of the masterplan with the provision of a wetland area, overflow ditch, allotments, proposed tree planting, retention and protection of the dry canal area and layout design for the southern(5acres) of the site. It will be an important consideration in the detail design also.

3. The inclusion of biodiversity in the plan is welcome given the removal of a hedgerow.

Response

Wildlife and biodiversity are an important part of the masterplan with the provision of a wetland area, overflow ditch, allotments, proposed tree planting, retention and protection of the dry canal area and layout design for the southern(5acres) of the site. It will be an important consideration in the detail design also.

4. The wetland areas, meadow and naturally regenerated sites should have the minimal amount of intervention from planting. A management plan for any

invasive species should be in place and include plans for safe use of herbicide only where need to prevent to remove invasive species.

Response

This will be considered as part of the detail design for the park.

5. The three water features are not needed as the site is surrounded by canal. The area could then be used for a dog park, running track, basketball court GAA & Soccer pitches and more relevant community uses.

Response

Part of the pre Part 8 consultation undertaken in late 2020 found that biodiversity and the provision of other amenities apart from for sports where important to people in Sallins. This has been reflected in the masterplan and will be retained.

6. Best wetlands for wildlife 1.5-2m deep which limits the bigger fish.

Response

This will be considered in conjunction with appropriate ecological advise as part of the detail design.

7. Existing wetlands should not be deeper than 1.5m

Response

This will be considered in conjunction with appropriate ecological advise as part of the detail design.

8. All surface water gully post and drains open to the surface should have amphibian ladders

Response

This will be considered in conjunction with appropriate ecological advise as part of the detail design.

9. The existing overflow ditch should have a riparian buffer zone to both sides of the ditch and be designed in co-ordination with Inland Fisheries Ireland guidance document.

Response

This will be considered in conjunction with appropriate ecological advise as part of the detail design.

10. The wetland area would benefit from small islands for ground birds to nest away from dogs etc.

Response

This will be considered in conjunction with appropriate ecological advise as part of the detail design.

11. Opportunity to provide a pond dipping platform and underwater view to scope the area.

Response

This will be considered as part of the detail design.

12. Invasive species from the canal maybe an issue and can only do limited mitigation. Only native plants should be used when establishing the wetland. Education and signage would be help combat invasive species.

Response

Appropriate design and management will be implemented to mitigate as far as is practicably possible invasive species.

13. Wetland meadows and woodlands would benefit from nesting boxes to cover a wide variety of bird and bat species due to the lack of mature trees. Owls and bats would benefit from this.

Response

This will be considered in conjunction with appropriate ecological advise as part of the detail design.

14. Where is the wild nature and amenity for people to enjoy.

Response

Wildlife and biodiversity are an important part of the masterplan with the provision of a wetland area, overflow ditch, allotments, proposed tree planting, retention and protection of the dry canal area and layout design for the southern(5acres) of the site.

15. The plan is not innovative in the context of heritage, climate change and biodiversity. More land should be dedicated to rewilding.

Response

The land caters for both passive and active recreation so it is not possible to dedicate more land for rewilding. The dry canal and old farm buildings are the most important heritage features on the site and are being retained and enhanced as part of the masterplan. Similarly biodiversity has been considered in the provision of a wetland area, overflow ditch, allotments, proposed tree planting, retention and protection of the dry canal area and layout design for the southern(5acres) of the site. Climate change has also been a consideration in the design of the car parking areas and the attenuation area for the motorway. Any other possible innovations in heritage, climate change and biodiversity will be considered as part of the detail design for the park.

16. All decorative planting, trees, shrubs, bulbs in the park should be native.

Response

Native planting will be used as far as is practically possible. However the use of non-native species also needs to be considered to provide diversity to protect against disease, climate change and assist pollinators.

17. All mature trees and hedging should be maintained with a little pruning as possible. They are a vital habitat for birds and other fauna.

Response

All trees and hedging with the exception of the existing hedgerow along the overflow ditch will be retained as part of the detail design. Appropriate replanting is proposed for the overflow ditch.

18. All planting must be pollinator friendly

Response

The inclusion of pollinator planting will form part of the detail design of the park. However it won't be practicable to have all the planting pollinator friendly.

19. All Ireland pollinator plan to be used as a guide to stretch flowering through the season

Response

This will be used as a guide to plant selection at detail design stage.

20. Establish Areas where solitary bees are able to nest.

Response

This will be considered at detail design stage.

21. With a bird hide being provided encouragement should be given to attract species to the area with suitable native planting, conservation of water areas, bird feeding stations, bird nesting boxes, bat boxes & butterfly homes.

Response

The provision of native planting conservation of water areas, bird feeding stations, bird nesting boxes, bat boxes & butterfly homes will be considered as part of the detail design of the park.

22. Work with Birdwatch Ireland to identify threatened species and suitable habitats that can be installed in the area. These would serve to protect species but also as an educational tool.

Response

This will be considered as part of the detail design.

23. Ample scrubby grass meadow habitats should be provided within 50m of every open water source for semi aquatic wildlife to live.

Response

This will be considered in conjunction with appropriate ecological advice as part of the detail design.

24. Allow as much as possible to grow wild cutting down on maintenance costs and CO2 emissions

Response

This will be considered at detail design stage and in the management of the park.

25. Use signage to highlight native species and allowing the natural environment to be left undisturbed.

Response

This will be considered at detail design stage

26. Outer boundary should have a hedgerow and trees and a meadow. These would benefit absorbing pollutants from cars.

Response

This will be considered at detail design stage

27. Any fencing used should have gaps to allow wildlife through.

Response

This will be considered at detail design stage

28. An outdoor classroom would benefit local community groups

Response

This will be considered at detail design stage. It may be possible to incorporate this into the spectator areas proposed, restoration of the farmyard or provision of the playground or wetland area.

29. Replacement bat habitats should be provided through the site to make up for the removal of bat habitats in Sallins and along the canal.

Response

This will be considered in conjunction with appropriate ecological advice as part of the detail design.

