



# **IRISH FOOTBALL ASSOCIATION**

## **FACILITIES' STRATEGY**

**Version 2.1**  
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## FACILITIES' STRATEGY

### Background

1. Facility requirements should be assessed as part of an overall sports development strategy and should be viewed in the context of:
  - Competition needs and
  - Training needs
2. Strategy needs to be determined on the basis of an “as should be” approach and not with the aim of papering over existing cracks.
3. Vision should be bold, yet achievable and should be medium to longer term with clear milestones en route. Strategy also needs to be endorsed by all stakeholders who “buy in” to the vision.
4. The Strategy confirms our strategic priorities for the budgets likely to be available over the next four years from FIFA, UEFA and Sport NI for our major grounds and also identifies our wider thinking in terms of venues for all levels of the game.

### The Situation in Northern Ireland

5. Throughout the Province there has been under-investment at all levels of the facilities continuum in provision for both competition and training.
6. Existing provision has not been at all strategic and there has been a mentality of making do with poor standard amenities.
7. At the international level consideration is being given to a number of options to ensure that international football can continue to be hosted in a safe, secure and spectator-friendly venue within Northern Ireland.
8. The “national stadium” is currently at Windsor Park, a ground used by Linfield FC on a long lease and which though adequate requires significant funding to maintain the ground at an acceptable international standard.
9. Few grounds are up to the UEFA standard for club and representative games.
10. In training terms there has been almost total dependence on grass although a number of clubs, councils and schools are utilising third generation football turf. These surfaces are also acceptable for use in competitions directly administered by the IFA.

## The Way Forward

11. In the medium to longer term there is a need for a precise appraisal of all existing facilities and we would want to carry out this work in partnership with the appropriate authorities.
12. To develop a venue specific strategy that will be a strategic fit with the funding providers which will require decision-making that breaks away from the norm and should take on board:
  - a. Physical safety and safety management
  - b. The demographics of the population and participation
  - c. Cultural change and the need to include all community groups, especially women
  - d. Regional requirements for training and development
  - e. Use of new technology
  - f. The importance of maximising use of planned facilities
  - g. Integration with sports development planning
  - h. The economic viability of new provision
  - i. Competition needs
  - j. Media and broadcast partners

### A Physical Safety and Safety Management

With the introduction of new legislation for safety at sports grounds it is critical that the Irish Football Association fully understands the number of grounds falling under the scope of the legislation and the specific needs of such grounds. In this sense it is also prudent to implement the lessons to be learned from the legislation to venues which may not actually fall under the scope of the legislation in order that all leagues and clubs fully understand the principles of good practice within facility development and safety management.

### B Demographics and Participation

There are two major centres of population of which the principal one, Belfast has been the focal point for most sporting and cultural activity. Whilst Belfast will continue to be that focal point, planning for new provision must take account of population changes and migration issues. It would seem that there is a need for two other centres which would accommodate both competition and training needs and in doing so ensure that there is easy access for the body of the population in terms of participation numbers.

## C Cultural Understanding

Northern Ireland's population base is changing as new populations are attracted to living and working here. Whilst football is truly the major international sport in terms of its affiliation to FIFA and as the fastest growing women's sport, care must be made to integrate new populations into the game at all levels. It will also need to take account of culture and religious differences of new populations particularly to ensure inclusiveness for girls to whom playing sport may not be a part of their cultures. Football will need therefore to develop new facilities that are modern, in-keeping with future demands and exciting for players, coaches, officials and spectators.

## D Training and Development

Regionally it is felt that there is a need for catchment areas outside the Belfast area as outlined in our objectives and these will be located across the province. This shall include an integration of grassroots, excellence and national football centres to support the ongoing football development programmes at these levels.

## E Use of new technology

It is appropriate from a sports development and sustainability standpoint that those coaching and training centres and those for minor competitions and for junior players maximise the use of third generation synthetic surfaces. These surfaces such as "Field Turf" / Football Turf have produced a new window of opportunity and real chance that the days of natural turf as the only option for training and competition may be numbered. The old "turning and burning" problems appear to have been accommodated, the bounce is true as is the speed of the surface, so any future investments into new facilities for training, coaching and junior competition in particular must have a heavy bias towards third generation (and any future generation) surfaces.

