PURSER

Planning Report

Project: Part 8 for Outdoor Events at Tallaght Stadium

Client: South Dublin County Council

Planning

24.11.26

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Document Control

Document	Planning Report
Project	Part 8 for Outdoor Events at Tallaght Stadium
Client	South Dublin County Council
Project Reference:	P-2026-35-210

Document Issue and Check				
Issue	**Date**	**Status**	**Issued to:**	**Checked by:**
P_01_R1	05.11.2026	Draft	Client	SD
P_01_R2	24.11.2026	Final	Client	SD

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Summary

Tallaght Stadium is one of South Dublin's most significant sporting and recreational assets. Its continued evolution presents **an opportunity to build on its success** as a sporting venue and establish a **broader role in the cultural, social and economic life of Tallaght**.

The proposed development seeks to realise this ambition through a programme of **large-scale concerts, musical performances and cultural events, making greater use of existing public infrastructure while preserving the stadium's primary sporting function**. It would enrich South Dublin's cultural offering, attract new audiences, support the local economy and contribute to a more vibrant and dynamic town centre.

Underpinned by strong planning policy support and informed by detailed multidisciplinary assessment, **the proposal establishes a carefully considered framework for the safe and responsible delivery of major events**, balancing the wider benefits of an expanded event programme with the protection of residential amenity, public safety and environmental quality.


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1.0 Introduction

1.1 Purpose and Scope of the Report

This Planning Report has been prepared by Purser on behalf of South Dublin County Council in support of the proposed Part 8 development at Tallaght Stadium, Tallaght, Dublin 24.

The proposal seeks to facilitate the additional use of Tallaght Stadium and associated lands for outdoor concerts, musical performances and similar cultural and entertainment events, for a maximum of five such events in any calendar year, with a maximum audience attendance of 22,000 persons per event. The existing sporting use of the stadium and all associated uses will be maintained.

This report describes the proposed development, explains its planning rationale and assesses the proposal having regard to the receiving environment, relevant planning policy, stakeholder engagement and the findings of the supporting specialist assessments. The report should be read in conjunction with the statutory public notices, drawings and accompanying technical documentation.

1.2 Background to the Proposal

Tallaght Stadium is an established sports and events venue in Tallaght, Dublin 24. Originally developed as a football stadium, the venue has undergone several phases of expansion and improvement, including the construction of the South and North Stands. It now provides permanent spectator accommodation and associated facilities for regular sporting fixtures and other stadium activities.

While football and other sports remain its primary use, Tallaght Stadium has previously accommodated a number of non-football events, including Nitro Circus in 2016 and the Special Olympics opening ceremonies in 2018 and 2026. These events were authorised through individual outdoor event licences and involved temporary adaptations to the stadium, together with specific arrangements for crowd management, access, traffic and other operational requirements.

The planning history is relevant in this regard. The original stadium permission (Reg. Ref. S97A/0063, An Bord Pleanála Ref. PL.06S.102312) included a condition (Condition No. 4 of the Board's Order) requiring planning permission before the stadium could be used for concerts. Although the previous outdoor event licences demonstrate the stadium's ability to accommodate occasional non-sporting events, they do not establish an ongoing planning entitlement for concert use.

Against this background, South Dublin County Council is seeking to facilitate a limited programme of outdoor concerts and similar events as an additional use of the stadium. The proposal would make greater use of the existing facilities while retaining the venue's primary sporting function. It would also broaden the range of cultural and entertainment events that can be accommodated within Tallaght.

The proposed concert use differs from the stadium's normal sporting operations, particularly in terms of audience configuration, use of the playing surface, event capacity and the movement of spectators before and after events. These considerations, together with the surrounding residential and urban context, have informed the preparation of the proposal and the scope of the supporting technical assessments.

The current Part 8 seeks to establish the planning basis for the proposed additional use and associated works, having regard to the operational requirements of the stadium and the potential effects on the surrounding area.

1.3 Overview of the Part 8 Proposal

The proposed Part 8 development seeks to facilitate the additional use of Tallaght Stadium and associated lands for outdoor concerts, musical performances and similar cultural and entertainment events, for a maximum of five such events in any calendar year, with a maximum audience attendance of 22,000 persons per event. The existing sporting and associated uses of the stadium will be maintained.

The proposal includes permanent works to widen four existing pitch-access gates from 3 metres to a clear width of 9 metres each, together with temporary event infrastructure, including staging and production facilities, audience areas, pitch protection, food and beverage concessions, sanitary facilities and associated servicing arrangements.
The proposed event use will be supported by arrangements for crowd management, access and egress, transport, emergency access and noise control.

The Part 8 proposal establishes the principal development and operational parameters within which individual events may take place. Each event shall be subject to detailed event-specific management arrangements, including the preparation of an Event Management Plan, Event Traffic Management Plan, Noise Management Plan and other supporting documentation required by South Dublin County Council (SDCC).

The proposed development and the findings of the supporting technical assessments are described in greater detail in Section 5.0 of this report.

1.4 Project Objectives

The principal objective of the project is to realise the wider potential of Tallaght Stadium as a venue for sporting, cultural and entertainment activity, while maintaining its established sporting function.

The key objectives of the proposed development are:

- To make greater use of existing public infrastructure;
- To broaden the cultural and entertainment offering of Tallaght and South Dublin;
- To support economic activity within Tallaght Town Centre and the wider visitor economy;

- To establish a safe and effective planning and operational framework for large-scale events;
- To protect residential amenity, environmental quality and the functioning of the surrounding transport network; and
- To ensure that the additional event use is compatible with the continued operation of the stadium as a sporting venue.

These objectives have informed the development of the proposal and the scope of the supporting specialist assessments.

1.5 Project Scoping and Specialist Assessments

The proposed development has been subject to a detailed scoping process to identify the principal planning, operational, safety and environmental considerations relevant to the expanded event use of Tallaght Stadium.

The proposal has been developed by a multidisciplinary team led by Purser on behalf of South Dublin County Council, comprising the following specialist disciplines:

Consultant	Discipline / Assessment
Purser	Planning, project coordination and EIA Screening
Safe Events Global	Event management, capacity and public safety
Transport Insights	Traffic and transportation
Wave Dynamics	Noise and acoustics
Donnachadh O'Brien & Associates (DOBA)	Flood risk and civil engineering
RSK Ireland	Ecology and Appropriate Assessment Screening

The scoping and design process have had particular regard to:

- Event capacity, audience configuration and temporary infrastructure;
- Crowd management, spectator circulation, emergency access and public safety;
- Transport demand, public transport capacity, traffic management and pedestrian dispersal;
- Noise, residential amenity and the protection of the surrounding environment;
- Accessibility, spectator welfare and inclusive event arrangements;
- Servicing, utilities, drainage and flood risk;
- Biodiversity, Appropriate Assessment and Environmental Impact Assessment requirements; and
- Integration of the proposed event use with existing sporting fixtures and stadium operations.

