Chief Executive’s Report to Council Members

**COMHAIRLE CONTAE ÁTHA CLIATH THEAS SOUTH DUBLIN COUNTY COUNCIL**



**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**PART 8 REPORT**

**Tallaght Stadium-Proposed new North spectator stand, works mainly including refurbishment and internal alterations to the West stand, upgrades of accessible seating to the South stand, and all associated site & development works**

## 1.0 Introduction

The purpose of this Chief Executive’s Report is to present the outcome of the consultation programme carried out on the proposed new North spectator stand, works mainly including refurbishment and internal alterations to the West stand, upgrades of accessible seating to the South stand and all associated site and development works, to respond to the submissions made during the consultation period and to make recommendations in relation to the proposed development where appropriate.

## 2.0 Outline of the Public Consultation Programme

The proposed development will consist of;

**New North stand:**

* Proposed capacity of 2,500 to include covered universal accessible seating above pitch level, with an overall footprint area of 1,700 sq.m, and all associated enclosed ancillary floor area of 860 sq.m, comprising: ground floor undercroft units 564 sq.m, concessions, toilets and plant / service areas at ground and first floor levels 296 sq.m.

**Existing West Stand:**

* Refurbishment and alterations to existing West stand & associated accommodation to upgrade accommodation at ground and first floors & modification of central seating area.

(NOTE: No increase of floor area or building volume)

Ground floor level:

* Internal alterations to the existing building to existing shop & office accommodation, internal fit-out of existing kitchen area and other internal minor alterations to layouts and all ancillary internal alterations to provide storage, office accommodation, media areas, changing rooms, toilets, staff/canteen areas, throughout.

First floor level:

* Fit-out of the existing Kitchen, lobby & storage to existing multipurpose room. Alteration & refurbishment of existing bar.

**Existing South Stand:**

* Alterations to existing universal accessible seating, to provide enhanced raised and covered universal accessible seating above pitch level, with improved access and sightlines to pitch. No adjustment to the existing South Stand capacity.

The overall site area being 41,221sq.m, and the footprint area relating to this application being 3,896sq.m with the Stadium capacity to increase from Circa 8,000 to Circa 10,000.

Site development works comprising; new/altered turnstile access provision and exit gates to new North stand, no alterations to car parking, provision of 50 no. cycle parking spaces, hard surfaced area to new North Stand and associated public lighting. No alterations to existing stadium floodlighting.

The development also incorporates, alterations to boundary treatments including associated demolitions and adjustments to ground levels, mainly at proposed new North Stand location, all associated signage, hard and soft landscaping, services above and below ground, including new foul connection and all ancillary associated site development works.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required.

The public consultation period took place from the 1st July 2020 to the 13th August 2020 inclusive (a period of 6 weeks) during which time information on the Proposed Part 8 Development and environmental reports were disseminated to the public and submissions were invited. Due to Covid 19 restrictions, persons wishing to inspect drawings of the proposed development could do so by appointment only, at County Hall, Tallaght, Dublin 24, by emailing [planningdept@sdublincoco.ie](mailto:planningdept@sdublincoco.ie) or by phoning 01 4149000. The plans and particulars were available for viewing or purchase at a fee not exceeding the reasonable cost of making a copy, during normal working hours during the period from the 1st July 2020 to the 29th July 2020. The public consultation on the proposed Part 8 development also included the following statutory and non-statutory elements:

* Newspaper Notice in the Irish Independent on the 1st July 2020 and also in the local paper, The Echo, on the 2nd July 2020, together with information on the public consultation programme and an invitation for submissions.
* Letters and emails that provided notification of the Proposed Part 8 Development consultation programme and an invitation for submissions to Elected Members and relevant prescribed bodies
* Site Notices at 4 separate locations around Tallaght Stadium, see link to [site notice](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\2%20Site%20Notice\19031-2020-06.30%20Site%20notice-Tallaght%20stadium-REV%203.pdf).
* A Social Media campaign that included both Facebook and Twitter
* SDCC Public Consultation Portal

## 3.**0 Outcome of the Public Consultation Programme**

The number of submissions that were received during the public consultation period came to eleven (including one late submission). All submissions were read, analysed and summarised. A list of all the persons/bodies that made submissions within the public consultation period is provided in Table 1 below.

