

FASSAROE DISTRICT PARK AND ACTIVE OPEN SPACE

Management and Operation Plan

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1 PURPOSE OF MANAGEMENT AND OPERATION PLAN

The purpose of this report is to set out a Plan for the future management and operation of the proposed Fassaroe District Park and Active Open Space. The report clarifies the responsibilities and management structure for the future operation of the park as well as ongoing maintenance and operational regimes and requirements for the park.

This plan has been prepared following a meeting with representatives of the Community, Cultural and Social Development Directorate and the Environment Section of Wicklow County Council (WCC) as well as the District Clerk of the Municipal District (MD) of Bray on 23.11.21. The plan has subsequently been reviewed and agreed with the Director of Services for the Community, Cultural & Social Development Directorate on and the District Administrator of the Municipal District of Bray on 7th January 2022.

There are three key elements of the park which are considered and addressed in this plan:

1. Management and maintenance of passive open space

The passive open space area within the proposed application comprises of approx. 11.5ha of space. There are large open grassed spaces for informal active sport and kick about spaces to occur. These spaces are punctuated with large parkland and native trees. Throughout the park active play will be provided for by jogging and trim trails which also can also be used for mountain biking. An undulating mounded area is proposed which can be utilised as a natural play area. A wooded adventure play area and multi-use games area will provide opportunities for older children to play. A more traditional large playground will also be provided. This will be fenced to the perimeter with dog gates provided to create a safe area for young children to play. A separate toddler playground is proposed elsewhere within the park close to the proposed creche. Picnic tables and seating areas are provided throughout the park for passive recreation and areas for families to sit while others play close by. One of the most distinctive features of the park will be three ponds which provide an aesthetic focus in the park, increase biodiversity and amenity and also serve as part of the sustainable urban drainage system for the development as they will manage surface water in a sustainable and natural manner.

The passive open space is located to the north of Berryfield Lane which currently runs through the overall lands. This area of passive park will be traversed by the proposed east-west access road (Berryfield Avenue) which runs through the overall lands. The majority of the passive space is to the north of Berryfield Avenue.

A cafe kiosk and car park are also proposed within the passive park area.

2. Management and maintenance of active open space

The active open space within the proposed application comprises of approx. 3.1ha of space, lying to the south of the existing Berryfield Lane. This area will be able to accommodate two playing pitches, with a car park also proposed.

3. Ongoing maintenance and monitoring requirements of historic landfill sites

There are five historic landfill sites (Sites 1, 2, 3A, 3B and 3C) previously operated by Wicklow County Council located within the overall Fassaroe area. These will be remediated as part of the overall works being undertaken for the Fassaroe development. The remediation works proposed in the current application are in line with the provisions of consent already issued to Wicklow County Council by the EPA by way of Certificates of Authorisation (CoA). Two of these sites (Sites 1 and 2) lie within the area of passive open space proposed under the current application. A further two of these sites to the west (Site 3A and 3C) which are also proposed to be remediated under the current application will form open space areas for future phases of proposed development by Cosgrave Property Group. A gas flare compound is proposed under the current application close to Site 3A.

Wicklow County Council is responsible for undertaking ongoing monitoring and reporting to the EPA on foot of the CoAs issued. Wicklow County Council will also be responsible for operating and maintaining the gas flare compound.

2 GENERAL MANAGEMENT STRUCTURE AND RESPONSIBILITIES

2.1 District Park and Active Open Space to be Taken-In-Charge by Wicklow County Council

Upon completion of the construction of each of phase of the passive District Park area and the Active Open Space area they will immediately be taken-in-charge by Wicklow County Council. This will ensure that Wicklow County Council is responsible for the management, maintenance and public liability issues once it is operational and open to the public.

Taking-in-charge will occur on a phased basis in line with the construction phasing:

- Construction Phase 1A: Passive Open Space area to the north of proposed east west link road (Berryfield Avenue) plus area of proposed landfill gas flare compound.
- Construction Phase 1B: Passive Open Space area to the south of proposed east west link road (Berryfield Avenue) and all of the proposed active open space.

2.2 Management and Operation of Open Space

2.2.1 Passive Open Space (incorporating historic landfill areas)

Bray Municipal District will be charged by Wicklow County Council with the management, maintenance and operation of the passive open space areas of the district park. This will include all ongoing landscaping and maintenance works. Bray MD will assume this responsibility immediately upon completion of the Taking-In-Charge process for this area by WCC.

Within this area Wicklow County Council will also maintain and discharge its obligations in respect of landfill monitoring and maintenance.

2.2.2 Active Open Space

Responsibility for the management and maintenance of the car park at the active open space area will be retained by Bray MD on behalf of Wicklow County Council. Bray MD will assume this responsibility immediately upon completion of the Taking-In-Charge process for this area by WCC.

Wicklow County Council will set up a Management Company which will be responsible for the overall management of the Active Open Space playing pitch areas. The Management Company will be set up as a Company Limited by Guarantee (a CLG). A CLG is a company limited by guarantee and which does not have a share capital.

The active open space playing pitches will be leased by Wicklow County Council to the Management Company CLG. This lease will be put in place immediately upon completion of the Taking-In-Charge process for this area by WCC. The Management Company will in turn issue licence(s) for the use of the active open space to one or more sports clubs.

The duration of the initial lease by Wicklow County Council to the Management Company CLG will likely be for 35 years. On expiry of the lease, it will be reviewed by the local authority with reference to its operating practices and policy for public open spaces at the time. The licences to individual clubs are likely to be for periods of 25 – 35 years.