30. Rainwater collection tanks to be used to collect water for the use in the allotments.

Response

This will be considered in the design of any infrastructure particularly buildings at a later stage. The design for any of the proposed buildings does not form part of the current Part 8.

31. A composting area to be provided in conjunction with the allotments.

Response

This will be considered as part of the detail design of the allotments.

32. Any buildings on the site should have downpipe planters to reuse water and benefit pollinators. Bird houses, sustainable building products, green roof, materials should have a low carbon footprint

Response

These factors will be considered as part of the design of any buildings on the site. Only footprints have been provided in the masterplan. A separate consultation and masterplan are required for the proposed combined sports hall and community centre.

33. Mowed grass areas should have singular trees around pitches

Response

This will be considered as part of the detail design for the masterplan.

Allotments & Community Garden

1. Allotments and a community garden should be in the plan.
Response
Allotments are included in the plan. A community garden can be considered within or in addition to these as part of the detail design for the park.
2. Community garden alongside the allotments could offer engagement opportunities for multi-generational Sallins residents.
Response
A community garden can be considered within or in addition to these as part of the detail design for the park.
3. Community garden and allotments would be sustained by water from roof tops
Response
These factors will be considered as part of the design of any buildings on the site. Only footprints have been provided in the masterplan. A separate consultation and masterplan are required for the proposed combined sports hall and community centre.
4. A community garden should be provided to cater for those who an allotment would be unattainable.
Response
A community garden can be considered within or in addition to these as part of the detail design for the park.

Recycling

1. 3in1 bins system should be put in place to collect recyclables and green waste.
Response
Experience of 3in 1 bins haven't worked in public parks and may not be practicable. Green waste collection will only be considered as part of the provision of allotments.

Active Recreational Facilities

1. Sporting facilities needed for a growing population
Response
5no pitches, tennis courts, basketball courts and an outdoor gym are all being provided to cater for sporting facilities for the growing population.

2. Tennis and basketball areas be included as multi-purpose courts for basketball, tennis hockey, volleyball and 5 aside soccer which would maximise their use for all ages.

Response

Tennis courts and a basketball area are provided for in the masterplan. Volleyball could also be included in the tennis court area. An all-weather pitch is proposed on the masterplan and this will be suitable for 5-aside. It is envisaged the design of all weather pitch will cater for soccer rugby and GAA. The use for hockey will not be possible due to this.

3. There is an opportunity to provide an all weather running track in the park around one of the pitches. The local primary school have an athletics programme and could use it. It could be used for community games training which is currently held in the GAA grounds.

Response

It will not be possible to incorporate an all-weather pitch into the masterplan. There is insufficient room to cater for this. However an informal running route will be considered within the detail design. Additionally it is envisaged that the pitches proposed within the masterplan will also be available for use by other sports and not exclusively for GAA and soccer.

4. Two basketball courts should be provided on site and table tennis should also be catered for

Response

Basketball is proposed within the teen area and could also be considered for tennis court area. Similarly table tennis could be provided within these areas or the playground and area around the proposed combined Community Centre /Sports Hall. However the allocation of available space maybe an issue given the variety of facilities and activities that are being provided already within the masterplan. The inclusion of these will be considered in the detail design for the park subject to sufficient space being available to accommodate them.

5. The plan only caters for GAA and cyclists. Every interest should be heard and covered.

Response

The masterplan caters for a wide variety of activities not just GAA and cyclists. Soccer, basketball, tennis and outdoor gym have all been provided within the design. Additionally it is envisaged that other field sports will be allowed use the playing pitches also.

6. Outdoor gym equipment should be provided.

Response

An outdoor gym is provided for in the masterplan.

7. Taking away sports facilities to cater for nonsport activities will effect the sports participants not just soccer and GAA.
Response
The pre Part 8 consultation ascertained that people in Sallins didn't want to have the amenity lands used solely for sporting purposes. They wanted a variety of uses and for sports and non sports and this has been reflected in the masterplan.
8. Sallins needs a skatepark. The skatepark in Naas in not big enough for the growing skateboard community.
Response
The possibility of providing a skatepark has been included in the teen play area on the masterplan. The exact type and design of facilities in this area would be determined after consultation with young people in Sallins.
9. A boules areas should be provided. This should be an all weather area.
Response
It is not included in the masterplan. The demand for this would have to be ascertained first as the provision of such an area wasn't reflected in the pre Part 8 consultation carried out in 2020. Space for it would also have to be found. This may mean another facility within the masterplan being eliminated. It will be considered at detail design stage.
10. The provision for water sports on the Liffey side is welcome but should also be provided on the canal side.
Response
This can be considered as part of the detail design for the park and would also require consultation with Waterways Ireland.

Playground

1. The playground being provided should be for children 10 years and older. It should include a zipline and trampoline and climbing frame. The facility should be visible
Response
These will be considered as part of the design of the playground. Relocation of the site of the playground will be considered at detail design stage.
2. Playground is a good idea but not the best location. It would be more family friendly beside the pitches and the allotments moved to that area.
Response
Relocation of the site of the playground will be considered at detail design stage.
3. Consider children with special needs in the design. The playground should be inclusive. Create a sensory meditation area with tactile equipment, scented

flower beds , chimes, bells and other soft sounds games, different textured tiles/ground for walking.

Response

These will be considered as part of the design of the playground. Relocation of the site of the playground will be considered at detail design stage.

Facilities for Teenagers

1. No space in the village for older children

Response

A teen area has been provided within the masterplan. Consultation with young people will be carried out in Sallins before the detail design of this area is finalised.

2. There is a lack of facilities for teenagers not involved in GAA.

Response

A teen area has been provided within the masterplan. Consultation with young people will be carried out in Sallins before the detail design of this area is finalised.

3. There is a lack of facilities for teenagers not involved in GAA.

Response

A teen area has been provided within the masterplan. Consultation with young people will be carried out in Sallins before the detail design of this area is finalised.

4. A pump track should be provided on site instead of some of the pitches.

Response

There are no proposals to provide a pump track within the masterplan. There are proposals to provide a teen play area. Outline proposals are to provide a parcour / basketball area. Consultation with young people will be carried out in Sallins before the detail design of this area is finalised. If a pump track is a feature young people want as a result of the consultation it can be considered for the proposed teen area.