**Table 1: List of Persons/Bodies that made Submissions**

|  |  |  |
| --- | --- | --- |
| **Submission No** | **Person** | **Company (if applicable)** |
| 1 | Mr Stephen Cunningham | [Individual](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\6%20Submissions%20received\Submissions\SD-C141-1%20-%20Improving%20Atmosphere%20-%2003-07-2020%2010-55am.pdf) |
| 2 | Mr Kevin Glackin | [Individual](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\6%20Submissions%20received\Submissions\SD-C141-2%20-%20South%20Stand%20Alterations%20-%2014-07-2020%2009-02am.pdf) |
| 3 | Mr Mark Byrne | [Transport Infrastructure Ireland - Regulatory & Administration Unit](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\6%20Submissions%20received\Submissions\Email%20from%20Transport%20Infrastructure%20Ireland%20-%20TII.msg) |
| 4 | Ms Gretta Hannigan | [Inland Fisheries Ireland](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\6%20Submissions%20received\Submissions\SD-C141-3%20-%20Tallaght%20Stadium%20,%20Surface%20Water%20during%20%20construction%20and%20operation%20-%2005-08-2020%2012-49pm.pdf) |
| 5 | Ms Maria O’Dwyer | [Irish Water](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\6%20Submissions%20received\Submissions\Irish%20Water%20Observation.pdf) |
| 6 | Mr Gerard Stockil /Ms Liz Kennedy | [Tallaght Community Council](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\6%20Submissions%20received\Submissions\SD-C141-4%20-%20Tallaght%20Community%20Council%20Submission%20-%2010-08-2020%2003-18pm.pdf) |
| 7 | Mr Gerard Stockil / Ms Liz Kennedy - DUPLICATE | [Tallaght Community Council](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\6%20Submissions%20received\Submissions\SD-C141-5%20-%20Tallaght%20Community%20Council%20Submission%20-%2010-08-2020%2003-18pm.pdf) |
| 8 | Mr Gerard Stockil | [Tallaght Community Council](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\6%20Submissions%20received\Submissions\SD-C141-6%20-%20Tallaght%20Community%20Council%20-%20disability%20access%20-%2010-08-2020%2003-18pm.pdf) |
| 9 | Mr Michael McAree | [National Transport Authority](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\6%20Submissions%20received\Submissions\SD-C141-7%20-%20NTA%20Submission%20SD168-0004%20-%2011-08-2020%2010-46am.pdf) |
| 10 | Deputy Chris Andrews TD | [Public Representative - Sinn Fein](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\6%20Submissions%20received\Submissions\Chris%20Andrews%20TD%20-%20Sinn%20Fein.pdf) |
| 11 | Mr Michael Murphy (late submission) | [National Parks & Wildlife Service from the Dept of Culture, Heritage & the Gaeltacht](file:///F:\Property%20Management%20Team%20Folder\Tallaght%20Stadium\North%20Stand\Part%208\Part%208%20Ad\6%20Submissions%20received\Submissions\Dept%20of%20Culture,%20Heritage%20and%20the%20Gaeltacht.pdf) |

## 4.0 Summary and Categorisation of Issues Raised and Chief Executive’s Responses

This section presents an analysis of the submissions and includes a summary of each of the issues raised and the responses and recommendations of the Chief Executive. The responses of the Chief Executive have been framed taking account of the statutory obligations of the local authority, relevant Government and Ministerial guidelines and the proper planning and sustainable development of the area.

* 1. **Submission No 1 – Mr Stephen Cunningham**

*Firstly, the atmosphere suffers by having the stands so far away from the pitch. Newer builds such as Tottenham Hotspurs' stadium recognise this and have the fans right on top of the action. The North Stand should be built much closer to the East and West allowing to stadium to better 'capture' the atmosphere and also allowing the pitch to be realigned closer to the South Stand.*

*Secondly, the lack of appropriate spaces for wheelchair users. In the new stand, and West Stand if possible, wheelchair users should be afforded better views rather than the frequently interfered with views currently offered from the South Stand. A viewing platform above pitch level, ideally on the top row of each stand would achieve this.*

