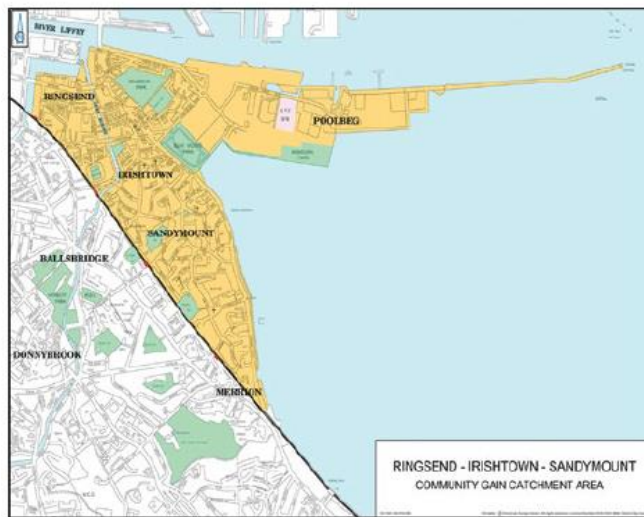


# Proposed development of the sporting and community facilities at Railway Union during 2017

## AGM update

The aim of the Community Gain Fund is to provide financial assistance to community based clubs and groups, voluntary organisations, schools, colleges and businesses for the development of **community, educational, recreational, environmental and local heritage projects and works** which will be of benefit to the communities in Irishtown, Ringsend and Sandymount catchment area.



*The Dublin Waste-to-Energy project is a Public Private Partnership (PPP) between Dublin City Council (acting on behalf of the four Dublin Local Authorities) and Covanta.*



# Background

**September 2015:** Development sub group issued a communication to all sports seeking “feedback from each of the sports on their ideas, preferences and aspirations for improvements to the sporting and supporting infrastructure in the club.” Comments and feedback were received from each sport.

**June 2015:** The potential areas for club and grounds development were grouped and a “long list” of development projects was created and circulated to each sport in June 2015. The Committee applied the following criteria:

1. Enhance the club’s facilities (sporting and support)
2. Be something which enhances what we offer within the community
3. Be capable of supporting existing income or generating new income
4. Be sustainable from viewpoint of expected club financing element

**October 2015:** Update provided to members at the Club Day



# Background

**March 2016:** Submission finalized and submitted to Community Gain Fund seeking support towards a short list of potential development works estimated to cost €1.3 million.

## Summary of work covered by grant application

Refurbishment and slight expansion of the club's function room

Installing a new patio area in front of the clubhouse with a retractable pergotenda

Demolition and replacement of the existing bowls pavilion

New tiling and general refurbishment of the changing rooms and showers

Install new fencing, netting and storage sheds

Demolition of the green storage sheds and extension of the car park area

Erect new netting and four floodlights beside the junior soccer pitch (Radcliffe Hall boundary)