Sports Hall/ Community Centre/Cultural Centre

1. The proposal lacks detail on the provision of facilities with the Community and Sports Hall. It should be sufficient size to provide for two separate events simultaneously. The indoor hall should have an elevated running track and a large multi purpose community room.

Response

The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site. The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for sports and recreation.

2. Concern about the size of the combined Sports Hall / Community building

Response

The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site. The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for sports and recreation.

3. Community Centre is too small. How will it facilitate cultural interests such as music arts and boating.

Response

The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site. The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for sports and recreation. Regarding catering for cultural activities on the site this again would have to consider the space available in the amenities land and other possible locations in the town. It may not be possible or appropriate to cater for them within the Sallins Amenity Lands.

4. Changing rooms should be provided in the sports hall. They should be available evenings and weekends and cater for both genders.

Response

It is envisaged that changing rooms would be provided as part of the combined Sports Hall and Community Centre. The design is not part of the current Part 8 proposal. There will be a separate consultation and design process for this.

5. The community centre should facilitate the production of live shows and pantomimes. Sallins Dramatic Society currently have no facilities to do this. Space should cater for music art and sports specially in winter when indoor space is needed

Response

The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site. The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for

sports and recreation. Regarding catering for cultural activities on the site this again would have to consider the space available in the amenities land and other possible locations in the town. It may not be possible or appropriate to cater for them within the Sallins Amenity Lands.

6. Clubhouse and car park should be built first. There is no facility in Sallins for meetings or functions.

Response

The initial priority within the masterplan will be to provide for the infrastructure proposed in the masterplan this will include car parking. The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process.

7. Cultural centre (Culturlann) with emphasis on Irish Language and culture and space for yoga and pilates through Irish.

Response

The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for sports and recreation. Regarding catering for cultural activities on the site this again would have to consider the space available, what is already being catered for in the masterplan. Other possible locations in the town would also have to be examined. It may not be possible or appropriate to cater for them within the Sallins Amenity Lands.

8. The community centre / Sports centre is needed as there are no meeting spaces in the town. Changing rooms and indoor facilities are also needed.

Response

The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site. The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for sports and recreation. Regarding catering for cultural activities on the site this would have to consider the space available in the amenities land and other possible locations in the town. It may not be possible or appropriate to cater for them within the Sallins Amenity Lands.

9. The community centre should also provide a dedicated space for a culturlann and performance space for drama and music. The overall footprint of the building needs to 3000-3500sq.m

Response

The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site. The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for

sports and recreation. Regarding catering for cultural activities on the site this again would have to consider the space available in the amenities land and other possible locations in the town. It may not be possible or appropriate to cater for them within the Sallins Amenity Lands.

10. Clubhouse and bathrooms would be best located between the 2 sets of pitches

Response

It is not proposed to change the location of the Sports Hall and Community Centre. This in its current location is approximately 400m from the furthest pitch and this is a short distance to have to travel to access these facilities. It is not proposed to provide an additional facility on the site.

11. Community centre should cater for arts culture, history & heritage

Response

The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site. The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for sports and recreation. Regarding catering for cultural activities on the site this again would have to consider the space available in the amenities land and other possible locations in the town. It may not be possible or appropriate to cater for them within the Sallins Amenity Lands.

12. Community centre should have sufficient changing rooms and meeting rooms to complement the sports areas

Response

The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site. The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for sports and recreation. Regarding catering for cultural activities on the site this again would have to consider the space available in the amenities land and other possible locations in the town. It may not be possible or appropriate to cater for them within the Sallins Amenity Lands.

13. Community centre should cater for badminton and basketball

Response

The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site. The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for sports and recreation. Regarding catering for cultural activities on the site this again would have to consider the space available in the amenities land and other

possible locations in the town. It may not be possible or appropriate to cater for them within the Sallins Amenity Lands.

14. Allowance should be made to provide an expansion area for the community centre. This should be provided for in the land allocated to the allotments and the allotments moved to the wetland area.

Response

The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site. The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for sports and recreation. Regarding catering for cultural activities on the site this again would have to consider the space available in the amenities land and other possible locations in the town. It may not be possible or appropriate to cater for them within the Sallins Amenity Lands. It is not proposed to move the allotments or to eliminate the wetland area.

15. The footprint for the community building is too small to accommodate community needs

Response

The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site. The land is zoned for open space amenity and therefore the priority of any building proposed should be to cater for sports and recreation.

16. Will the changing facilities be correctly specified to cater for all sports who may potentially use the space.

Response

Changing facilities will be provided in the design for the combined Sports Hall and Community Building. The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site.

17. Will there be storage facilities for sports equipment.

Response

The provision and location of these will be considered as part of the detail design of the masterplan. These will be provided in close proximity to the proposed pitches.

18. Facility for Mens & Womens shed.

Response

This would have to be considered for the proposed Sports Hall and Community Centre by a separate consultation and design process.

19. Public toilets needed baby changing facilities, bicycle storage and maintenance
Response
These will be included in the detail design of the proposed Sports Hall and Community Centre. This will be determined by a separate consultation and design process.

20. The buildings should rely on sustainable energy and be heated and powered by green roofs with grey water for toilets.
Response
The design and purpose of the proposed Sports Hall and Community Centre will have to be determined by a separate consultation and design process. This will determine what should be provided on the site.

Playing Pitches

1. The provision of pitches should be the first priority in the plan.
Response
The provision of playing pitches will be a priority of delivering the masterplan for the site.

2. The provision of pitches for soccer and GAA should include that 1no soccer pitch and 1no GAA pitch should be floodlit to cater for winter training and should be All Weather.
Response
Lighting will be considered at detail design stage. However the location of the park beside the canal and in a still relatively rural part of Sallins will mean it is likely the area is an important habitat for bats. The effect on bats will be a determining factor in whether and where lighting can be provided in the park.

