

Report on	Railway Park
Date of Meeting	13th May 2021
Reporting Officer	Kieran Gordon , Head of Leisure
Contact Officer	Kieran Gordon , Head of Leisure

Is this report restricted for confidential business? If 'Yes', confirm below the exempt information category relied upon	Yes	
	No	X

1.0	Purpose of Report
1.1	To present Members with a Business Case concept for the addition of a 3G pitch to the previously approved Railway Park project.
2.0	Background
2.1	Council previously approved the future development of Railway Park and an indicative budget of £1 million within the Capital programme to deliver on the project. This previously did not include a 3G pitch.
2.2	Within the previously approved Railway Park design, there was a large green open space planned within the development.
2.3	This Business Case concept has been prepared following a request received via the DEA working group of the proposed Railway Park development to consider the addition of a 3G pitch within the previously approved Railway Park development and for the potential of this large green open space to be developed into a 3G pitch.
2.4	This proposed addition of a 3G pitch as an additional feature on the large green open space may mean the Council may not have to source (and potentially purchase) land elsewhere within the Dungannon area to develop a 3G pitch.
3.0	Main Report
3.1	Further details are contained within the Business Plan concept in Appendix A. The context for examining options is mainly derived from the Mid Ulster District Council Sports Facility Strategy as approved in 2018.
3.2	Council approved the Sports Facility Strategy in May 2018 which provided a framework for the future prioritisation, development and provision of sports facilities at a local level in order to meet identified community need, helping to

	increase participation, addressing health inequalities, and other local specific factors.
3.3	This proposed 3G development at Railway Park is about developing people by encouraging active lifestyles through the provision of facilities. The Mid Ulster District Council Sports Facility Strategy 2018 audit evidences the Council's role in the provision of sports pitches and recreational spaces across the District therefore in the development of opportunities for active and healthier lifestyles. This proposed development comes at a time when an active lifestyle is recognised as vitally important in helping to reduce the incidence of a range of life-limiting diseases.
3.4	The Business Case concept has been developed on the basis of an engagement process resourced by the Council. The engagement process set out to establish, at a local level, if need and demand existed through engagement with groups and sports clubs in the Dungannon area and wider community stakeholders.
3.5	Through local engagement with various stakeholders, the development of a 3G facility at Railway Park will seek to provide effective partnerships with the private, education, public/local community and voluntary sector organisations which could bring benefits to the Dungannon area and wider District in a way that is open and accessible to all while at the same time maximises sustainability, efficiency and community benefit.
3.6	It is recognised that a shared, strategic approach to open space maximises its potential to contribute to a more inclusive and sustainable future.
3.7	Due to the size constraints on site, this proposed 3G pitch will not be the required size for competition however is intended to be designed as multi-use in nature. The development of a 3G facility at Railway Park could be used to further develop the pitch infrastructure in the District in a way that is affordable, sustainably, inclusive, high quality and consistent with current best practice in public pitch provision.
3.8	As referenced in the 2018 Mid Ulster District Council Sports Facility Strategy, it is the quality of existing pitch provision, as opposed to quantity that is the real issue. Many grass pitches do not drain well and therefore can be unplayable for several months. The provision of good quality synthetic pitches for training is therefore important.
3.9	As part of this Business Plan concept, a variety of strategic approaches were reviewed – national, regional, local – reflecting the broad reach of this project. It could be argued that this review demonstrates that the project fits well with a wide range of strategic approaches. It has the potential to deliver a wide range of outcomes which will benefit people of all ages and abilities whatever their aspirations relating to active lifestyles and wellbeing might be.

<p>3.10</p> <p>3.11</p> <p>3.12</p>	<p>The development of a 3G facility at Railway Park allows for a cross Council approach to use of leisure pitches and recreational space with Leisure Services and Parks to ensure they are shared and maximised community assets.</p> <p>A concept plan is contained within Appendix B. Further design work will be required. Reduction of the specification from 3G to natural grass sand mattress was ruled out due to other natural grass pitch provision within the Dungannon area, the need for 3G provision, additional training provision via a floodlit facility as well as the benefits of a 3G surface being available all year round.</p> <p>For actual costings and designs to be worked up, Officers therefore would require the approval to add to concept of a 3G pitch to the Railway Park project and give approval for the development of this concept via an ICT team and the submission of full planning permission</p>
<p>4.0</p>	<p>Other Considerations</p>
<p>4.1</p>	<p>Financial, Human Resources & Risk Implications</p> <p>Financial: Indicative capital costs estimates would be up to £500,000. (excluding fees). These additional Railway Park project costings are contained within the Council's 2020 – 2024 Capital Framework as presented at 6 May 2021 Policy and Resources Committee. Indicative recurring annual revenue expenditure costs estimates would be approx. £26,275 (per annum – inclusive of indicative staffing and annual maintenance costs) Indicative costs for replacement carpet after approx. 10 years – approx. £200k</p> <p>Human: Staff estimated at 1 x attendant at 30 hrs per week (5 x hrs per days x 6 days to facilitate bookings, ongoing inspection requirements, etc) – approx. costs included within above financial section.</p> <p>Risk Management: In line with Council's policies and procedures. Project funding risks.</p>
<p>4.2</p>	<p>Screening & Impact Assessments</p> <p>Equality & Good Relations Implications: Equality Impact Screening considered within overall Railway Park development.</p> <p>Rural Needs Implications: Rural Needs assessment considered within overall Railway Park development.</p>

5.0	Recommendation(s)
5.1	That members note and approve the Business Case concept for the addition of a 3G pitch to the Railway Park project and give approval for the development of this concept via an ICT team and the submission of full planning permission.
6.0	Documents Attached & References
	Appendix A – Business Case Concept Appendix B – Concept Design