The scope of the assessments has also been informed by engagement with relevant stakeholders, as outlined in Section 4.0 of this report.

The coordinated multidisciplinary approach has informed the design of the proposed development, established its principal capacity and operational parameters and identified the measures necessary to address potential impacts on the surrounding area.

The principal findings of the supporting specialist assessments are summarised in Section 5.0 of this report, with a schedule of the accompanying documentation provided in Section 7.0.

1.6 Structure of the Report

This report sets out the planning rationale, assessment and justification for the proposed development and is structured as follows:

- Section 1.0 – Introduction;
- Section 2.0 – Site and Context;
- Section 3.0 – Planning History;
- Section 4.0 – Stakeholder Engagement;
- Section 5.0 – Proposed Development and Assessment;
- Section 6.0 – Policy Context;
- Section 7.0 – Enclosures; and
- Section 8.0 – Conclusion.

The report should be read in conjunction with the statutory public notices, drawings and supporting specialist assessments accompanying the Part 8 proposal. These address matters including event management, capacity, transport, noise, ecology and flood risk. The schedule of accompanying documentation is provided in Section 7.0.

1.7 Landownership and Charge

The lands comprising Tallaght Stadium and the areas required to facilitate the proposed development are in the charge of South Dublin County Council.

2.0 Site Location and Receiving Environment

2.1 Site Location and Context

Tallaght Stadium is located at Whitestown Way, Tallaght, Dublin 24, within the administrative area of South Dublin County Council. The stadium occupies a prominent position within the wider Tallaght Town Centre area, adjoining Sean Walsh Memorial Park.

The N81 Tallaght Bypass lies immediately to the north of the stadium, with Whitestown Way to the west. Old Bawn Community School, adjoining playing fields and Sean Walsh Memorial Park are located to the east, while the stadium car park and Council park facilities lie to the south. The surrounding area includes a mix of residential, commercial, educational and recreational uses, with established residential and mixed-use development located to the west and south-east.

The stadium has developed in a number of stages and now comprises permanent spectator accommodation on all four sides of the playing pitch. The present arrangement was completed through the North Stand development and associated stadium works approved under Part 8 Ref. SD208/0006. The existing stadium layout and facilities are described in further detail in Section 2.3.

The stadium is therefore situated within an established urban setting, bordered by major road infrastructure, educational facilities, parkland and nearby residential and commercial development. The wider surrounding context is described in Section 2.2.

The site also has an established history of sporting and other event use. Previous non-football events have been accommodated through the Outdoor Event Licensing process, although these were individual events and were of a different scale and character to the use now proposed. This history is considered further in Section 3.

2.2 Wider Context

Tallaght Stadium is located close to Tallaght Town Centre, which is the administrative and civic centre of South Dublin. The town centre contains a broad mix of retail, commercial, civic, healthcare, educational, cultural and leisure uses.

Major destinations within the wider area include The Square Tallaght Shopping Centre, South Dublin County Council's civic offices, Tallaght University Hospital and the TU Dublin Tallaght Campus. These uses are concentrated principally within the wider town centre, with established residential areas extending across Tallaght, including Old Bawn to the south-east and Springfield to the north-west of the stadium.

Sean Walsh Memorial Park forms an important recreational and open-space element within this wider setting, while also forming an important element of SDCC's Green Infrastructure Network. The park extends east and south of the stadium and provides a substantial area of public open space close to the town centre. The stadium forms part of this broader concentration of civic, recreational and community uses.

Tallaght is also served by established public transport infrastructure. The Luas Red Line serves the town centre, together with a number of bus routes connecting Tallaght with surrounding areas and Dublin City Centre. The existing access, public transport and parking arrangements serving the stadium are described further in Section 2.5. The proximity of residential areas, public open space and transport infrastructure is particularly relevant to the proposed event use, including spectator access and dispersal, noise and residential amenity. These matters are considered in greater detail in the relevant sections of this report.

Figure 2.1: Site Location and Wider Context



2.3 Existing Stadium Layout and Facilities

Tallaght Stadium is a four-sided stadium arranged around a central playing pitch, with permanent spectator accommodation provided within the West, East, South and North Stands. The stands are served by internal circulation areas and a range of operational, spectator and ancillary facilities.

The West Stand contains much of the stadium's principal operational accommodation. This includes player and changing facilities, staff and office accommodation, media areas, hospitality spaces, sanitary facilities, storage and other back-of-house functions associated with the day-to-day operation of the venue.

The East Stand provides permanent spectator seating along the eastern side of the pitch. The South Stand provides additional spectator accommodation, sanitary and welfare facilities, accessible seating and associated circulation areas.

The North Stand completes the stadium enclosure on the northern side of the pitch. It includes covered spectator seating, accessible seating, concessions, toilets, plant and service areas, together with accommodation used for stadium and club-related purposes. The North Stand is also home to Shamrock Rovers Football Club Offices and Tallaght Martial Arts and Fitness Centre.

The playing pitch occupies the centre of the stadium and is surrounded by circulation and operational areas serving the stands and pitch. Existing floodlighting is provided on four floodlighting pillars located at the corner of each stand at the stadium. The site also includes entrance and exit points, turnstiles, internal pedestrian routes, service areas and other infrastructure required for the operation of the venue.

The stadium also includes an existing car park and cycle-parking provision. Access, public transport and parking arrangements are considered separately in Section 2.5.

The existing stadium layout, particularly the relationship between the stands, playing pitch and internal circulation areas, is relevant to the accommodation and movement of spectators during larger events. The proposed event configuration and associated arrangements are described in greater detail in Section 6.

2.4 Existing Stadium Operations and Event Uses

Tallaght Stadium operates primarily as a sporting venue, with football fixtures forming the main regular event use. The stadium accommodates spectators within the four permanent stands, supported by the existing player, media, hospitality, sanitary, circulation and operational facilities described in Section 2.3.

The scale of activity at the stadium varies depending on the fixture. For larger attendances, event-specific traffic and crowd-management arrangements are put in place, with measures adjusted to reflect the expected attendance and the nature of the event. These arrangements can include management of pedestrian movement and temporary traffic controls during spectator arrival and dispersal.