Install new footpaths on the boundary of the playing pitches

New drainage works for the cricket and soccer pitches

**November 2016:** We receive confirmation that we have been awarded significant funding towards the works

**January 2017:** Formal implementation kick off, appointment of advisors.

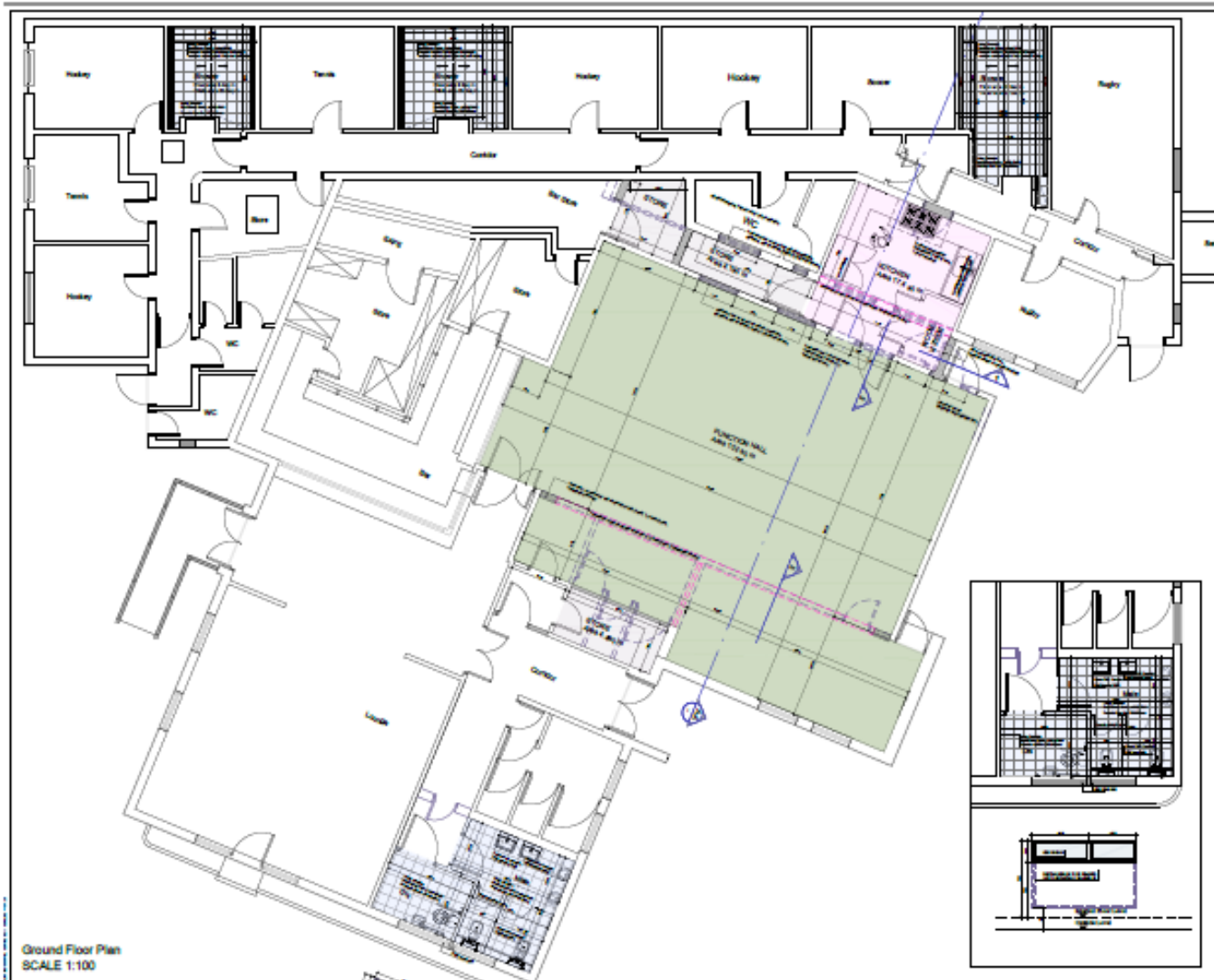


# The proposed development encompasses

Summary	Comments/description
Refurbishment and slight expansion of the club's function room (timeline: April-July 2017)	<ul style="list-style-type: none"><li>• Expansion to be facilitated within the existing footprint of the building and will involve the relocation of the kitchen and toilets;</li><li>• To enable the club to meet the meeting and event requirements of community groups and sports.</li></ul>
Installing a new patio area in front of the clubhouse with a retractable pergotenda (timeline: July 2017)	<ul style="list-style-type: none"><li>• Existing patio area is dated and needs replacement.</li><li>• Pergotenda will provide external 'extension' of the bar area.</li></ul>