3. Proper lighting should be provided for the pitches and also for security.
Response
Lighting will be considered at detail design stage. However the location of the park beside the canal and in a still rural part of Sallins will mean it is likely the area is an important habitat for bats. The effect on bats will be a determining factor in whether and where lighting can be provided in the park.

4. All weather pitch should be multifunctional not just for soccer. Pitch name on the masterplan should be changed from 'Multi Use Soccer' to 'Community All Weather Pitch'
Response
The all weather pitch will be for multi- functional use not just exclusively for soccer.

5. Ball Netting to be used behind the GAA goals to stop balls spilling into other areas of the park.
Response
6. *This is included on the masterplan and will be included in any detail design for the masterplan.*
7. Viewing areas behind goals could cause an issue as spectators not generally allowed behind goals. Could they be moved to the side areas.
Response
These will be relocated as part of the detail design for the park.
8. Storage facilities to be provided for junior GAA portable goals and nets
Response
These will be considered as part of the detail design of the park.
9. Plan isn't ambitious enough and should be more than a sports ground. 50% of the park dedicated to GAA and not mixed sports. Why is the sports ground in the middle of the park and not available to everyone.
Response
The masterplan caters for a wide variety of activities not just GAA. It is envisaged the pitches in the park will primarily cater for the local soccer and GAA club but will also be available for other sports and organisations to use.
10. Land need for Sallins GAA and soccer club due to their growing membership and facilities to cater for this.
Response
5no. pitches have been provided to cater for these needs and will also be available to other community and sporting organisations.
11. All Weather pitch is needed for sport through the winter. It will also mean teams from Sallins can play in Sallins during the winter and when pitches are waterlogged.
Response
The pitch will be available for use by a range of sports and organisations.
12. GAA pitches needed for keeping younger kids fit and provide a safe space for kids to play.
Response
2no. GAA sized pitches have been made provided for in the masterplan.
13. Sallins Celtic looking for 2no. full size pitches, 2no. x5 aside & 1no.x7aside and one of the full size to be Astro.
Response

- 2no. grass pitches and 1no All Weather pitch have been included in the plans primarily intended for soccer. It is not possible within the site to provide anymore pitches.*
14. The plan needs to be delivered fast as Sallins Celtic are at the mercy of their current landowner.
Response
If the masterplan is approved by the members the next proposed stage is to provide detail design for the plan. This will take 18months to 2 years to complete. The facilities and features within the masterplan have been costed at €7.5m. It will not be possible to deliver the park within Kildare County Council budgets. Additional outside funding(eg Sports Capital) will be needed. Therefore the timescale for construction will be determined by availability of funding.
15. All weather, one soccer grass pitch and car park and community area need to be lit for winter evenings.
Response
Lighting will be considered at detail design stage. However the location of the park beside the canal and in a still relatively rural part of Sallins will mean it is likely the area is an important habitat for bats. The effect on bats will be a determining factor in whether and where lighting can be provided in the park.
16. Parking to be provided at soccer end of the field to allow equipment be brought to the area
Response
One car park is being provided to cater for the playing pitches. It is not proposed to provide another car park to serve the soccer pitches. Occasional access to bring equipment etc to the pitches will be considered in the detail design. The inclusion of storage facilities close to the pitches will also be considered.
17. There must be changing facilities & toilets closer to the Soccer facilities.
Response
The proposed Sports Hall / community building will serve all the pitches. This in its current location is approximately 400m from the furthest pitch and this is a short distance to have to travel to access these facilities. It is not proposed to provide an additional facility on the site.
18. Locked compound needed for storing goals and equipment for the soccer club.
Response
These will be considered as part of the detail design of the park.
19. All pitches should be floodlit and should be fitted with a timer or similar to limit light pollution and the effect on residential areas.
Response
Lighting will be considered at detail design stage. However the location of the park beside the canal and in a still rural part of Sallins will mean it is likely the

area is an important habitat for bats. The effect on bats will be a determining factor in whether and where lighting can be provided in the park.

20. The all weather pitch should be made as large as possible to facilitate all field sports and cater for St Laurences National School rugby team

Response

The All Weather pitch will be for multi functional use not just exclusively for soccer.

21. The all weather pitch will have a divider to allow for informal 5 aside.

Response

This will be included in the detail design of the All Weather pitch area.

22. The all weather should be protected with high fencing.

Response

This will be included in the detail design of the All Weather Pitch.

23. The allocation of playing pitches should be future proofed to cater for other sports and one of the GAA pitches should be re labelled which could still be primarily for GAA but also encourage the use of the land by other minority sports.

Response

The pitches in the masterplan will primarily cater for local clubs but it is intended to develop a mechanism to allow other sports and organisations access to them where feasible also.

Maintenance of the Park

1. Will the County Council make provision for the maintenance of the lands and the resources to manage the facilities.

Response

Kildare County Council will manage the facility but will also be examining the possibility of involving other organisations in the management of the park.

Cemetery

1. Provision should be made for a cemetery and use of the 5 acres for this.

Response

The Amenity lands are zoned for recreation and amenity. There is no space for a cemetery within the site. Other alternative sites elsewhere should be examined for this use.

2. A Parklawn Cemetery should be provided on the site.

Response

The Amenity lands are zoned for recreation and amenity. There is no space for a cemetery within the site. Other alternative sites elsewhere should be examined for this use.

Commercial Opportunities

1. No consideration in the design for greenway visitors and business potential from it.

Response

The location of a trailhead for the greenway is being considered for the amenity lands and any business potential it may have.

2. A café should be provided

Response

This can be considered as part of a separate consultation and design for the Sports Hall and Community Building and restoration of the old farm buildings.

3. Bike rental might be possible on the site

Response

This can be considered as part of a separate consultation and design for the Sports Hall and Community Building and restoration of the old farm buildings.

Timeframes for the delivery of the Masterplan

1. Masterplan is 2 years behind. It should be made a priority to claw back the delay.

Response

If the masterplan is approved by the members the next proposed stage is to provide detail design for the plan and a phasing plan for its delivery. It would be hoped to complete the detail design in the next 2 years. The facilities and features within the plan have been costed at €7.5m. It will not be possible to deliver the park within Kildare County Council budgets. Additional outside funding(eg Sports Capital) will be needed. Therefore the timescale for construction will be determined by availability of funding.