In addition to sporting fixtures, Tallaght Stadium has accommodated a number of non-football events. Previous licensed events include Nitro Circus in 2016 and Special Olympics opening ceremonies in 2018 and 2026. These events required temporary changes to the normal stadium configuration and, in some cases, involved use of the playing surface, temporary structures, entertainment areas and event-specific access and circulation arrangements.

The 2026 Special Olympics Ireland Games Opening Ceremony is the most recent example. The event included a temporary stage on the playing surface, entertainment and ceremonial activity, with separate circulation arrangements for athletes and members of the public. The event was licensed for a maximum attendance of 10,000 persons.

The current Part 8 therefore does not seek to replace the established sporting function of Tallaght Stadium. It seeks to provide an additional use for large outdoor concerts and events under a defined framework within which a limited number of larger non-sporting events can take place alongside the stadium’s existing use.

2.5 Existing Access, Public Transport and Parking

Vehicular access to Tallaght Stadium is provided from Whitestown Way at the south-western corner of the site. This access serves authorised vehicles, stadium operations, servicing and deliveries. Pedestrian access is provided through a number of entrances around the stadium perimeter, with turnstiles and exit gates serving the individual stands.

The stadium is served by established public transport infrastructure. The Luas Red Line serves Tallaght Town Centre, within walking distance of the stadium, while a number of bus services operate through Tallaght and the surrounding area. These services provide connections to Dublin City Centre and other parts of the metropolitan area.

Pedestrian movement between the town centre and the stadium is supported by the surrounding footpath network, signal-controlled crossings at the N81/Whitestown Way/Cookstown Way junction and the pedestrian overbridge across the N81. The overbridge provides a connection between The Square and the stadium area. Dedicated cycling infrastructure is also provided along sections of the N81 and Whitestown Way, with additional routes through Sean Walsh Memorial Park.

The stadium contains an on-site car park with approximately 400 spaces, including 14 accessible parking spaces. Cycle parking is also provided, with 84 spaces identified in the November 2026 Traffic and Transport Assessment. Additional public car parking facilities are located within Tallaght Town Centre, including at The Square Shopping Centre.

These existing facilities provide the transport context for the proposed event use. The on-site car park will not be available for general public parking during events, although limited pre-booked accessible parking will be provided. The transport strategy is based on Luas, scheduled bus services, supplementary shuttles and coaches, walking, cycling and existing town centre parking facilities. While the stadium's central location provides alternatives to private car travel, the Traffic and Transport Assessment identifies capacity constraints on evening public transport services and the likely need for supplementary shuttle and coach provision. Further details are provided in the supporting Traffic and Transport Assessment and Sections 6.13 and 6.14 of this report.

3.0 Planning History

3.1 Planning Permissions and Part 8 History

Tallaght Stadium has developed through a series of planning permissions and Part 8 procedures dating back to the original stadium proposal in 1997. The planning history records the initial permission for the stadium, subsequent applications to extend the duration of that permission, completion of the stadium by South Dublin County Council and the later construction of the South and North Stands.

The original application, Reg. Ref. S97A/0063, sought permission for a 10,000-seat football stadium at Sean Walsh Memorial Park, together with a new playing pitch, floodlighting, clubhouse and associated facilities. South Dublin County Council granted permission in April 1997. Following a third-party appeal, An Bord Pleanála granted permission under Appeal Ref. PL.06S.102312 on 14 January 1998. The Board's decision included a condition limiting the capacity of the stadium to 6,000 persons. A subsequent compliance review records that revised drawings showing a total capacity of 6,000 persons were accepted in response to that condition.

The duration of this permission was extended under Reg. Ref. S97A/0063/EP to 31 October 2004. A further application for an extension of duration, Reg. Ref. S97A/0063/FEP, was refused in December 2004.

Following the expiry of the original permission, South Dublin County Council progressed the completion of the stadium through Part 8 Ref. SD058/0016. That process provided for completion of the stadium as a 6,000-seat football venue. The stadium was later expanded through Part 8 Ref. SD168/0004, which provided for the construction of the South Stand, and Part 8 Ref. SD208/0006, which provided for the North Stand together with alterations and upgrades to other parts of the stadium.

The planning history therefore demonstrates the progressive development of Tallaght Stadium from the original 6,000-person configuration established following the 1998 appeal decision to the present four-sided stadium arrangement. This history is particularly relevant to the current Part 8 in establishing the evolution of spectator capacity, access and egress arrangements, permanent spectator accommodation and supporting infrastructure against which the proposed concert use is to be considered.

The principal applications and Part 8 procedures relating to the stadium are summarised below and considered in further detail in the subsequent sections.

Reg. Ref.	Development	Decision / Outcome	Date
S97A/0063	Original application for a **10,000-seat football stadium**, playing pitch, floodlights, clubhouse and associated facilities.	Permission granted on appeal[1] by An Bord Pleanála under Ref. PL.06S.102312. Condition No. 1 limited the capacity of the stadium to **6,000 persons**.	**14 January 1998**
S97A/0063/EP	Extension of the duration of the original stadium permission.	Granted. The duration of the permission was extended to 31 October 2004.	**17 September 2003**
S97A/0063/FEP	Further extension of the duration of the original stadium permission.	Refused.	**14 December 2004**
SD058/0016	Part 8 for completion of Tallaght Stadium as a **6,000-seat football stadium**, including spectator accommodation, clubhouse facilities and associated works.	Council ultimately resolved to proceed with the original stadium plans following consideration of an enlarged playing-pitch option.	**13 February 2006**
SD168/0004	Part 8 for a new South Stand containing **2,195 seats**, together with ancillary and welfare accommodation and a new access/egress through the southern boundary.	Part 8 adopted and approved by South Dublin County Council.	**9 January 2017**
SD208/0006	Part 8 for a new North Stand, refurbishment of the West Stand, accessibility works to the South Stand and associated access, circulation and infrastructure works. The Traffic and Transport Assessment calculated a resulting maximum stadium capacity of **10,547 spectators**.	Part 8 approved.	**12 October 2020**

Table 3.1: Overview of Planning History of Tallaght Stadium.

[1] A request was made to An Bord Pleanála for access to the full appeal case file relating to Ref. PL.06S.102312. However, the Board advised that the file could not be located and was therefore unavailable for review. Accordingly, the assessment of the appeal and the conditions imposed is based on the documentation available through South Dublin County Council's planning records, including the subsequent condition-compliance documentation.

3.1.1 Application Reg. Ref. S97A/0063

On 12 February 1997, South Dublin County Council received an application from Shamrock Rovers Football Club for a new football stadium at Sean Walsh Memorial Park, Tallaght. The proposal comprised a 10,000-seat stadium, an all-weather playing pitch, floodlights and a clubhouse containing changing rooms and team facilities, offices and administration accommodation, a lounge bar, restaurant and function rooms, and a sports and club shop. Car parking and other ancillary works were also included. The development was to be delivered in phases and was accompanied by an Environmental Impact Statement (EIS).