## F Maximising use of facilities

Planning for new build must be done strategically to make sure that suitable facilities are available in a geographically appropriate location which can link to both competition and training needs as part of an appropriate sports development plan.

## G Integration with Sports Development Planning

Facility development must be inextricably linked to a well researched and achievable sports development plan. Clubs or other partners must have a clear vision for these plans to include elements such as an understanding of the current situation, target participants and groups, numbers of participants, links to other bodies, the club profile and structure, appropriately qualified personnel, income and expenditure planning, SMART objectives and an understanding of existing or potential development capacity within the club.

## H Economic viability

It is critical that any investment made is economically sustainable for at least the economic lifespan of the investment. In this respect a detailed level of study and consideration must be given to all the aspects detailed in the sub headings above to ensure that facility provision is wholly appropriate based on actual need.

## I Competition Needs

The requirements for international and domestic club competition have been significantly revised in recent times which has presented a significant challenge to those clubs in such competitions. Notwithstanding matters relating to the national stadium, work has already begun on a central database of grounds within Northern Ireland and this is essential when beginning and continuing a top-down facilities strategy.

Many elements of need against the international and domestic infrastructure requirements are not eligible costs under government funding programmes which are primarily focussed on safety and participation. In this regard it is of the utmost importance that funding can be found to support facility development in areas such as corporate hospitality, drug testing, player and referee changing provision, board room and player lounges.

## J Media and Broadcast Partners

It is clear that in order to sustain and build on the appeal of association football that partnerships and relationships with media and broadcast organisations is given a high priority. In this respect media facilities and working areas in parallel with camera positions and adequate floodlighting should be supported to the fullest to ensure the needs of our partners are met.

## **Strategic Objectives**

### **Competitions**

The plan envisaged by the Premiership and supported by the Irish Football Association is a mid to long term strategic plan which we are working to ensure will become a viable proposition in relation to attendances and geographical location.

This plan envisages:

**GREATER BELFAST AREA:** 1 x 8,000 SEATER STADIUM  
1 x 4,000 SEATER STADIUM

**MID-ULSTER REGION:** 1 x 6,000 SEATER STADIUM  
1 x 4,000 SEATER STADIUM

**NORTH-WEST REGION:** 1 x 6,000 SEATER STADIUM  
1 x 4,000 SEATER STADIUM

It would be envisaged that each of the stadiums would be all covered seating (Red Guide Compliant) and would conform to UEFA Category 3 requirements.

The remaining Premiership clubs and an additional reasonable number of clubs (at least six) should meet the attached Domestic Club Licensing Infrastructure Requirements by the commencement of season 2013/14. Of these clubs/grounds at least three should meet UEFA Category 2 requirements with a further four meeting UEFA Category 1 requirements.

### **National Stadium**

It is anticipated that the Northern Ireland national team matches and all major Cup competition matches would take place at the national stadium, or that at least every effort would be made to ensure the continuing ability to host Northern Ireland national team games in the Province.

This is predicated upon Windsor Park remaining as the national stadium, however we would reserve the opportunity to reassess this should an alternative venue be used as the national stadium.

At the time of writing a small number of venues/sites are still under consideration for a future national stadium.

## **Premier Intermediate League and Intermediate standard venues**

It is important to sustain a minimum number of clubs to at least the PIL infrastructure requirements. This number should not be less than 16 and where possible every effort should be made to support facility development at these grounds so that a realistic opportunity for promotion is realised and maintained.

The significance of general intermediate football should not be understated and as part of the ongoing financial support to this level of the game it must be ensured that an adequate number of intermediate leagues and teams are maintained.

## **Training and Football Development Requirements**

### **National Football Centre**

A flagship National Football Centre is a crucial component to support the cream of Northern Irish footballing ability. Such a facility should be purpose built specific to the needs of players, coaches, medical and sports science personnel. The facility would ideally include:

- one full-size indoor pitch
- one other 3G pitch
- one high quality natural grass pitch
- one scaled pitch
- rehabilitation area
- conditioning suite
- lecture facilities
- changing facilities
- parents area

It is anticipated that in order to bring a National Training Centre to fruition a key partnership must be formed with local government.

## **Centres of Excellence**

In order to adequately support the IFA Excellence Programme with the appropriate facilities in order that player pathways can be created and sustained at least one Centre of Excellence should be provided in each area.