Old Farm Buildings

1. Existing stonework, farm outbuildings walls should be preserved and incorporated into the new buildings and community centre.

Response

The farm buildings will be conserved and a use determined for them as part of the development of the park. This is not part of the current Part 8 and will be a separate planning application.

Park Forum

1. Creation of a park users forum with input from local community representatives park users and the council would help the usage of the park.

Response

This will be considered when the detail design for the park is complete. The practicalities of a forum and the resources to administer and manage it would also have to be considered.

Public Realm

1. A heart and centre for Sallins would be beneficial

Response

This is outside of the scope of this Planning application. This is a matter for a Town health check process.

External Bodies

The Part 8 was distributed to the following prescribed bodies. ESB, An Taisce, Failte Ireland, Inland Fisheries, Irish Water, The Arts Council, National Transport Authority, National Roads Design Office, Transport Infrastructure Ireland, Waterways Ireland, The Heritage Council, HSE, Department of Culture, Arts, Gaeltacht, Sports and Tourism Department of Housing, Local Government and Heritage, Department of Transport, Sport and Tourism,

Submissions were only received from the HSE, Inland Fisheries Ireland & the National Roads Design Office

Health Service Executive

The HSE indicated the following

The Environmental Health Service (EHS) welcomes the proposal of Kildare County Council to provide amenity and recreational facilities on land acquired as part of the construction of the Sallins Bypass and the benefits it will bring for peoples physical and mental health and the importance of open spaces since covid and due to the increasing urbanisation and the importance of open space

The Environmental Health Service makes the following recommendations in respect of the proposed Sallins Amenity Lands Masterplan

That seating facilities are provided at regular intervals along footpaths and pedestrian areas to facilitate older and less able users

That seating is provided in areas adjacent to any water infrastructure proposed within the amenity area

That the local community are kept informed of construction activities using a variety of media sources

That 24 hours' notice is given in advance of critical phases of the work which may have potential significant impacts on sensitive receptors in the immediate vicinity of the proposed site.

That working hours are agreed in advance of the commencement of construction activities

That mitigation measures listed above are introduced to minimise the impact of construction noise

That a dust control strategy is implemented for the various sites within the project to prevent dust nuisance arising

That a Pest Control Plan is incorporated into the final Construction Environmental Management Plan.

That mitigation measures listed above are introduced to minimise the impact of artificial lighting during the operation of outdoor leisure facilities.

Response

These recommendations of the HSE will be included in the detail design for the park and when the construction phase or phases of the park commence.

Inland Fisheries Ireland

Inland Fisheries Ireland made the following observations

1. The River Liffey and its tributaries are exceptional in the area in supporting Atlantic salmon (*Salmo salar*, listed under Annex II and V of the EU Habitats Directive) in addition to resident Brown trout (both *Salmo trutta*) populations. The Liffey River also supports populations of the Freshwater Crayfish (*Austropotamobius pallipes*) and Lamprey (*Lampetra* sp.) species listed under Annex II of the EU Habitats Directive. This highlights the sensitivity of local watercourses and the Liffey catchment in general.
2. The Grand Canal in this area also represents an important ecological resource. The canal here supports significant populations of coarse fish not to mention a range of other freshwater aquatic species, plus all associated floral and faunal components in adjacent habitats.
3. Should development proceed, best practice should be implemented at all times in relation to any activities that may impact on surface water or riparian habitats. Any discharges to surface streams present on or near the site must not impact negatively on the salmonid status of the system. Comprehensive surface water management measures (GSDSDS study recommendations) must be implemented at the construction and operational stage to prevent any pollution of local surface waters.
4. Any dewatering of ground water during construction must be treated by infiltration over land or into an attenuation area before being discharged off site.

5. Any stockpiling of topsoil must be considered and planned such that risk of pollution from these activities is minimised. Drainage from the topsoil storage area should not enter the canal of River Liffey.
6. Installation of any crossings over watercourses and outfalls to the Liffey are subject with agreement of design and method statement with IFI. The open season for instream works are from July 1st to September 30th.
7. Riparian vegetation should be retained in as natural a state as possible and any cleared areas should be replanted with native species to mitigate any negative ecological impacts.
8. The area proposed for development represents an important angling venue. All measures necessary should be undertaken to ensure and preserve access for anglers and both during and after construction.
9. It is essential that the receiving foul and storm water infrastructure has adequate capacity to accept predicted volumes from this development with no negative repercussions for quality of treatment, final effluent quality and the quality of receiving waters.
10. All discharges must be in compliance with the European Communities (Surface Water) Regulations 2009 and the European Communities (Groundwater) Regulations 2010.
11. IFI have recently published the following guidelines which should also be referred to and can be accessed on our website www.fisheriesireland.ie
12. Revised **“Planning for watercourses in the urban environment”** which can provide guidance on site specific measures to enhance, protect, rehabilitate or establish riparian and aquatic habitats.
13. **“River Restoration Works - Science based Guidance centred on Hydromorphological Principles in an Era of Climate Change – 2020”** has also been published by IFI and describes a framework to plan, design, implement and monitor river restoration projects. A list of best practice riparian and instream measures are presented alongside measures to address channel connectivity and invasive species that are compliant with the EU Water Framework Directive (WFD), other EU Directives and State regulations.

Response

These recommendations of Inland Fisheries Ireland will be included in the detail design for the park and when the construction phase or phases of the park commence.