The stadium was designed as a fully enclosed ground with covered seating on all four sides of the pitch. The EIS described its main use as the home ground of Shamrock Rovers Football Club, together with player training, club matches and occasional international fixtures.

The operational assumptions in the EIS were based largely on football use. It anticipated one to two matches per week, allowing for home and away fixtures, with training on an average of four nights per week under floodlights. Evening matches were expected to begin after 7.00pm, with other fixtures taking place on Saturday or Sunday afternoons. The period from spectator arrival to clearance of the stadium was estimated at approximately 2½ to 3 hours. Although the stadium was designed for 10,000 spectators, the EIS anticipated average home attendances of between 3,000 and 4,000 in the early years, with approximately four to six events per year attracting a capacity attendance.

Importantly, the EIS dealt with "Occasional Activities" as "Not currently applicable". The environmental assessment was therefore based on football matches and associated training rather than concerts or other large entertainment events. This does not mean that other events were expressly prohibited, but it is important in understanding the basis on which the original proposal was assessed.

Noise and residential amenity were considered as part of the EIS. The adjoining school and nearby housing were identified as sensitive receptors. The EIS stated that sporting events would generally take place outside school hours and that the nearest housing was separated from the stadium by approximately 180 metres of landscaped parkland. It proposed that event timing would be managed so that noise affecting nearby residential properties would be limited in duration and occur within reasonable hours. The applicant also indicated that evening football matches would generally finish before approximately 9.30pm and that no early-morning stadium activity was anticipated.

These statements formed part of the applicant's environmental assessment and should not be presented as stand-alone planning conditions unless their status is confirmed by the final permission.

South Dublin County Council assessment and decision

The Planning Authority considered the proposal broadly consistent with the planned sporting and leisure role of Sean Walsh Memorial Park. Its assessment also examined the relationship of the stadium with Old Bawn Community School and nearby housing, together with boundary treatment, parking, vehicular access, pedestrian movement and the proposed Cookstown/Old Bawn Road.

The assessment took account of the operational assumptions in the EIS, including the expected frequency and timing of football matches and the likely pattern of spectator arrivals and departures. Temporary access and surface-water arrangements pending completion of the Cookstown/Old Bawn Road were also considered.

South Dublin County Council subsequently decided on 10 April 1997 to grant permission. The Council's assessment recommended permission subject to a substantial suite of conditions addressing the detailed development and operation of the site.

At Council stage, the principal conditions included:

- compliance with the submitted plans and particulars;
- control of construction debris and undergrounding of services;
- water-supply, foul-water and surface-water requirements;
- removal of temporary structures after two years unless separately authorised;
- agreement of temporary access for construction and matches from the N81 pending completion of the Cookstown/Old Bawn Road;
- agreement of the western site boundary and car-park access;
- detailed drainage and water-infrastructure requirements;
- provision of waste-storage and grease-trap facilities;
- a requirement for a separate planning application for external advertising visible from outside the stadium;
- control of floodlighting to prevent upward light emission and glare;
- revision of the car-parking layout and provision of pedestrian access to the adjoining public open space;
- construction of boundary walls, including a 3.5-metre wall adjoining Old Bawn Community School;
- maintenance of the pedestrian walkway along the northern boundary;
- landscaping, external-finish and environmental-health requirements; and
- accessibility and financial-contribution requirements.

Third-party appeal and An Bord Pleanála decision

The Council's decision was subject to third-party appeal. The appeal submissions raised concerns about residential amenity, traffic and parking, the relationship with Old Bawn Community School and the possible future use of the stadium for activities other than football.

The possibility of concerts was expressly raised during the appeal. Appellants referred to pop concerts, major music festivals and similar events, as well as associated sound testing, temporary stage construction and dismantling, HGV movements and disturbance during event set-up and removal. These were matters raised by the appellants rather than findings of the Board.

An Bord Pleanála granted permission under Appeal Ref. PL.06S.102312 on 14 January 1998. A subsequent compliance review from 2000 records a number of the conditions imposed by the Board and how they were addressed.

The most important of these was Condition No. 1, which limited the stadium capacity to 6,000 persons and required revised plans showing compliance to be agreed with the Planning Authority before development commenced. The reason given was:

> *"In the interest of the amenities of property in the vicinity and traffic safety and convenience."*

The compliance file also records a number of other Board conditions relevant to the development of the stadium.

The temporary-access condition required details of the access from the N81 to be agreed with the Planning Authority. That access was to be closed and replaced by access from the Cookstown/Old Bawn Road once the latter was completed.

Condition No. 4 of the Board's permission expressly addressed the use of the stadium for concerts, stating that "The site shall not be used for concerts without a prior grant of planning permission", with the stated reason being "To clarify the nature and extent of the permission granted."

Condition No. 10 required a 24.3-metre reservation along the western boundary. The western boundary itself, together with the location and design of the car-park access, was to be agreed with the Planning Authority. The condition was imposed to facilitate road and transport proposals and in the interests of traffic safety.

Condition No. 11 required the Planning Authority to be notified of the position of the proposed well once opened.

Condition No. 14 required, before matches could be played, a 3.5-metre-high boundary wall along the western boundary of Old Bawn Community School and a 2.5-metre wall continuing around the eastern and southern boundaries of the identified "Site A". Access to Site A was restricted to the north and west. The stated purpose was to protect the amenities of property in the vicinity.

Condition No. 15 required the pedestrian walkway along the northern boundary to remain unobstructed and available for pedestrian use between the N81 pedestrian bridge and the Cookstown/Old Bawn Road direction.

Condition No. 16 required the external finishes to the stadium, clubhouse, boundary walls and water tank to be agreed with the Planning Authority before development commenced.

Relevance to the Current Part 8

Reg. Ref. S97A/0063 established the original planning basis for Tallaght Stadium. It also shows that the development eventually authorised differed from the 10,000-seat stadium originally proposed, most notably because the Board imposed a 6,000-person capacity limit.

That capacity condition remains an important part of the planning history, but it cannot be read in isolation. The stadium was later completed as a 6,000-seat venue under Part 8 Ref. SD058/0016 and was subsequently expanded through the South Stand and North Stand Part 8 procedures. The 2020 Traffic and Transport Assessment for SD208/0006 calculated a maximum stadium capacity of 10,547 spectators. The 6,000-person condition therefore represents the historic capacity control applying to the original permission rather than the later established capacity of the stadium.