*Finally, and most infuriatingly, the exit signs that still haunt the West Stand. Although raised from where they were initially placed, the poles are still clearly visible, defeating the main bene􀀯t of such a beautiful cantilever roof. I have visited stadiums big and small on every continent and* have *yet to come across anything similar. I was informed that it is a necessary aspect of health and safety regulations but as far as I can see no other stand in Ireland is subject to these measures, which border on the absurd. Everyone knows the way out, it's the same*

*as the way in!*

*Overall, the development of Tallaght Stadium is an asset to the surrounding community and something the council should be immensely proud of. Match night is an experience unrivalled in Irish football and improving all the time. With a few minor adjustments it could be even better*.

**Chief Executive’s Response**

1. New Stand location:
   1. The new North Stand location has been carefully positioned/located to optimise the stadium for various sporting uses and its municipal functions. These distances ensure adequate recommended run-offs for sporting events are adhered to and access for emergency services to the pitch is catered for, under the current ‘green guide’ sports ground safety regulations.
   2. The existing stadium currently has existing floodlights, that are in position, the new North Stand is positioned to avoid overshadowing of the pitch when the floodlights are in-use.
2. Accessible seating users:
   1. The new North stand proposals provide for 20 new raised & covered wheelchair spaces with adjoining companion seats, with unobstructed views to the pitch.
   2. Access to the spectator seating bays is provided from high level at the rear of the seating tiers, this will greatly reduce the number of spectators using the circulation at pitch level, and would therefore reduce the number of people interfering with the views of universal accessible seating to the pitch, during games.
   3. Current stadium design and building regulations set out that a minimum of 1% of the total seating must be universal accessible, the proposed stadium capacity upon completion of the new North stand will be 10,000, therefore it is a requirement to provide 100 universal accessible seats in the stadium. There is a total of 101 universal seats in the stadium.
3. Existing Signage
   1. The Stadium was the subject of a fire safety review by Dublin Fire Brigade in 2018, with all the signage and fire safety systems reviewed at that time.
   2. The existing signage can be reviewed at detailed design stage and audited as required under current stadium safety design guidelines.

**Chief Executive’s Recommendation**

It is recommended that no amendments are made to the Part 8 Development as proposed.

**4.2 Submission No 2 – Mr Kevin Glackin**

*The primary user of Tallaght Stadium is Shamrock Rovers Football Club and the primary users of the South Stand are the supporters of the club.*

*The stand currently contains a number of metal barriers located above the designated wheelchair accessible areas. These barriers are obviously a vital safety feature, but they serve another purpose, of which any architect of a stadium should be aware. The barriers are used to hang flags and banners by the various groups of fans who stand at the front of the South Stand during matches. This has the effect of turning a very mundane stand into an atmospheric and aesthetically impressive one that reflects well on the stadium.*

*It would appear from the drawings of the proposed alterations to the universal accessible seating that the existing barriers would be removed or integrated into the proposed coverings of the raised wheelchair accessible areas, making it impossible for supporters to hang their flags at the front of the stand. This would be hugely disappointing to the Rovers fans, including those with disabilities who value the colour and atmosphere as much as any of us, and presumably to the directors of the club who* *specifically designated the South Stand as the "singing section" in a show of support for a colourful stand.*

*Raising the wheelchair accessible areas at the front of the stand seems a reasonable way to enhance the matchday experience for fans with disabilities, and every supporter would welcome it in solidarity. The other aspect of the proposal, obtrusive coverings at the front of an already covered stand, seems less reasonable and has a genuinely detrimental effect as outlined. If obtrusively high coverings are absolutely required for the accessible seating areas, adjustments could be made to the seating layouts directly behind them, i.e., removing a row of seats and moving each barrier up a row. The minimal reduction in capacity would allow the character of the stand to be maintained.*

*A stadium is ultimately judged by the people who use it and how it facilitates their enjoyment.*

**Chief Executive’s Response**

Accessibility:

1. Rails & flags

The Railings on the new North Stand & the upgraded accessible seating in the South Stand will be taken into consideration in the developed design to retain the atmosphere and to adhere to stadium safety design guidelines.