The facilities at each centre should include:

- one 3G pitch with lights
- one high quality grass pitch
- one scaled pitch
- lecture facilities
- rehabilitation area
- conditioning suite

Again it is envisaged that a partnership with a local district council would need to be put in place.

## **Grassroots**

The large numbers of grassroots participants in IFA programmes should have the opportunity to practice and play in a safe and suitable environment. To date 23 mini-pitches have been put in place to support the work of the Grassroots Officers. In order to build on and increase the number of participants at grassroots level additional facilities including but not limited to the following should be put in place:

- 20 additional mini-pitches
- 50 designated mini-soccer areas
- Access to additional 3G and natural grass surfaces provided in partnership with local district councils and/or schools/colleges

## **Training Facilities**

Recent studies undertaken by government agencies and dialogue with all strands of the football family make it clear that there is a critical shortage of facilities available for training purposes and for recreational football.

Using the data to hand, areas with the most immediate need must be identified and applications to funders supported in order to close this facilities 'gap'. In this regard partnerships should be formed and support be given to primarily clubs and thereafter local district councils and/or schools/colleges to avail of all funding streams that may become available.

## **Priorities**

It should be appreciated that it is difficult for the Association being a representative body for all clubs to choose between clubs to identify priorities. Nonetheless, we recognise that, for the purposes of the eligibility and scoring principles of funders some hard choices will have to be made.

Our proposed priorities at the present time can be split into four categories:

### **Priority One**

- One Stadium in the Greater Belfast Area (The Oval, Belfast)
- Two Regional Stadiums (The Showgrounds, Coleraine; Shamrock Park, Portadown)
- The National Football Training Centre
- Supporting clubs which have partnerships with local district councils and/or schools/colleges for the provision of training facilities

### **Priority Two**

- One further Stadium in the Greater Belfast Area (Solitude, Belfast)
- Two further Regional Stadiums (The Showgrounds, Ballymena; Mourneview Park, Lurgan)
- Two County Centres for Excellence
- Supporting clubs for the provision of training facilities

### **Priority Three**

- Three further stadiums to UEFA Category 1 requirements (Seaview, Belfast; The Showgrounds, Newry; Riverside Stadium, L'Derry)
- A total of 18 clubs to Domestic Club Licensing Infrastructure Requirements
- Two additional County Centres of Excellence
- 25 designated mini-soccer areas

### **Priority Four**

- Maintaining at least 16 clubs to PIL Infrastructure requirements
- One further County Centres of Excellence
- 25 designated mini-soccer areas
- 20 mini-pitches

The above takes account of the designation of grounds by Sport NI/DCAL.

## **Principles and Rationale**

Where specific capacities are referred to above, it is understood that this should be covered seating. The design of some of the larger stadia should be such that it allows for expansion without harsh financial penalties should expansion be required.

We have considered the issue of capacity carefully especially in moving to the more modest capacities compared with the original objectives. While even 8000 and 6000 capacity venues might be seen as presently being too large, we believe that we must plan with growth and to deliver quality venues which show that we are serious about changing the whole environment in which football is watched and played in Northern Ireland. To deliver the three enhanced venues in the priority locations we have identified would be an excellent start to the process.

We believe the proposed capacities should strike a balance between capital cost and revenue generation and allow the priority venues to start the process of growing our crowds watching the game in Northern Ireland. They should then also act as a catalyst to encourage other venues to modernise.

The concept of ground-sharing, even between clubs of differing status, is welcomed and encouraged as is the use of high standard synthetic (3<sup>rd</sup> generation and higher) playing surfaces in order to maximize usage and revenue potential for the venue.

The Association is keenly aware of the anticipated Safe Sports Grounds legislation and the ever more onerous requirements of UEFA, particularly the Club Licensing Scheme. The modernisation of our grounds is a major part of our commitment to all aspects of safety management.

Furthermore the Association anticipates the need for all public usage facilities to meet with the Disability Discrimination Act.

Our estimates for the priority one and two projects suggests between £25 million and £30 million is required in total. These estimates would require to be costed in more detail when any applications are made and we look forward to working with all partners to deliver these projects over the next few years.

### Appendices

Appendix 1 – IFA Joint Ground Criteria

Appendix 2 – UEFA Stadium Infrastructure Regulations



# Appendix 1 Joint Ground Criteria



## Joint Ground Criteria

Intermediate clubs who are undertaking ground improvements/modifications should be conversant with the criteria for senior football and the funding streams available.