The nature of the use assessed in 1997 is also relevant. The EIS was prepared around football matches, training and occasional international fixtures. It did not assess concerts or other comparable entertainment events as part of the normal operating regime, and "Occasional Activities" were recorded as not currently applicable. Concert use was raised by third parties during the appeal, and Condition No. 4 of the Board's permission expressly required a prior grant of planning permission before the stadium could be used for concerts.

The access, boundary and pedestrian conditions also remain relevant when considering the present proposal. The Board controlled temporary and permanent access arrangements, the western road reservation, the northern pedestrian route and boundary treatment beside Old Bawn Community School. These matters should be considered against the proposed event access, egress, servicing and crowd-management arrangements where the same parts of the stadium site are affected.

The original permission related to a conventional football-stadium layout, with spectators accommodated in the stands. The material reviewed under S97A/0063 does not specifically assess the use of the playing surface for spectators or the installation of temporary concert infrastructure. Those aspects of the current proposal therefore fall outside the event configuration considered in the original stadium application.

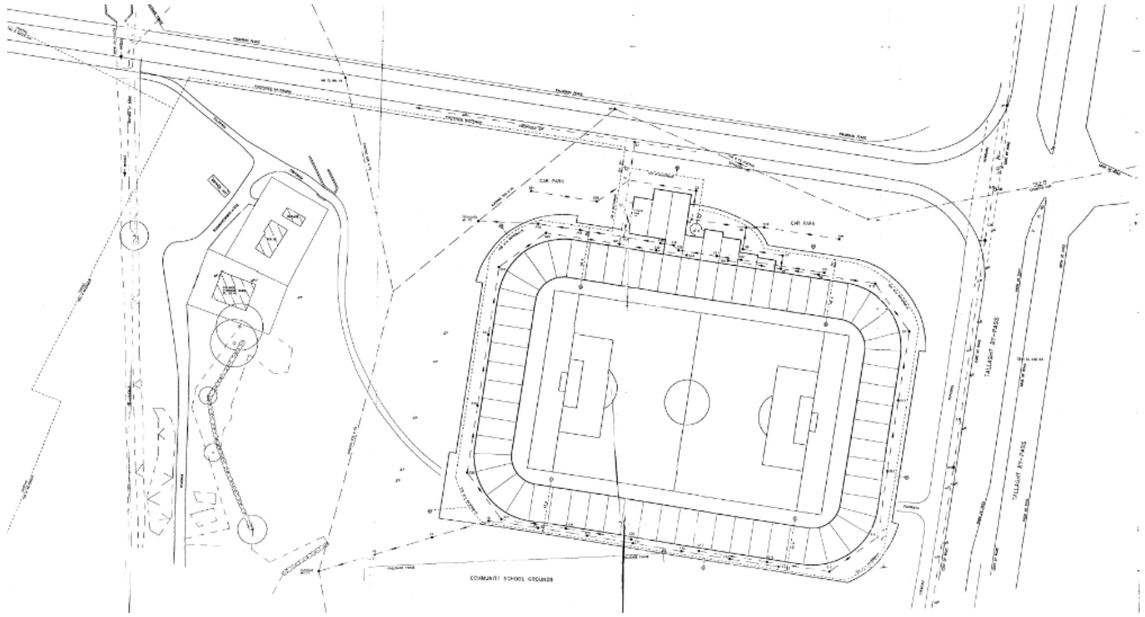

Figure 3.1: Extract from the Tallaght Football Stadium plan submitted as part of Reg. Ref. S97A/0063 (Source: South Dublin County Council).

3.1.2 Reg. Ref. S97A/0063/EP – Extension of Duration

On 24 July 2003, Shamrock Rovers Football Club applied to South Dublin County Council for an extension of the duration of the permission granted under Reg. Ref. S97A/0063 for Tallaght Stadium at Sean Walsh Memorial Park. The application did not seek to alter the stadium proposal. Its purpose was to extend the period within which the permitted development could be completed.

The development description used in the extension application repeated the description of the original application, namely a 10,000-seat football stadium, new all-weather pitch, floodlights, clubhouse incorporating changing rooms and team facilities, offices and administration areas, lounge bar, restaurant and function rooms, sports and club shop and ancillary facilities including car parking, to be constructed on a phased basis.

It is important, however, that the reference to a *"10,000 seat football stadium"* in the extension application is not interpreted as a fresh authorisation of a 10,000-person stadium capacity. By this stage, the original Council decision had been appealed to An Bord Pleanála and the Board permission included a condition limiting the capacity of the stadium to 6,000 persons. The extension application did not reopen or alter that position.

Most importantly for the planning history, the Planner's Report expressly stated:

> *the applicant had not sought amendments to the original layout and design and the decision arising from the previous appeal remained applicable.*

Basis for the Extension Application

The application documentation explained that progress on the stadium had been delayed by legal proceedings following the An Bord Pleanála decision. The applicant stated that these proceedings culminated in a Supreme Court Order dated 6 November 1998 and treated November 1998 as the effective starting point for the five-year life of the permission.

The file includes Supreme Court documentation relating to proceedings brought by Frank McCarthy on behalf of Old Bawn Community School against An Bord Pleanála, with Shamrock Rovers Football Club and South Dublin County Council as notice parties. The Order dated 6 November 1998 records that the appeal was not contested and that the earlier High Court judgment and order remained in place.

The applicant sought an extension to October 2004 and anticipated that the stadium could be completed by June 2004. The application form recorded that development had commenced in June 2000.

The applicant also provided details of the substantial works that had already been undertaken. These included:

- foundations, external and internal walls, upper floors, stairs and roof-level framing to the clubhouse;
- first-fix mechanical and electrical installations;
- foundations and precast concrete tiered structures to the spectator stand;
- site clearance, excavation and filling;
- substantially completed toilet-block and turnstile structures;
- foundations and blockwork for the stadium perimeter wall;
- below-ground drainage, watermain and ducting infrastructure; and
- completion of the playing pitch.

Planning Authority Assessment

The Planner's Report accepted that development had commenced in June 2000 and that substantial works had been completed. Particular reference was made to the clubhouse structure, spectator stand, site works and completed playing pitch. On that basis, the Planning Authority was satisfied that the statutory requirements for an extension of duration had been met.

No third-party submissions were recorded in relation to the extension application, and the file was not referred to other Council departments. The site remained subject to Objective F, "To preserve and provide for open space and recreational amenities", and the Planner considered the stadium consistent with that zoning and with the relevant recreational-facilities policy of the County Development Plan.

Accordingly, S97A/0063/EP did not constitute a reconsideration or amendment of the substantive stadium permission. It dealt only with the period within which the previously permitted development could be completed.