1. Accessible seating:
   1. The detailed design of the covered accessible seating has been carefully analysed and will be developed further to minimise obstructions to the surrounding spectator seating, whilst providing adequate cover to the designated accessible seating areas.

A number of options were intensively tested and costed:

* Front of stand – pitch level: less than optimal and facing into the prevailing wind and rain from the Mountains and will need shelters.
* Centre of stand: creates additional costs with deck, lift and access arrangements. Also, compromises both seat numbers and sight lines in stand overall.
* Large deck at rear of stand – examined both 10 & 20 seat options. Both required extensive structural works, lift(s) and access/safety requirements. Also, from a stadium management point of view the arrangement would be difficult to manage at lower profile events. It would lead to universal access attendees being isolated at the back of the North Stand at such events.

Accordingly, the analysis identified the best option as being enhanced, sheltered universal access in the lower North and existing stands.

1. Accessible seating users:
   1. The new North stand proposals provide for 20 new raised & covered wheelchair spaces with adjoining companion seats, with unobstructed view to the pitch.
   2. Access to the spectator seating bays is provided from high level at the rear of the seating tiers, this will greatly reduce the number of spectators using the circulation at pitch level, and would therefore reduce the number of people interfering with the views of universal accessible seating to the pitch, during games.
   3. Current stadium design and building regulations set out that a minimum of 1% of the total seating must be universal accessible, the proposed stadium capacity upon completion of the new North stand will be 10,000, therefore it is a requirement to provide 100 universal accessible seats in the stadium. There is a total of 101 universal seats in the stadium.

**Chief Executive’s Recommendation**

It is recommended that no amendments are made to the Part 8 Development as proposed.

**4.3 Submission No 3 – Transport Infrastructure Ireland**

*The Council will be aware that inappropriate design of signage and lighting structures, can create traffic hazards by distracting road users. Inappropriate Illumination/moving images especially has the potential to further increase the distraction and hazard to road users. TII notes that the planning statement indicates that an “External Lighting Design Intent Statement” was prepared. However, this currently does not appear available on the consultation website. TII recommends that the Council ensure that appropriate levels of mitigation for signage and lighting structures are identified and provided for, to ensure no impact on the N81, national road, and that such mitigation is included in any decision to grant planning permission on the subject site. TII requests that the Council has regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment and determination of the subject planning application.*

*The proposed development shall be undertaken strictly in accordance with the recommendations of the Transport (Traffic Impact) Assessment. Any recommendations arising should be incorporated as Conditions on the Permission, if granted. The developer should be advised that any additional works required as a result of the Assessment should be funded by the developer.*

**Chief Executive’s Response**

Traffic

1. Signage & Lighting:
   1. The signage & lighting will be designed to minimise the impact on the traffic on N81 and surrounding roads/usages, in accordance with:

* Predictive modelling study, to identify and reduce potential light pollution from the proposed site to achieve compliance with ILE Guidance Notes, Environmental Zone E4.
* ILE/ILP Guidance Notes, the Environmental Zone will be designed to Classification E4, i.e. high district brightness, with a maximum sky glow (URL) of 15%, light trespass (onto windows of adjoining properties) of between 5 to 25 lux (pre and post curfew). Potential problems from glare and over-illumination shall be evaluated and addressed to ensure that the design intent proposals include for high quality optics coupled with aiming and commissioning to mitigate against potential light spill and sky glow issues, as part of the detailed design process.
* Minimum maintained illuminance levels shall be designed to achieve between 5 and 15 lux, measured at road level.

1. Transport, Traffic impact assessment

We acknowledge this note and accept that the recommendations arising from the TTA can be conditioned as part of the permission/approval.

**Chief Executive’s Recommendation**

It is recommended that the recommendations arising from the Transport and Traffic Assessment can be included as part of the Part 8 Approval.