Irish Premier League Criteria from 2009/10	Premier Intermediate League Criteria from 2008/09	Intermediate Football Criteria from 2009/2010
<p><b><u>Pitch and Playing Surface</u></b></p> <p>The field of play must be rectangular and the length of the touch line must be greater than the length of the goal line. The minimum length is 95m and the minimum width is 60m.</p> <p>The pitch must be level and have a good playing surface.</p>	<p><b><u>Pitch and Playing Surface</u></b></p> <p>The field of play must be rectangular and the length of the touch line must be greater than the length of the goal line. The minimum length is 90m and the minimum width is 45m.</p> <p>The pitch must be level and have a good playing surface.</p>	<p><b><u>Pitch and Playing Surface</u></b></p> <p>The field of play must be rectangular and the length of the touch line must be greater than the length of the goal line. The minimum length is 90m and the minimum width is 45m.</p> <p>The pitch must be level and have a good playing surface.</p>
<p><b><u>Ground Environs</u></b></p> <p>A permanent fixed wall/fence with a minimum height of 2 metres (measured from the exterior of the perimeter) is in place to prevent access except through the recognised entrances.</p>	<p><b><u>Ground Environs</u></b></p> <p>A permanent fixed fence or wall with a minimum height of 2 metres (measured from the exterior of the perimeter)be in place to prevent access except through the recognised entrances.</p>	<p><b><u>Ground Environs</u></b></p> <p>A permanent fixed fence, wall or natural boundary must be in place to prevent access except through the recognised entrances.</p>

Where a deterrent (glass, barbed wire, spikes etc) is placed on the top of the perimeter, it should be a minimum height of 2.4 metres.	Where a deterrent (glass, barbed wire, spikes etc) is placed on the top of the perimeter, it must be a minimum height of 2.4 metres.	Where a deterrent (glass, barbed wire, spikes etc) is placed on the top of a perimeter, it must be a minimum height of 2.4 metres.
It is recommended that pitch perimeter fences, where utilised, should conform with the recommendations as laid down in the 'Northern Ireland Guide to Safety at Sports-Grounds' (Red Guide).	Pitch perimeter fences should be put in place in order to enclose the playing surface. Such fences are not required in front of spectator seating areas and must be between 0.8 and 1.1m in height. Such fences must be a fixed wall/fence or single or more bar rail and must be positioned not less than 2.5m from the playing area. An appropriate number of access gates (opening onto the playing area) must be in place at regular intervals in the pitch perimeter fence.	Pitch perimeter fences should be put in place in order to enclose the playing surface. Such fences are not required in front of spectator seating areas and must be between 0.8 and 1.1m in height. Such fences must be a fixed wall/fence or single or more bar rail and must be positioned not less than 2.5m from the playing area. An appropriate number of access gates (opening onto the playing area) must be in place at regular intervals in the pitch perimeter fence.
	The club must provide written confirmation (via a Local Authority, if relevant) that it has sole control of the ground and its environs on match-days and that only a referee's inspection can be used to declare the pitch unplayable.	The club must provide written confirmation (via a Local Authority, if relevant) that it has sole control of the ground and its environs on match-days and that only a referee's inspection can be used to declare the pitch unplayable.

	The club must provide written confirmation that it has sole control of the ground and its environs on match-days and that only a referee's inspection can be used to declare the pitch unplayable. The club must further demonstrate that they have access to the ground at all relevant or required times during the playing season.	
A dugout for each team must be provided to accommodate a minimum of eight persons. Where bench seating is utilised, each person should be allocated 50cm of linear space. The front of the dug-out must be at least 2.5 metres from the perimeter of the field of play and a technical area must be clearly marked.	A dugout for each team must be provided to accommodate a minimum of eight persons. The front of the dug-out must be at least 2.5 metres from the perimeter of the field of play and a technical area must be clearly marked.	A dugout for each team must be provided to accommodate a minimum of eight persons. The front of the dug-out must be at least 2.5 metres from the perimeter of the field of play and a technical area must be clearly marked.
<p><b><u>Access to Ground</u></b></p> <p>Clubs must provide a minimum of four appropriately positioned turnstiles to afford for the segregation of spectators where necessary</p> <p>Access/egress for players and officials must be provided.</p>	<p><b><u>Access to Ground</u></b></p> <p>Clubs must provide a minimum of two appropriately positioned turnstiles to afford for the segregation of spectators where necessary</p> <p>Access/egress for players and officials must be provided to ensure there is no interference whilst entering/inside/exiting the ground.</p>	<p><b><u>Access to Ground</u></b></p> <p>Clubs must provide a recognised entrance(s) and demonstrate their ability to collect gate receipts.</p>