Decision and Condition

South Dublin County Council granted the extension of duration on 17 September 2003, extending the permission to 31 October 2004.

No new operational, capacity, access, noise, event-use or other substantive planning conditions were imposed under S97A/0063/EP.

Relevance to the Current Part 8

Reg. Ref. S97A/0063/EP is mainly relevant because it confirms that the original stadium permission remained live until 31 October 2004 and that substantial elements of the development had already been constructed by 2003.

It is also important in understanding the historic capacity position. Although the application continued to use the original description of a 10,000-seat stadium, the extension did not reinstate or authorise that capacity. The 6,000-person limit imposed under the An Bord Pleanála permission remained applicable because the application sought only additional time to complete the approved development.

The extension did not alter the stadium layout or displace the access, boundary, circulation or other conditions attached to the original permission. Its significance is therefore primarily as a continuation of the original planning consent rather than as a separate approval for a different form or use of the stadium.

3.1.3 Reg. Ref. S97A/0063/FEP – Further Extension of Duration

On 22 October 2004, Shamrock Rovers Football Club applied to South Dublin County Council for a further extension of the duration of the permission originally granted under Reg. Ref. S97A/0063. The application followed the earlier extension under Reg. Ref. S97A/0063/EP, which had kept the permission in force until 31 October 2004.

The development description again repeated the wording of the original application, referring to a 10,000-seat football stadium, new all-weather pitch, floodlights, clubhouse incorporating changing rooms and team facilities, offices and administration areas, lounge bar, restaurant and function rooms, sports and club shop, together with ancillary facilities including car parking. The underlying permission remained the permission granted on appeal by An Bord Pleanála under Ref. PL.06S.102312, subject to the conditions attaching to that decision.

Basis for the Further Extension Application

The applicant sought a further extension of approximately 18 months, with the supporting documentation identifying **30 April 2006** as the intended completion date.

The planning submission stated that Mr Conor Clarkson had recently acquired a legal interest which, in the applicant's view, would allow the stadium development to be continued and completed. Shamrock Rovers Football Club was also stated to have agreed to assist in bringing the project to completion.

The application relied on Section 42 of the Planning and Development Act 2000. For a further extension to be granted, the Planning Authority needed to be satisfied, among other matters, that the development had not been completed because of circumstances beyond the control of the person carrying out the works.

The applicant also relied on the amount of development already completed. The works identified in the application included:

- levelling, soiling and seeding of the main football pitch;
- construction of the reinforced concrete frame to the west stand, including 18 stanchions approximately 11 metres high;
- construction of approximately 130 metres of raked terracing within the west stand;
- ancillary blockwork structures with partially completed brick cladding; and
- erection of the metal framework for the approximately 16-metre-high tower feature, which incorporated water storage.

Aerial photographs were submitted to show the extent of works completed at the site.

The planning submission also made a wider case for completion of the stadium, referring to Tallaght's role as the County Town, its accessibility by Luas, bus and road, and the contribution of a major sports facility to the recreational and urban function of Tallaght. It also argued that the stadium remained consistent with the site's Objective F zoning for open space and recreational amenities and with the relevant recreation policies of the 1998 Development Plan and Draft Development Plan 2004-2010.

Planning Authority Assessment

The Planning Authority focused on whether the statutory requirements for a further extension of duration had been met.

The Planner's Report recorded that work had commenced in approximately April 2000 and continued for about one year before ceasing. It also noted that no work appeared to have been carried out during the previous extension period, which expired on 31 October 2004.

Although the Planning Authority accepted that substantial works had been undertaken, it was not satisfied with the explanation for the subsequent delay. In particular, the application did not adequately explain why construction had stopped or why no further work had been carried out during the previous extension period.

The Planner also questioned the reliance placed on Mr Clarkson's recent acquisition of a legal interest. Shamrock Rovers Football Club remained the applicant, and the documentation did not clearly explain Mr Clarkson's relationship with the Club or his role in completing the development.

The Planning Authority therefore concluded that the applicant had not shown that the failure to complete the stadium arose from circumstances beyond the control of the person carrying out the development, as required under Section 42.

The Planner's Report identified three main shortcomings:

1. the application did not adequately explain why the stadium had not been completed since permission was first granted;
2. it did not explain why no works had been carried out during the previous extension period; and
3. it did not provide sufficient grounds for the Planning Authority to conclude that the delay resulted from circumstances beyond the control of the person carrying out the development.

The Planner therefore recommended refusal. The Manager's Order records that the appropriate period for completing the development was not further extended under Section 42 of the Planning and Development Act 2000.

Relevance to the Current Part 8

Reg. Ref. S97A/0063/FEP is relevant to the current Part 8 principally because it marks the point at which the original permission, as previously extended, was not extended further beyond 31 October 2004.

Its significance is therefore primarily chronological. Following the refusal of S97A/0063/FEP, any subsequent works or alterations to the stadium must be considered by reference to later planning permissions, Part 8 procedures or other relevant planning approvals, rather than assumed to arise from the continued implementation of the original permission.

3.1.4 Part 8 Ref. SD058/0016 – Completion of Tallaght Stadium

Part 8 Ref. SD058/0016 related to the completion of Tallaght Stadium as a **6,000-seat municipal football stadium**. It followed the expiry of the earlier stadium permission under Reg. Ref. S97A/0063, as extended under S97A/0063/EP, and provided the basis on which South Dublin County Council progressed completion of the partially constructed venue.

The Part 8 documentation described a two-phase development. The first phase included a covered stand for approximately 3,000 spectators, team changing rooms, concession shops and ancillary accommodation. A two-storey facility incorporated within the stand was to provide offices, reception areas, a function room, bar facilities and concession accommodation. Associated works included floodlighting, car parking, boundary walls and turnstiles, pitches and landscaping.

The Manager's Report also set out how the completed stadium was expected to operate. South Dublin County Council proposed to honour its commitment to provide Shamrock Rovers Football Club with use of the stadium for its senior team's home fixtures, stated as up to 40 games per year. Outside those arrangements, the report stated that the publicly owned stadium would be available for hire for **appropriate sporting, municipal and community events**. The intended role of the stadium was therefore broader than its use as Shamrock Rovers' home ground.

The statutory public consultation commenced on 18 July 2005 and was subsequently extended to 26 September 2005. A total of 93 submissions were received. The issues raised included the future use of the stadium, traffic and parking, pedestrian movement, noise, litter, anti-social behaviour, operating times, the relationship with Old Bawn Community School and the involvement of the surrounding community in the management of the facility.