**4.4 Submission No 4 – Inland Fisheries Ireland**

*Ground preparation and associated construction works, as proposed have significant potential to cause the release of sediments and various pollutants into surrounding watercourses. Pollution of the adjacent freshwaters from poor on-site construction practices could have a significantly negative impact on the fauna and flora of this surface water system. A comprehensive and integrated approach for achieving stream protection during construction and operation (in line with international best practice) should be implemented). All construction should be in line with a detailed site-specific Construction Environmental Management Plan (CEMP). The CEMP should identify potential impacts and mitigating measures, it should provide a mechanism for ensuring compliance with environmental legislation and statutory consents. The CEMP should detail and ensure Best Construction Practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt.*

*Comprehensive surface water management measures must be implemented at the construction and*

*operational stage to prevent any pollution of the Dodder catchment. While policies and recommendations made under the Greater Dublin Strategic Drainage Study (GDSDS) have been applied in development of a drainage strategy for this site a maintenance policy to include regular inspection and maintenance of the SUDS infrastructure, petrol/oil interceptors and silt traps throughout the operational stage should be a condition of any permission.*

**Chief Executive’s Response**

1. Inland Fisheries - Ground water
   1. We acknowledge this note and accept that the recommendations arising from IFI recommendations,

* there will be a detailed site-specific CEMP plan prepared in advance/during construction
* GDSDS will be applied in the development of the proposed drainage strategy

**Chief Executive’s Recommendation**

It is recommended that the IFI recommendations are complied with in the Part 8 Development as proposed.

**4.5 Submission No 5 – Irish Water**

*Irish Water confirms that the applicant has engaged with them in regard to a Pre-Connection Enquiry and has been issued with a Confirmation of Feasibility on 09/07/2020. The applicant was advised that wastewater connection was feasible without infrastructure upgrade by Irish Water at the time of the assessment.*

*The design and construction of the wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.*

*Irish Water requests that any grant of permission be conditioned as follows:*

1. *Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.*
2. *All development shall be carried out in compliance with Irish Water Standards codes and practices.*
3. *Any proposals by the applicant to build over or divert existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.*

**Chief Executive’s Response**

1. Irish Water – Drainage etc

We acknowledge Irish waters request for 3 no. observations/conditions to be included and accept that the recommendations arising from can be conditioned as part of the Part 8 process.

**Chief Executive’s Recommendation**

It is recommended that the 3no. observations/conditions are included in the Part 8 Development as proposed.

**4.6 Submission No 6 – Tallaght Community Council General – Biodiversity, disability facilities & final design detail**

*Tallaght Stadium name is a positive brand and sentiment for Tallaght. It is a landmark for the Tallaght area, with a name change would weaken prominence and brand, with an impact on Tallaght. Retention of the name is crucial. Environmental & Ecological Impact- mature parklands to both the east and south of the stadium. Whitestown Stream runs to the south of the Stadium, as well as area known as Tallaght Wetlands, with the significance of habitats highlighted. There is also a historic Bridge Structure on SDCC land outside the boundary of the Stadium.*

*Bats flight path from trees at Old Bawn CS to trees in Sean Walsh Park. TCC noted that field surveys undertaken.*

*Disability facilities- what does it cover, are Water Management features adequate, Ground Works Survey -is it still valid, was a Traffic Survey undertaken and environmental and finish design features queried. It was suggested that rainwater harvesting, landscaping/tree planting, be looked at. Provision of 50 no. bicycle parking spaces welcomed. Provision of electric charging point requested, along with solar belly bins.*

**Chief Executive’s Response**

1. Stadium Naming:    *The naming/branding strategy for Tallaght Stadium is subject to a separate ongoing process in conjunction with the elected members. A further report will be presented to the elected members in this regard.*
2. Environmental & Ecological Impact:
   1. Bat Flight path:

We confirm that the proposed new Norths stand development will not impact on the treeline to the south and lighting will not be altered in a manner in which the potential (bat) commuting route will be affected

* 1. Field survey-Whitestown stream:

The presence of this watercourse was recorded in the ecological assessment. As the designated site (Glenasmole Valley) is upstream of the proposed site of works, the potential for this hydrological connection to have any impacts on the designated site is not significant.