<p>An admission gate for disabled persons, with a minimum width of 1.2m, be provided with ramps, with a smooth gradient, where required.</p>	<p>An admission gate for disabled persons, with a minimum width of 1.2m, be provided with ramps, with a smooth gradient, where required.</p>	
<p><b><u>Exiting Ground</u></b></p> <p>The exiting capacity must be a minimum of 1.15m per one thousand spectator capacity. However regardless of the capacity of any individual ground a minimum of 2m must be separately provided for both home and visiting supporters.</p>	<p><b><u>Exiting Ground</u></b></p> <p>The exiting capacity must be a minimum of 1.15m per one thousand spectators capacity. However regardless of the capacity of any individual ground a minimum of 2m must be provided for both home supporters and visiting supporters.</p>	<p><b><u>Exiting Ground</u></b></p> <p>The exiting capacity must be a minimum of 1.15m per one thousand spectators capacity. However regardless of the capacity of any individual ground a minimum of 2m must be provided for both home supporters and visiting supporters.</p>
<p><b><u>Spectator Facilities</u></b></p> <p>The ground must have a minimum approved capacity of 2000 persons. A minimum of 500 seats must be available. Only individual seats with backrest will be accepted. An additional 750 covered seats/terraced places must be available.</p>	<p><b><u>Spectator Facilities</u></b></p> <p>The ground must have a minimum approved capacity of 500 persons. Of this a minimum of 200 covered terracing places must be available of which 100 are seated. Only individual seats will be accepted.</p>	

<p>A minimum of 5 disabled places must be provided and for capacities larger than the minimum the capacities should conform to the recommended disabled provision in sports grounds.</p>	<p>A minimum of 5 disabled places must be provided and for capacities larger than the minimum the capacities must conform with the recommended disabled provision in sports grounds.</p>	
<p>Separate toilet facilities for home and away supporters, each with a minimum of one male WC, 4 male urinals and one female WC must be provided solely for the use of spectators.</p> <p>A disabled toilet must also be provided but does not need to be specifically for the use of spectators.</p> <p>Such a disabled toilet may also be utilised as a male/female spectator toilet provided it is suitably equipped and identified</p> <p>It is recommended that particularly for larger capacity venues that toilet provision conforms to the Event Safety Guide.</p>	<p>A minimum of one male WC, 4 male urinals and one female WC must be provided solely for the use of spectators.</p> <p>Toilet provision must conform with the Event Safety Guide (Purple Guide).</p> <p>A disabled toilet must also be provided but does not need to be specifically for the use of spectators.</p> <p>Such a disabled toilet may also be utilised as a male/female spectator toilet provided it is suitably equipped and identified</p>	

<p>All public passageways and stairways in the spectator area must be painted in a bright colour, as must all gates leading from the spectator areas to the playing area and all exit doors and gates leading out of the stadium.</p> <p>All exit gates and doors within the stadium and all gates leading to the playing area from spectator areas must open outwards away from spectators.</p>		
<p><b><u>Access to Pitch for players and officials</u></b></p> <p>A protected area/tunnel must be in place to safeguard the access from changing facility to playing area of players and officials.</p>	<p><b><u>Access to Pitch for players and officials</u></b></p> <p>A barrier with a minimum height of 1.2m be in place to safeguard the access from changing facility to playing area of players and officials.</p>	<p><b><u>Access to Pitch for players and officials</u></b></p> <p>A barrier with a minimum height of 1.0m be in place to safeguard the access from changing facility to playing area of players and officials.</p>
<p><b><u>Dressing Room Accommodation</u></b></p> <p>The changing facilities for players and officials must be within the perimeter of the ground.</p>	<p><b><u>Dressing Room Accommodation</u></b></p> <p>The changing facilities for players and officials must be within the perimeter of the ground.</p>	<p><b><u>Dressing Room Accommodation</u></b></p> <p>The changing facilities for players and officials must be within the perimeter of the ground.</p>