National Roads Design Office

The National Roads Design Office submitted the following observations

1. Location of pedestrian crossing – pedestrians will cross the road at the first clear opportunity and will not walk specifically to the crossing. Pedestrians may be more inclined to use it if at one of the entrances to the amenities. Also, if parked at the Landscaped area (area north of road L1102) and going to the canal greenway, pedestrians or cyclists will not walk to pedestrian crossing.
2. Existing issue with excessive speed on this section of the L1102 – Additional traffic calming may be needed on the road.
3. No indication of disabled parking in landscaped area (area north of road L1102).
4. Care to be taken to prevent illegal parking, in particular in the car park at the landscaped area.
5. The Sallins Bypass Scheme includes the lands to the north of the Sallins Link Road (beside the Liffey) that are shown as part of this development. The works in this area are not yet complete and discussions are ongoing with the contractor to complete the works requirements in this area. Further works are necessary to complete the project and the current profile and condition of the area may not reflect the final arrangement.

Response

These recommendations of the National Roads Design Office will be included in the detail design for the park and when the construction phase or phases of the park commence. The recommendations in relation to the pedestrian crossing and traffic calming and illegal parking will be discussed with the KCC Transportation section and the NRDO before and during detail design.

The further works required on the southern section of the amenity lands beside the Liffey will be discussed with the NRDO before the detail design phase commences to ensure the detail design accounts for any changes to the site profile and condition.

Internal Departments

The plans and particulars of the scheme were distributed to the following for comment. Naas Roads Area Engineer, Transportation Department, Environment Department, Water Services, Conservation Officer, Heritage Officer, Fire Services, Public Realm, & Housing.

No submissions were received from Environment, Fire Services or the Heritage Officer.

The Naas Roads Area Engineer made the following comments

Naas Municipal District Engineer

The Naas MD have no objection subject to the following:

1. Detailed design for the roads, footpaths and associated infrastructure to be submitted to the Transport Planning and Naas MD for approval, prior to proceeding to tender stage.
2. Detailed design for controlled crossings to be approved by the Traffic Section, prior to proceeding to tender stage.
3. Pedestrian crossings to be agreed with the Sustainable Transport Team at detailed design stage.
4. Sightlines at all junctions to be in compliance with DMURS.
5. Walkways/cycleways accessing onto the canal road to be designed/safety audited at detailed design stage. Kissing gates/control devices to be considered.

Response

The observations of the Naas Roads Area Engineer will be included as part of the detail design for the park.

Roads Design Section

The Roads Design Office submitted the following

1. A Consulting Engineer should be employed by KCC to carry out the final detailed design of the works, to prepare tender documents and drawings, to assist in the procurement of a Contractor and to assist in the supervision of the works on site.

Response

The detail design will be carried out by a Landscape Architect lead team which will include the relevant consulting engineers also.

2. A detailed design for the proposed works should be submitted to the Planning Authority for approval. Details of the design, traffic management, implementation, costing and phasing of these works should be agreed in writing with the Planning Authority, KCC Parks, KCC Roads and MD Sections prior to the commencement of the development.

Response

The detail design will involve consultation with the relevant internal Kildare County Council Departments prior the work on this commencing and when the detail design is completed and prior to implementation.

3. The detailed design with dimensions should include pavement materials which should be robust and durable, dimensions of pedestrian and cyclist facilities, cycle parking, parking bays (2.5m * 5m), access arrangements where sight visibility should comply with the DMURS standards, facilities for vulnerable road users (pedestrians and cyclists) accessing the site from the town centre, traffic impact assessment, turning movements at junctions, drainage and outfall arrangements, public lighting, signage and road markings.

Response

These design requirements will be included in the detail design of the park.

4. The minimum access road widths should be 5.5m and minimum footpath widths 2m and cycle track widths 2m.

Response

These design requirements will be included in the detail design of the park.

5. The proposed pedestrian crossing on the Link Road should be a push button Toucan Crossing to accommodate both pedestrians and cyclists and located halfway between the two access points with design detail to be approved by the KCC Traffic Management Section.

Response

These design requirements will be included in the detail design of the park.

6. The signalised junction at the Lidl, New Link Road, Sallins Main Street should be examined to ensure there is adequate crossing facilities for pedestrians and cyclists with all design details to be approved by the KCC Traffic Management Section.

Response

This design requirement will be included in the detail design of the park.

7. The proposed parking spaces should be assessed with similar projects currently in operation as parking is a big issue on match days.

Response

The parking space provision will be assessed against similar projects in operation as part of the detail design for the park.

8. Cycle parking should be provided with 20 spaces per pitch which is 100 spaces for 5 pitches and 1 spaces per 30sqm for the building and should be assessed with similar projects currently in operation as parking is a big issue on match days.

Response

The quantity of cycle parking required for the site will be assessed as part of the detail design for the project. Best practise guidelines will be used to inform this aspect of the detail design for the park.

9. Bus Parking should be provided for teams travelling to matches with adequate set down facilities and adequate room for turning movements of buses.

Response

Bus Parking and set down are included in the design of the car park. These will be retained and included in the detail design for the park.

10. Electric charging points should be provided.

Response

These will be included in the detail design of the park.

11. The removal of overhead power lines should be examined in consultation with the ESB where ideally the removal should be carried out prior to commencement of development works on site.

Response

The removal of the overhead wires will be required to facilitate the construction of the pitches in the masterplan. These requirement will be included in the detail design for the park.

12. Netting/ screening should be provided to prevent balls etc entering the public road / access road / parking area and associated issues.

Response

Ball Stop netting will be included in the detail design of the sports pitches.

13. A traffic impact assessment should be carried out taking into account adjacent planning applications/ permissions and traffic studies, existing traffic conditions and projected traffic impact of development, different modes of transport, impact on existing junctions.

Response

A traffic impact assessment was carried out as part of the Part 8 and concluded the development would have no adverse traffic/transportation capacity or operational safety issues associated with the construction and operation of the Sports & Civic Campus development that would prevent a grant of planning permission by Kildare County Council.

14. Paving materials should have slip resistance in both wet and dry conditions, slip resistance testing using a Pendulum Tester should be carried out.

Response

This design consideration will be included in the detail design for the park.

15. Access for disabled persons including ramps should be examined and provided.

Response

Accessibility will be included in the detail design of the park.

16. Street furniture including litter bins should be provided.

Response

The inclusion of litter bins will be considered as part of the detail design of the park.