# Function room refurbishment



# The proposed development encompasses

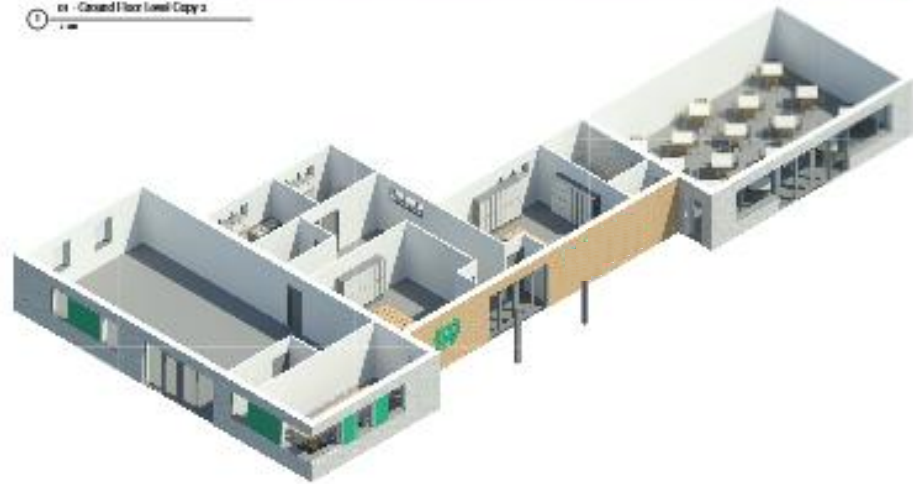
Summary	Comments/description
Demolition and replacement of the existing bowls pavilion (timeline: August-October 2017)	<ul style="list-style-type: none"><li>• Building of a new facility encompassing community and meeting rooms; bowls dressing rooms, toilets, a strength &amp; conditioning training room and a physio treatment room.</li></ul>



# New facility beside bowling green



01 - Ground Floor Level Copy 2  
1:100



# The proposed development - continued

Summary	Comments/description
New tiling and general refurbishment of the changing rooms and showers (timeline: July 2017)	<ul style="list-style-type: none"><li>• Basic renovation of existing changing room facilities</li></ul>
Install new fencing and storage sheds alongside Willow Field – under review (timeline: tbd 2017)	<ul style="list-style-type: none"><li>• Existing area consists of a range of fence structures of varying states of repair/disrepair;</li><li>• Installing new fence to provide single consistent perimeter;</li><li>• Storage sheds for sports and schools usage;</li></ul>
Demolition of the green storage sheds alongside the car park and extension of the car park area (timeline: April-July 2017)	<ul style="list-style-type: none"><li>• Removes dilapidated buildings and provides additional on site car parking</li></ul>
Erect new netting alongside the adult soccer pitches (Willow Field boundary) – under review (timeline: tbd 2017)	<ul style="list-style-type: none"><li>• Installation of netting has been sought by local residents</li></ul>



# The proposed development - continued

Summary	Comments/description
Erect new netting and four floodlights beside the junior soccer pitch (Radcliffe Hall boundary) (timeline: tbd 2017)	<ul style="list-style-type: none"><li>• Installation of netting has been sought by local residents</li><li>• Four practice level floodlights for underage teams winter training</li></ul>
Install new footpaths on the boundary of the playing pitches (timeline: April-September 2017)	<ul style="list-style-type: none"><li>• To replace existing tarmacadam footpaths with multipurpose paths/walking tracks</li></ul>
New drainage works for the cricket and soccer pitches (timeline: April-August 2017)	<ul style="list-style-type: none"><li>• To improve pitch drainage and general ground conditions</li></ul>



# Current status

- Final quotation for first phase work being signed off. Work to start imminently.
- Coordinating drainage work and timing with Grounds Committee. Some being done now, other aspects later.
- Seeking feedback from local residents – in advance of starting next phases.
- Extensive discussions with Dublin City Council & Community Gain Fund. DCC have appointed an independent assessor to oversee all projects.
- Preparatory discussions on financing options – particularly for contingencies and/or bridging requirements.



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.railwayunion.ie](http://www.railwayunion.ie). 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 [CStanley@rcsl.com](mailto:CStanley@rcsl.com) and on 099-090985.

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 or 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)

# Other

- Sports Capital Grant submitted in Q1 for new grounds equipment.
- Covanta 2 deadline is noon on 30<sup>th</sup> April 2017