* 1. Significance of Habitats; The proximity of the site, to the South of the Stadium, though outside the site of the proposed works, referred to, is noted in the ecological assessments. It is believed that the works as proposed do not have potential for any direct or indirect impacts on this site. This site is not designated for conservation; however, the submission is accurate in pointing out its significance to this locality. The Public Realm Dept. of the Council has engaged a consultant ecologist to assist in carrying out a detailed examination of the site south of the ponds at Sean Walsh Memorial Park. This work included carrying out ecological services for the surrounding areas of ponds and grasslands as well as the site in question, ecological surveys and providing advice and assessment in relation to the rehabilitation of a habitat and potential to encourage re-colonisation of the area.
  2. Bat survey:

The importance of protection of bats and their commuting routes is acknowledged, However, no suitable roost habitat for bats occurs within the area proposed for development. It should be noted that this was considered following a survey of the existing structure for bat roosts in daylight hours. No works outside the area are proposed that may cause direct impacts upon bat species. Further, no development or alteration to the existing structure is proposed that may give rise to indirect impacts (e.g. lighting, disturbance).

* 1. Bird survey: The importance of protection of birds and their nesting and feeding habitats is acknowledged here. It should be noted that bird species seen or heard during ecological surveys were recorded rather than using a transect type survey (e.g.) which is unsuitable for such a structure. However, no bird nesting or feeding habitat will be lost as a result of the proposed works within the area proposed for development. No works outside the area are proposed that may cause direct impacts upon bird species. Further, no development or alteration to the existing structure is proposed that may give rise to indirect impacts

(e.g. loss of feeding habitat). The ecologists are confident in this assessment. Further, artificial nesting habitat will be incorporated into the structure for hirundine species.

1. Disability Facilities:
   1. Current stadium design and building regulations set out that a minimum of 1% of the total seating must be universal accessible, the proposed stadium capacity upon completion of the new North stand will be 10,000, therefore it is a requirement to provide 100 universal accessible seats in the stadium. There is a total of 101 universal seats in the stadium.
   2. Current building regulations state we must provide a 1.8 x 2.5m universal accessible toilet per accessible floor, that being the ground floor only, in the new North Stand , we have provided a total of 1 no. 1.8 x 2.5m universal accessible toilet on the ground floor and an additional 1 no. on the first floor, therefore we confirm we have complied and exceeded the current building regulations. These are conveniently located close to main circulation routes, universal seating bays and within the permitted distances in current regulations and best practice stadium design guidelines.

C There are also a number of ambulant disabled toilet cubicles both 2-male and 2-female, 2no. enlarged cubicles and universal accessible urinals in the male toilets, in the new north stand for spectators during matches.

1. Finish Design Details for the new North Stand:
   1. The boundary fence will be metal type to a height of approximately 2.4m high
   2. The metal type roof will be profiled as noted in the Part 8 drawings, this will be similar in nature to that of the existing stands.
   3. The glazed screens will be a glazing system to a storey height facing the N81, as indicated on the proposed Part 8 drawings
2. Water Mitigation & Flooding:
3. Fluvial flooding:

The Tallaght area in November 2010. The study indicates that Tallaght Stadium is in Flood Zone C, as defined by the “Guidelines “with a very low (less than 1 in 1000 year) risk of flooding

b Pluvial or surface water flooding is the result of rainfall generated flows that arise before runoff can enter a watercourse or sewer.

The proposed development may be subject to pluvial flood risk from the developments proposed surface water drainage system The comprehensive and detailed design of the surface water system, design of road, ground levels, finished floor levels, and SuDs measures will mitigate pluvial flood risk to a site

1. Traffic Survey:
2. A traffic and transport assessment report was carried out and included in the Part 8 submission dated May 2020, by DBFL consulting engineers, it concluded:

* that the impact on the surrounding road network, as a result of the proposed North Stand development on the surrounding road network will be minimal. This is based on the anticipated levels of traffic generated by the proposed development, the level of mitigation achieved following the implementation of the traffic and crowd management plans, along with the information and analysis.
* that the proposals represent a sustainable and practical approach to development on the subject lands and there are no traffic or transportation related reasons that should prevent the granting of planning approval for the proposed Tallaght Stadium North Stand development.

**Chief Executive’s Recommendation**

It is recommended that no amendments are made to the Part 8 Development as proposed.

**4.7 Submission No 7 – Tallaght Community Council (DUPLICATE)**

See submission no 6

**Chief Executive’s Response**

See submission No 6.