17. Roads, footpaths, turning areas and corner radii at junctions should be designed and constructed in accordance with the DMURS standards within the development, new footpaths should tie into existing footpaths.

Response

These design criteria will be included in the detail design for the park.

18. Turning movements of HGVs, Refuse Trucks, Buses and Emergency Services Vehicles into the development and within the development should be examined

using Autotrack Analysis and should take into account the nearby new roundabout traffic movements.

Response

This will be included in the detail design for the park.

19. The finish surface of new road pavements and turning areas should be Stone Mastic Asphalt SMA 14 surf PMB 65/105-60 des 45mm thick, in compliance with clause 942 of NRA/TII specification or similar approved, details to be agreed with the Planning Authority, KCC Parks, KCC Roads and MD Sections beforehand.

Response

This will be included in the detail design for the park.

20. Public lighting should be in accordance with the KCC Public Lighting Policy document. Public lighting columns should not be impeded by landscaping.

Response

This will be included in the detail design for the park.

21. A root management plan should be submitted to ensure that roots do not interfere and damage shared surfaces, paths, cycle tracks and roads.

Response

The location and choice of trees located in or in close proximity to paths etc. will be included in the detail design for the park.

22. A Stage 2 Road Safety Audit should be carried out by an independent approved and certified Auditor for the proposed development and the infrastructure works. The RSA recommendations should be incorporated into the detailed design. We note that the RSA Stage 2 submitted dated September 2021 and prepared by Traffico has not been signed off by the Designer and the Road Safety Audit Team.

Response

The recommendations of RSA will be incorporated into the detail design for the park.

23. A Stage 3 Road Safety Audit should be carried out by an independent approved and certified Auditor on the completed works including the public lighting being fully operational for the proposed development and the infrastructure works. The

implementation of the RSA recommendations should be incorporated into the detailed design.

Response

A stage 3 Road Safety Audit will be carried out when works in the park have been completed.

24. A Construction Management Plan should be submitted before the works commence including any temporary access to the construction site and proposed haul routes to the site, this Plan should be agreed with the Planning Authority, KCC Parks, KCC Roads and MD Sections.

Response

A construction management plan will be submitted for agreement with the relevant Kildare County Council Departments prior to works commencing on site.

25. Construction traffic should avoid using the Sallins Town Centre.

Response

This will be included as part of the development of a construction management plan for the site prior to construction works commencing.

26. Drainage should comply with SUDS.

Response

This will be included in the detail design for the park.

27. An acoustic noise study and analysis should be carried out in view of the noise from the Sallins Bypass located beside the site where the Sallins Bypass EIAQ should be examined.

Response

This will be considered as part of the detail design phase of the park.

28. Proposed vulnerable road facilities should tie into existing vru facilities, greenway routes.

Response

This will be considered as part of the detail design phase of the park.

29. Detailed design for the roads, footpaths and associated infrastructure should be submitted to the KCC Transport Planning and Naas MD for approval, prior to proceeding to tender stage.

Response

The design for roads, footpaths and associated infrastructure will be submitted to KCC Transport Planning and Naas MD prior to proceeding to tender stage.

30. Detailed design for all controlled crossings should be approved by the KCC Traffic Section, prior to proceeding to tender stage.

Response

The detail design for any controlled crossings will be submitted to KCC traffic section prior to proceeding to tender stage.

31. Pedestrian crossings should be agreed with the KCC Sustainable Transport Team at detailed design stage.

Response

Pedestrian crossings will be agreed with KCC sustainable transport team at detailed design stage.

32. Sightlines at all junctions should be in compliance with DMURS.

Response

This requirement will be included as part of the detail design of the park.

33. Walkways/cycleways accessing onto the canal road should be designed/safety audited at detailed design stage. Kissing gates/control devices should be but subject to the agreement of the KCC Transport Planning and Naas MD.

Response

This requirement will be included as part of the detail design of the park.

34. Allowance be made for a bridge connecting the Naas to Sallins cycleway to the Grand Canal greenway. Allowance should be made for the amenity lands to act as hub for the greenway and the subsequent requirement for car parking.

Response

The inclusion of a bridge connection for the Naas to Sallins cycleway will be considered as part of the detail design for the park.

35. Access issues between the bridge in Sallins to the amenity lands should be addressed. Car access should be limited but emergency access should be catered for.

Response

It is intended the current entrance to the amenity lands will be restricted to pedestrian cycle and emergency access only. The restriction of traffic along the towpath from the bridge to the park is outside of the scope of the masterplan and will be referred to the Public Realm Section to consider in conjunction with Waterways Ireland for consideration as part of the design of the greenway along the canal.

Public Realm Section

Public realm submitted the following comments

1. Relevant issues identified in the Sallins town Health Check shall be considered and incorporated at the detailed design stage of the Amenity Lands.
2. Further consultation and collaboration between SPPR and Parks is undertaken to identify opportunities and synergies of the Part 8 proposal and SPPR proposals within Sallins
3. The Amenity lands located next to the Grand Canal shall support multi leisure and general use of the canal.
4. The design of the Canal-side boundary shall provide an attractive, inviting and secure canal side.
5. The design shall include attractive and notable cycle parking facilities at strategic locations throughout the park.
6. The design incorporates safe and secure cycle parking areas. The public lighting design should be extended to include all bicycle parking areas.
7. Where facilities are provided for public use appropriate provision shall be included for walkers and cyclists using the greenways.
8. Appropriate signs must be provided linking the relevant facilities provided by the park to users of the greenway and to link the park with the town centre of Sallins.
9. Standalone bicycle repair stations should be provided for at a suitable location in the park.

10. When public buildings are developed within the park, it is requested that appropriate facilities for users of e-bikes to recharge the bicycle batteries be carefully considered.

Response

The comments of the Public Realm Section will be considered as part of the detail design of the park.

Architectural Conservation Officer

The conservation officer submitted the following observations

1. The buildings, located in proposed public amenity lands, represent a unique opportunity to integrate the history of the site, demonstrating its former use and supporting its historic identity as farmland a complex. Entrances, approaches, planting and courtyards must be considered at this stage of master planning as they were significant factors in the layout of these farm complexes. In addition, the existing structures represent traditional building techniques of the time, and the complex retains a sense of place which can be reinstated by restoring the surviving historic fabric and therefore greatly contributing to the overall scheme.