<p>There must be separate changing rooms for both teams with a minimum surface area of 15sqm. Showering facilities must be integral to the changing room must be a minimum of 4sqm and must have a minimum of 6 showerheads. (Showering/WC areas will not be considered for the purposes of calculating changing room surface area). Each changing room must also contain a WC with wash-hand basin.</p>	<p>There must be separate changing rooms for both teams with a minimum surface area of 15sqm. Showering facilities must be integral to the changing room must be a minimum of 2sqm and must have a minimum of 4 showerheads. (Showering area will not be considered for the purposes of calculating changing room surface area). Each changing room must also contain a WC and there must be a urinal within close proximity of the changing rooms.</p>	<p>There must be separate changing rooms for both teams. Showering facilities must be integral to the changing room and must have a minimum of 4 showerheads for each team.</p>
<p>The referee must have a separate changing room with a minimum surface area of 9sqm. There must be a shower and a WC within the room. (Showering/WC areas will not be considered for the purposes of calculating changing room surface area)</p>	<p>The referee must have a separate changing room with a minimum surface area of 3sqm. There must be a shower and a WC within the room.</p>	<p>The referee must have a separate changing room with a minimum surface area of 3sqm. There must be a shower within the room. The room must be used solely as a referee changing room.</p>
<p>The above dimensions are minimum and are subject to change in line with Domestic and UEFA Club Licensing policies. Clubs should consult the Association when undertaking modifications to dressing room accommodations.</p>		<p>There must be adequate toilet facilities in the changing room complex.</p>

<p>Changing rooms for players and officials must have adequate heating, be ventilated, be capable of being secured and be clean and tidy. Furthermore all floor surfaces should be non-slip and showers should be fitted with an appropriate thermostat to ensure that water temperature does not exceed 38 degrees Celsius.</p>	<p>Changing rooms for players and officials must have adequate heating, be ventilated to outside air, be capable of being secured and be clean and tidy. Furthermore all floor surfaces must be non-slip and showers should be fitted with an appropriate thermostat to ensure that water temperature does not exceed 38 degrees Celsius.</p>	<p>Changing rooms for players and officials must have adequate heating, be ventilated to outside air, be capable of being secured and be clean and tidy.</p>
<p><b><u>First Aid</u></b>  A first Aid room which is clearly signposted throughout the stadium must be available. First Aid Room should have a minimum surface area of 15sqm. A first aid kit and stretcher must be available at all times.</p>	<p><b><u>First Aid</u></b>  A first aid kit and stretcher must be available at all times.</p>	<p><b><u>First Aid</u></b>  A first aid kit and stretcher must be available at all times.</p>
<p><b><u>Floodlighting</u></b>  Where new floodlighting installations are to be put in place these should ensure an average light intensity of 500 Lux measured in the vertical plane. Clubs should seek advice in this respect from the Club Licensing and Facilities Department.</p>	<p><b><u>Floodlighting/Reception Room</u></b>  Whilst floodlighting or reception facilities are not essential, any teams who aspire to gain promotion to the Senior division must be in a position to install both at short notice.</p>	<p><b><u>Floodlighting/Reception Room</u></b>  Whilst floodlighting or reception facilities are not essential, any teams who aspire to gain promotion to the Senior division must be in a position to install both at short notice.</p>
<p><b><u>Boardroom/Reception room</u></b>  Clubs must have boardroom facilities available.</p>		

<p><b><u>Security/Control Room</u></b></p> <p>A Security/control room of at least 5sqm, with a clear view of all spectator areas must be available. The room must be equipped with a landline telephone, powerpoints and access to the PA system. Event organisers or health and safety personnel must be capable of communicating with spectators both inside and outside the stadium by a PA system or electronic scoreboard.</p>		
<p><b><u>Ground rules</u></b></p> <p>Each stadium must issue stadium ground rules and affix them to the stadium in that spectators can read them.</p> <p>These rules should provide: admission rights; abandonment or postponement of events; description of prohibitions or penalties such as entering the field of play, throwing objects, use of foul or abusive language, racist behaviour etc; restrictions with regard to alcohol, fireworks, banners etc; seating rules and causes for ejection from the ground.</p>		