**Chief Executive’s Recommendation**

It is recommended that no amendments are made to the Part 8 Development as proposed.

**4.8 Submission No 8 – Tallaght Community Council**

This is an addition to Tallaght Community Council’s earlier submission.

*Can they please ask that the Changing Facilities include changing tables and hoists for maximum access support? Also, that there is good connectivity between the disabled seating area and the disabled toilets / changing rooms.*

**Chief Executive’s Response**

1. General/design/accessibility

Accessibility: Disability Facilities:

* 1. Current stadium design and building regulations set out that a minimum of 1% of the total seating must be universal accessible, the proposed stadium capacity upon completion of the new North stand will be 10,000, therefore it is a requirement to provide 100 universal accessible seats in the stadium. There is a total of 101 universal seats in the stadium.
  2. Current building regulations state we must provide a 1.8 x 2.5m universal accessible toilet per accessible floor in the new north stand , we have provided a total of 1 no. on the ground floor and 1 no. on the first floor, therefore we confirm we have complied with current building regulations. These are conveniently located close to main circulation routes, universal seating bays and within the permitted distances in current regulations and best practice stadium design guidelines.

There are also a number of ambulant disabled toilet cubicles both 2-male and 2-female, 2 no. enlarged cubicles and universal accessible urinals in the male toilets, in the new north stand for spectators during matches. Current regulations do not require the provision of changing places at Stadiums and other public buildings. However, the Council is currently making a significant investment in changing places facilities both at County Hall and at the new Lucan pool. The additional space required , the height-adjustable equipment and the constructional and usage implications of the full-coverage hoist has significant cost , insurance and annual maintenance implications which seriously limit the locations which can afford or safely manage a facility of this nature.

**Chief Executive’s Recommendation**

It is recommended that no amendments are made to the Part 8 Development as proposed.

**4.9 Submission No 9 – National Transport Authority**

*The subject proposed development relates largely to the provision of a ‘new North Stand’ at Tallaght Stadium, with a capacity of 2,500, bringing the total capacity of the Stadium to over 10,000. Notwithstanding this substantial increase in capacity, it is noted that just 50 no. cycle parking spaces are to be provided.*

*It is recommended that further consideration is given to the provision of cycle parking serving the expanded Stadium, taking into consideration the scale of events the stadium is expected to host and increasing the potential for cycling above the 1% mode share currently assumed.*

**Chief Executive’s Response**

NTA | Traffic

1. Bike parking allocation:
   1. As part of our design for the new North Stand, we are providing 50 dedicated bike parking stands. The intention was to provide ‘Sheffield type’ bike stand which caters for a minimum of 2 no. bikes per stand, therefore we can provide bike parking for 100 number, this is 1 bike space per 20 people for the new North Stand capacity.
   2. SDCC are also currently carrying out upgrade works to the public realm which the new stand can utilise as they are in close proximity to the stadium in Sean Walsh Park/N81 corridor, these will provide additional spaces should they be required during busy match day attendances.
   3. In addition, there will be bicycle spaces to be provided in the wider public realm within the Tallaght Town Centre, including the proposed transport interchange, adjacent to the Tallaght Luas stop.

**Chief Executive’s Recommendation**

It is recommended that no amendments are made to the Part 8 Development as proposed.

**4.10 Submission No 10 – Deputy Chris Andrews TD**

*Having been contacted by a number of wheelchair users who attend games at Tallaght Stadium. These individuals are looking for an elevated viewing area to be installed in both home and away sections to allow wheelchair users to view the game, as at the minute their view is blocked by the hoarding around the pitch.*

*Deputy Andrews believes such a viewing area would greatly enhance the stadium and make it more inclusive for all spectators.*

*As the pitch is also used by the FAI’s underage and women’s internationals, it would improve our standing internationally within UEFA who promote equality within football. Their #EqualGame campaign was created under UEFA’s respect initiative and designed to spread the positive spirit of inclusion, amplify a clear and uplifting message about the benefits that football brings to the community; promote it’s vision that everyone should be able to enjoy football, regardless of who they are and to make the sport open and accessible to all.*

*Deputy Andrews asked that South Dublin County Council to consider this submission which, if implemented, would make the stadium universally accessible.*

**Chief Executive’s Response**

Accessibility seating

* 1. As noted above there is raised & covered seating in the new North & upgraded portion of the South stand which will elevate the view for the accessible seats.