Response

The detail design of the park will incorporate the design considerations and restoration of the farm buildings and detailed by the Architectural Conservation Officer.

2. Restoration of the ruins is welcomed for commercial use as described in the application, however any pedestrian routes through the complex should be carefully considered and developed with reference to the historic layout and not through existing areas of historic fabric loss.

Response

The location of pedestrian routes through the complex will be carefully considered as part of the detail design for the masterplan. This will be done in consultation with the Architectural Conservation Officer.

3. The proposed design of the Sports / Community complex should be sensitively integrated in its context to maintain the character of the historic farmyard buildings.

Response

The design and location of the Sports / Community complex will be located and designed to maintain the character of the historic farmyard buildings. This will be done in consultation with the Planning Department and the Architectural Conservation Officer.

Environment Department

The Environment Department submitted the following

1. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the “*EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*” including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.

Reason: In the interest of proper planning and sustainable development.

Response

A construction and demolition resource waste management plan will be prepared and submitted prior to the works commencing on site.

2. All foul sewage and soiled water shall discharge to the public foul sewer system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Response

All foul sewage and soiled water will be discharged to a public sewer.

3. Only clean, uncontaminated surface water shall discharge to the surface water system as per the DOB report proposals in terms of Sustainable Urban Drainage systems.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development

Response

This consideration will be included in the detail design and construction of the park.

4. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Response

The use of SUDs and petrol / oil interceptors will be included in the detail design for the park to ensure no contamination occurs to the surface water system.

5. Noise Control

The following noise limits shall apply to construction activities: 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time following completion of the site development works.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution

Response

The noise limits as indicated will be applied to any contractors employed to construct the park.

6. Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

Response

Best practise to prevent noise and dust emissions during the construction phase.

7. The raising of the levels of the site with imported subsoil or topsoil is an activity that may require a waste permit or Certificate of Registration in accordance with the Waste Management (Permit) Regulations 1998. No subsoil or topsoil may be imported into the site until such time as such proposals have been agreed in writing with the Environment Dept.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

Response

No subsoil or topsoil will be imported into the site without agreement with Kildare County Council Environment Department.

8. Prior to Commencement Notice Stage, the developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 “*Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters*” for the written consent of the Planning Authority. The Plan shall address the management of any surface water run-off from the site, to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water. The Plan shall, inter alia, include:
- Site Layout Plan identifying any potential surface water and/or groundwater receptors
 - The location and design of any proposed mitigation measures.
 - Proposals for a surface water and/or groundwater monitoring programme, as appropriate.
- Reason:* In the interest of public health, to avoid pollution, and to ensure proper development.

Response

A construction phase surface water management plan will be prepared as part of the detail design for the park and will be submitted for the agreement of the Planning and Environment Departments prior to works commencing on site.

9. Set aside land for a cemetery due to the fact Bodenstown Cemetery is full.

Response

The Amenity lands are zoned for recreation and amenity. There is no space for a cemetery within the site. Other alternative sites elsewhere should be examined for this use.

Irish Water

Irish Water has the following observations in respect of the proposed development:

- 1) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
- 2) In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.
- 3) All development shall be carried out in compliance with Irish Water Standards codes and practices.

Feasibility of Connection - Applicant has not engaged with Irish Water prior to submitting planning application and the proposed development may not be feasible in respect of water and/or waste water connections

In order to assess the feasibility of a connection to public water/waste water infrastructure further information is requested as follows;

The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water/waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

Impact to Irish Water Drinking Water Source

- o Aquaculture Activity
- o High Ground Water Vulnerability Areas
- o Large Volume of Petrochemical storage
- o Abattoirs or any meat/food processing unit
- o Applications within a 2km radius of a borehole with a yield in excess of 250,000 gallons
- o Applications within a 300m buffer of a borehole
- o Applications within a 2km of river abstraction
- o Manufacturing

IW notes the proposed development has the potential to impact an IW Drinking Water Source. It is a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected so as to avoid deterioration in quality. Therefore further information is requested in relation to the following matters;

The applicant shall provide details of measures to be taken to ensure that there will be no negative impact to IWs Drinking Water Source during construction and operational phases of the development.

Response

The comments of Irish Water will be considered as part of the detail design for the park.

Summary

It is proposed to proceed with the proposal as advertised with the following alterations.

1. Locate a dog park within the park area at the most appropriate location.
2. The All Weather pitch is renamed from a full size All Weather Soccer pitch to a Multi Use All Weather pitch.
3. That one of the pitches labelled full size GAA pitch is relabelled full size multi use pitch to accommodate other sports and organisations to use the park.
4. That a mechanism to maximise the use of the pitches in the park are examined as part of the detail design of the park to maximise the use of the playing pitches to accommodate local clubs and organisations in Sallins primarily and surrounding areas.
5. The proposed location for the playground is changed to provide more visible location in the vicinity of the proposed combined Sports Hall and Community Centre.
6. The detail design considerations outlined in the responses to the submissions from the public for Circulation, Parking, Lighting, Furniture Signs, Interpretation, Accessibility, Allotments & Community Garden, Biodiversity, Recycling, Active Recreation, Playground, Facilities for Teenagers, Playing pitches and Old Farm Buildings are included as part of the detail design stage for the Park.
7. The detail design considerations as outlined by the HSE, Inland Fisheries Ireland and The National Roads Design Office to be included as part of the detail design stage for the park.
8. The detail design considerations as outlined in response to submissions from Naas MD Area Engineer, Roads Design Section, Public Realm and The Architectural Conservation Officer to be included as part of the detail design stage for the park.

Recommendation

I would be obliged if you could review the Part 8 application and this report and make a recommendation to the elected members in the Naas Municipal Area in relation to the proposal so it can be brought to the May meeting of the committee.



Simon Wallace
Senior Executive Parks Superintendent