The Management Company CLG for the Fassaroe Active Open Space will have multiple members comprising of elected members of Wicklow County Council, members of Sports Clubs and users which will be licenced to use the sports facilities.

Given that there are two pitches proposed within the Fassaroe active open space the maximum number of potential licences in this case will be two.

The Sport Club(s) under licence will be responsible for the ongoing maintenance of the playing pitches. The scope of their licences will also permit them to develop ancillary facilities, e.g. changing facilities (with the agreement of the Management Company CLG and subject to appropriate planning consent) at the grounds.

3 FUNDING SOURCES

3.1 Passive Open Space (incorporating historic landfill areas)

An annual budget will be assigned to Bray MD by Wicklow County Council for management and maintenance of public park including maintenance of planting and landscaped areas, play areas, attenuation ponds and car parking areas.

Funding for the ongoing historic landfill management and maintenance requirements will be part of Wicklow County Councils direct budgetary obligations.

3.2 Active Open Space

Part of the annual budget assigned to Bray MD by Wicklow County Council for the management and maintenance of the district park will be used for the management and maintenance of the car park area serving the active open space.

The Management Company CLG will be funded by grants from Sports Capital etc. It's financial budgetary requirements will in any event be very limited given that it will not itself procure any landscaping or maintenance services.

Funding for regular maintenance of the playing pitches will be provided directly by the licenced Clubs.

The licences clubs may themselves apply as necessary and appropriate, for any public or other funding streams which may become available, for maintenance or development of ancillary facilities.

4 MANAGEMENT / OPERATION OF PASSIVE PARK

Set out below are the key management and operational requirements for the passive park which will be the responsibility of Bray MD. Bray MD proposes to discharge these management and operational requirements by the methods set out below:

4.1 Landscaping Maintenance

The landscaping maintenance regime at the Fassaroe Passive Park will include the follow:

- Grass cutting (generally approximately 32 cuts a year weather depending)
- Wildflower meadow cutting
- Tree maintenance and replacement (as necessary – remove staking - mulching)
- Hedge trimming and general maintenance – to be carried out outside the birds nesting season
- Marginal planting – removal of dead leaves and dead plants
- Forebays – general upkeep of planting and high meadow grass
- Pond maintenance – monitor algae bloom – prevent fertilizer to enter the water during maintenance operations
- General upkeep of pedestrian pathways, steps and kerbing
- General upkeep of retaining walls or elements within the park
- General maintenance of lighting and street furniture (seating, bike stands, bins, signage etc..)
- Snow removal of paths or salt spreading when required

It is proposed that this will be undertaken by Wicklow County Council Staff.

4.2 Playgrounds and Play Areas

The maintenance requirements at the playgrounds and play areas within the park are as follows:

- Regular checks of play equipment (tightening of screws, ropes, fixings etc)
- Inspection of impact absorbent surface
- Inspection and general upkeep of the artificial grass for the MUGA
- Top up mulch in the adventure play areas
- Check for vandalism and replace or make safe damaged equipment

It is proposed that this will be undertaken by Wicklow County Council staff.

4.3 Ponds

The maintenance requirements for the ponds at Fassaroe will comprise:

- Inspection and general upkeep of the marginal planting and pond edges
- Top up sand for the beach areas
- Check for algae Bloom – avoid fertilizer being spilled into the ponds when fertilizing lawn or planting areas
- Keep clean the forebay areas – remove dead plants and mow meadow areas
- Ensure overflows are kept free of debris

This will be undertaken by Wicklow County Council staff.

4.4 Car Park and Bring Centre

The maintenance requirements at the Car park and Bring Centre will include:

- Maintain the car park surfacing and line markings in safe conditions.
- Regular collection of glass recycling facilities and containers
- This will be undertaken by Wicklow County Council staff.

4.5 Waste Collection

Litter bins will be provided within the public park. They will require daily emptying and collection.

This will be undertaken by Wicklow County Council staff.

5 MANAGEMENT / OPERATION OF ACTIVE OPEN SPACE

Set out below are the key management and operational requirements for the active open space which will be the responsibility variously of Bray MD, the Management Company CLG and individual Sports Club(s).

5.1 Grass and Landscape Maintenance

The grass cutting and maintenance regime for the active open space will be determined by the licenced Sports Clubs once these are approved by the Management Company CLG

5.2 Car Park

The maintenance requirements at the Car park and Bring Centre will include:

- Maintain the car park surfacing and line markings in safe conditions.
- Maintain general landscape soft areas around the car park area
- Check bike parking stands
- This will be undertaken by Wicklow County Council staff.

5.3 Waste Collection

Litter bins will be provided at the car park of the active open space. They will require daily emptying and collection.

This will be undertaken by Wicklow County Council staff.

6 MANAGEMENT / MAINTENANCE OF HISTORIC LANDFILL

The ongoing monitoring requirements in respect of the former landfills comprise of gas and groundwater monitoring. This monitoring is already ongoing and being undertaken by Wicklow Council and will continue following completion of the public park works.

The existing monitoring wells and gas management features to be installed on site as part of the overall landfill remediation measures will be regularly inspected and maintained by WCC.

Three of the former landfill sites will be subject of a gas collection and flare system. A flare compound will be provided adjacent to Site 3C. WCC will be responsible for the ongoing operation and maintenance of the flare system and for its decommissioning in due course when no longer required.