Accessible seating users:

The detailed design of the covered accessible seating will be carefully analysed to minimise obstructions to the surrounding spectator seating, whilst providing adequate cover to the designated accessible seating areas.

The new North stand proposals provide for 20 new raised & covered wheelchair spaces with adjoining companion seats, with unobstructed view to the pitch. Access to the spectator seating bays is provided from high level at the rear of the seating tiers, this will greatly reduce the number of spectators using the circulation at pitch level, and would therefore reduce the number of people interfering with the views of universal accessible seating to the pitch, during games. Current stadium design and building regulations set out that a minimum of 1% of the total seating must be universal accessible, the proposed stadium capacity upon completion of the new North stand will be 10,000, therefore it is a requirement to provide 100 universal accessible seats in the stadium. There is a total of 101 universal seats in the stadium.

**Chief Executive’s Recommendation**

It is recommended that no amendments are made to the Part 8 Development as proposed.

**4.11 Submission No 11 – Department of Culture, Heritage and the Gaeltacht (*late submission*)**

Outlined below are the nature conservation recommendations of the National Parks & Wildlife Service (NPWS) of the Department of Culture, Heritage and the Gaeltacht.

*It is noted that the Ecological Survey & Appropriate Assessment Screening Report drawn up in*

*relation to this proposed Part 8 Development of Tallaght Stadium records nesting by both*

*Swallow Hirundo rusticola and house martin Delichon urbicum within the stadium, mainly*

*within the turnstile buildings.*

*Recommendation*

*In the light of the above, this Department therefore recommends that any approval granted*

*the Part 8 Development of Tallaght Stadium proposed shall be subject to the condition that*

*any modification works to the existing turnstile buildings only be carried out outside the*

*swallow and house martin breeding seasons i.e. from late April to September inclusive.*

*Suitable mitigating measure should also be explored and put in place in order to insure the*

*continued availability of nesting places for house martins in particular.*

*Reason: To avoid the destruction of the nests, eggs and nestlings of swallow and house martin,*

*which are scarce breeding birds in the built-up parts of Dublin City and its suburbs and to*

*insure the conservation of these species.*

**Chief Executive’s Response**

Birds nesting in turnstiles

1. Timing

We confirm that Works in this area will be carried out outside of the bird nesting season. For Hirundine this will be after September and before April.

1. Mitigation measures

The ecologists will work with the architectural team to ensure that suitable nesting habitat (e.g. ledges or ‘nest bricks’) are incorporated into suitable locations within the new stadium

**Chief Executive’s Recommendation**

It is noted that this is a late submission, but it is proposed to accord with the regulations. It is recommended that no amendments are made to the Part 8 Development as proposed.

## 5.0 Conclusion and Recommendation

This report is submitted in compliance with the recommendations of the Planning & Development Act, 2000 and Part 8 of the Planning and Development Regulations 2001 (as amended). The various works proposed under the new North spectator stand, works mainly including refurbishment and internal alterations to the West stand, upgrades of accessible seating to the South stand and all associated site and development works are in accordance with the 2016 - 2022 County Development Plan and with proper Planning and Development of the area.

It is proposed that the Development at Tallaght Stadium proceeds, as it will deliver;

* 2,500 seat numbers in the North Stand with covered stairs, wing walls, and a fitted out under croft.
* Redevelopment of West Stand with enhanced Corporate facilities, meeting EUFA standards with fully serviced kitchen.
* Upgraded universal access in proposed new North Stand, and in the existing stands, which will provide an enhanced spectator viewing from these areas in both the proposed new stand, as well as existing stands.
* Optimal use of available space between SDCC Stadium Management and Shamrock Rovers FC.

Taking account of the proper planning and sustainable development of the County, taking cognisance of Transport Infrastructure Ireland, Inland Fisheries Ireland and Irish Water, conditions and recommendations, it is recommended that the proposed development proceed with the scheme as advertised.

*D Mc Loughlin* 3rd September 2020

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Chief Executive Date