



**RAILWAY UNION SPORTS CLUB**  
**Willow Lodge, Park Avenue, Sandymount, Dublin 4**

8 April 2017

Dear Neighbour

We are writing to let you know that Railway Union Sports Club is embarking on some long overdue renovations and improvements to the club's playing and recreational facilities on Park Avenue.

The proposed works will significantly enhance the facilities which the club provides to our members and to the many local schools, corporates, community groups and families.

Much of the works are internal renovations to the clubhouse, function room and dressing rooms but we are delighted to be also developing additional community and meeting room space and training facilities.

A short summary of the proposed works is provided overleaf and further information will be posted shortly on the club's website [www.railwayunionsc.com](http://www.railwayunionsc.com). If you have any queries relating to the project or would like additional information, we have asked Park Avenue resident Cathal Stanley to act as our community liaison contact. Cathal can be contacted at [CLJStanley@gmail.com](mailto:CLJStanley@gmail.com) and on 086-6040683.

The works have been part funded by the Community Gain Fund established under the Dublin Waste to Energy project with initial work commencing just after the Easter break. During the initial works, access to the Sports Club through the Park Avenue entrance will be limited to adjoining residents and construction vehicles only and we will utilize the club car park for construction deliveries to minimize disruption to local traffic. Access for our sports and members will be via the St Johns Road entrance.

We trust that, with your support, we will provide modern sporting facilities which can contribute to a healthy active lifestyle for our members and the wider community.

Paul O'Brien  
Chair, Development Committee  
[railwayuniondevelopment@gmail.com](mailto:railwayuniondevelopment@gmail.com)



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**Summary of proposed works**

We will **refurbish and improve the club's function room** within the existing footprint of the clubhouse by expanding the function room and relocating the kitchen and toilets. This will enable the club to do a better job of hosting meetings and events for community groups and our sports. (timeline: April-July 2017)

We will **replace the existing tired and dated patio area** in front of the clubhouse with a new one. This patio will have a retractable pergotenda. (timeline: July 2017)

We will **replace the existing wooden bowls pavilion with a new facility** encompassing new community and meeting rooms, a kitchen area, dressing rooms, a toilet, a strength and conditioning training room, and a physio treatment room. (timeline: August-October 2017)

We will carry out **basic renovation of existing facilities** with new shower tiling and ventilation being added to the existing changing rooms We will also install new dividing door to facilitate more efficient division of ladies and mens' changing rooms to meet usage requirements from week to week. (timeline: July 2017)

In consultation with adjoining residents, we will erect a **new fence and storage sheds** alongside Willow Field boundary. This will provide a single consistent perimeter in place of the existing range of fence structures of varying states of repair/disrepair. We also plan to put new storage booths along this perimeter for use by the club, sports, schools and other community groups. (timeline: tbd 2017)

We will **extend the car parking area** by demolishing the dilapidated buildings currently alongside the car park and in their place build a single new groundsman's equipment shed. (timeline: April-July 2017)

In response to requests from neighbours we plan, following consultation with adjoining resident, to erect **new ball-stop netting** alongside the soccer pitches at the Willow Field and Radcliffe Hall boundaries. We will also put up four new practice (low level) floodlights beside the junior soccer pitch at the Radcliffe Hall boundary to enable the underage teams to train during winter. (timeline: tbd 2017)

We will put in a **new multipurpose path or running/walking track** from the clubhouse up to tennis courts around the edge of the cricket playing fields and replace the existing tarmacadam footpath beside soccer pitch and beside the rugby pitch with similar multipurpose path or running/walking tracks.

We will undertake considerable improvements to the cricket and soccer grass playing pitches. Ring drains will be installed around the cricket square and the perimeter of the outfield as well as slightly raising the surface level of the cricket square and renovating and levelling it.

Further information on the works will be posted on: <http://railwayunionsc.com>