The Manager's Report addressed these concerns in some detail. In relation to traffic and parking, it relied on the stadium's accessibility by Luas, bus and the surrounding road network, together with existing and potential off-site parking within Tallaght Town Centre. At the same time, it recognised that event-related traffic, parking and access for local residents would require active management. A comprehensive and enforceable event-management plan was recommended, incorporating public transport, supervised parking and other traffic-management measures, with the plan to be reviewed annually.

Noise and neighbouring amenity were also addressed. The report recommended that noise levels associated with events be monitored following consultation with local residents' associations and that event dates and times be controlled. Crowd management, litter collection and measures to address anti-social behaviour were also identified as matters requiring ongoing management.

More generally, the report recommended preparation of a stadium management plan in consultation with residents' associations and Old Bawn Community School. The matters identified for inclusion were:

- dates and times of events;
- parking arrangements;
- litter collection and crowd control before and after events;
- vehicle and pedestrian access; and
- parking restrictions in adjoining residential estates on event days.

These recommendations are important because they show that the operation of the stadium, and not simply its physical completion, formed part of the Part 8 consideration.

The Manager concluded that the proposed works were consistent with the proper planning and sustainable development of the area and recommended that the stadium works proceed.

Following consideration of the report, the council unanimously recommended that it be adopted subject to a modification requiring the playing pitch to be increased to 140 metres by 85 metres. The resolution also provided for appropriate changes to the changing accommodation, extension of the stands either as part of the immediate works or at a later stage to reflect the longer playing surface, and adequate car-parking provision, including use of the area previously approved by An Bord Pleanála as Site B on Whitestown Way if required.

At the Council meeting on 12 December 2005, the Manager's Report was noted and the amended resolution was adopted unanimously. The Manager also advised that the building contract and commencement of works remained dependent on the allocation of further funding from the Department of Arts, Sport and Tourism.

The later planning-history record states that the Department advised on 24 January 2006 that funding would not be available for the modified proposal. South Dublin County Council subsequently voted on 13 February 2006 to proceed with the original stadium plans. The enlarged 140 metre by 85 metre playing-area option was therefore not progressed.

The Council's decision was subsequently challenged by Thomas Davis GAA Club by way of judicial review. The later planning-history record states that the High Court proceedings concluded in December 2007 in favour of South Dublin County Council and Shamrock Rovers, and that an application for leave to appeal to the Supreme Court was refused in January 2008. Construction then proceeded in 2008.

Relevance to the Current Part 8

SD058/0016 is important because it established the 6,000-seat municipal stadium from which the later expansion of Tallaght Stadium took place. The South and North Stand developments should therefore be read as later additions to the stadium completed under this Part 8.

The Part 8 is also relevant to the playing-field configuration. Although the Council initially adopted a modification to enlarge the pitch to 140 metres by 85 metres, that option did not proceed after the required additional funding was not made available. The stadium was ultimately progressed on the basis of the original football-stadium layout.

The Manager's Report is also relevant to the current proposal because it shows that events outside Shamrock Rovers home fixtures were contemplated as part of the stadium's municipal role. It identified traffic and parking, pedestrian access, event timing, noise, crowd management, litter and neighbouring amenity as matters requiring active management.

Those issues remain directly relevant to concert use. However, the Part 8 did not specifically assess the use of the pitch for concert spectators, musical entertainment, temporary stage infrastructure or the attendance levels now being considered. SD058/0016 therefore provides useful evidence of both the physical basis of the completed stadium and the management principles intended to govern events at the venue. It does not identify an express prohibition on concerts, but nor does it establish that the operational characteristics of the current concert use were previously assessed.



Figure 3.2: Site plan illustrating the proposed enlarged playing pitch (140 m × 85 m) considered under Part 8 Ref. SD058/0016. (Source: South Dublin County Council).

3.1.5 Part 8 Ref. SD168/0004 – New South Stand, Tallaght Stadium

In October 2016, South Dublin County Council commenced a Part 8 process for the construction of a new spectator stand on the southern side of Tallaght Stadium.

The proposed development comprised a single-tier 2,195-seat South Stand with associated ancillary and welfare facilities. The stand had a stated footprint of 1,004 sq.m and a roof height of 13.6 metres. The works also included a new access/egress through the existing southern boundary wall.

The stand was positioned immediately south of the playing pitch, between the existing east and west stands and to the north of the southern car park. It extended permanent spectator accommodation to the southern side of the pitch and formed the third permanent stand at the stadium.

The submitted plans showed a roofed, single-tier structure using a precast concrete frame and seating terrace, with a metal-profile roof designed to correspond with the existing stadium. The undercroft provided male and female sanitary facilities, ancillary accommodation and areas identified for future use. Wheelchair spectator accommodation and associated access routes were also incorporated into the design.

The public consultation commenced on 20 October 2016. The plans and particulars were available for inspection until 1 December 2016, with submissions accepted up to 15 December 2016.

Following the consultation period, the County Architect prepared a Report on Completion of Part 8 Display in December 2016. One formal submission was received, from the South Dublin County Council Arts Officer, suggesting that a public-art commission be incorporated into the project. The County Architect supported the proposal in principle but recommended that it be progressed separately after completion of the stand because of the programme for delivery of the works.

Site Context and Existing Stadium

The County Architect's Report described Tallaght Stadium as being located in the north-western part of Sean Walsh Memorial Park. The N81 lies to the north, Whitestown Way to the west, Sean Walsh Memorial Park and Old Bawn Community School to the east, with Council park facilities to the south. The proposed stand was wholly contained within the existing stadium boundary and associated car park.

The site was described as generally flat, with a slight fall from north to south. Vehicular access to the stadium was from Whitestown Way. The report also noted the proximity of the Luas Red Line and Dublin Bus services and the availability of parking within Tallaght Town Centre.

No additional on-site car parking was proposed as part of the South Stand development. The County Architect's Report stated that most stadium users arrived on foot or by public transport and referred to parking available at the Arena Centre, The Square and Tallaght Cross. It also recorded that temporary stands had previously increased stadium capacity to more

than 8,000 seats on a number of occasions without, according to the report, creating traffic congestion or parking difficulties.

This formed part of the justification for providing the additional permanent spectator accommodation without increasing on-site parking. It should, however, be read in the context of the scale and use assessed under this Part 8 rather than as a general conclusion on the parking requirements of future events.

Planning Context

At the time of the Part 8, the stadium lands were zoned Objective OS under the South Dublin County Development Plan 2016-2022:

> *"To preserve and provide for open space and recreational amenities."*

Within the Development Plan zoning matrix, a Sports Club/Facility was permitted in principle within the OS zoning, while Stadium use was open for consideration. The County Architect considered the proposed South Stand consistent with the zoning objective and with the Development Plan policies supporting the provision, improvement and upgrading of sports and leisure facilities.

The proposal was therefore assessed as an expansion of the established stadium use rather than the introduction of a new use on the site.

Stadium Capacity and Physical Development

SD168/0004 provided for 2,195 seats within the new South Stand. This was an important stage in the physical development of Tallaght Stadium. The stadium completed under SD058/0016 had been based on a 6,000-seat configuration; the South Stand then introduced permanent spectator accommodation along the southern side of the pitch before the later construction of the North Stand under SD208/0006.

The South Stand also added sanitary and ancillary accommodation beneath the seating deck, together with wheelchair spectator provision and the circulation infrastructure needed to serve the new seating.

Its design was intended to read as part of the existing stadium rather than as a separate structure. The County Architect's Report referred to specialist precast concrete framing and panels, a coloured metal-profile roof and seating and fittings selected to correspond with the existing stands.

Access, Circulation and Parking

An important element of SD168/0004 was the creation of a new access/egress through the southern boundary wall.

The new access formed part of the circulation arrangements serving the South Stand and connected the spectator areas with the southern side of the stadium and adjoining car park. The stand itself incorporated stairs and circulation routes serving the spectator deck and associated facilities.

As noted above, the Part 8 did not provide additional on-site parking. The assessment instead relied on the existing stadium parking arrangements, the availability of public transport and wider town-centre parking. This established the transport basis on which the South Stand was approved, although it did not amount to an assessment of the access, parking or crowd-management requirements of the concert use now proposed.

Infrastructure and Environmental Assessment

The County Architect's Report considered the servicing requirements of the South Stand. Existing water supply and foul drainage capacity were reviewed and found to be adequate for the development. The report also recorded that the existing electrical substation and emergency generator had sufficient capacity to accommodate the additional load.

Surface-water drainage was to incorporate Sustainable Drainage Systems measures, including attenuation. Rainwater harvesting was also proposed, with collected water intended for use in sanitary facilities and, where possible, irrigation of the playing pitch.

Ecological assessment formed part of the Part 8 process. No suitable bat-roosting habitat was identified within the affected area and no evidence of badger activity was recorded. The assessment concluded that a bat derogation licence was not required. It also found that the proposal would not give rise to significant effects on the integrity of any Natura 2000 site, and the Appropriate Assessment process concluded at screening stage.

Part 8 Approval

The completed Part 8 report was presented to the elected members of South Dublin County Council at the Council meeting held on 9 January 2017. Following consideration of the report and discussion by the members, the Council resolved:

> *"That the Part 8 be ADOPTED and APPROVED."*

The Council minutes do not record any amendment to the South Stand proposal as part of that resolution. The approval therefore provided for the 2,195-seat stand, its ancillary and welfare facilities and the new southern access/egress described in the Part 8 documentation.

Relevance to the Current Part 8

SD168/0004 established the South Stand and associated spectator accommodation, access, circulation, sanitary and ancillary facilities, which form part of the existing stadium infrastructure relevant to the current proposal.

The supporting transport assessment also established a reliance on public transport and town-centre parking rather than additional on-site parking.

While no express restriction on concerts or other non-football events was identified in the SD168/0004 documentation, the Part 8 related to the physical expansion of the stadium and did not specifically assess concert use. The capacity, access, crowd management and environmental implications of the proposed additional use are therefore assessed separately as part of the current Part 8.

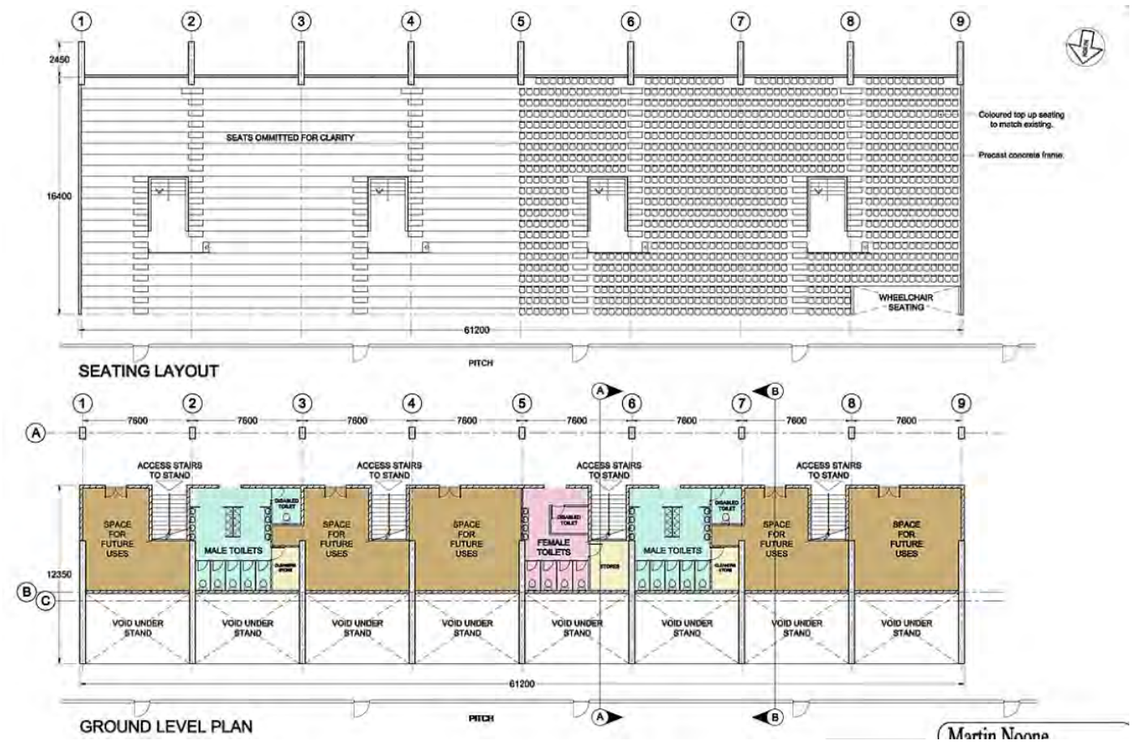

Figure 3.3: Extract from the Plans submitted under Reg. Ref. SD168/0004. (Source: South Dublin County Council)

3.1.6 Part 8 Ref. SD208/0006 – New North Stand and Stadium Upgrade

In July 2020, South Dublin County Council commenced a Part 8 process for the further expansion and upgrade of Tallaght Stadium. The proposal comprised a new North Stand, refurbishment and internal alterations to the West Stand, improvements to universal accessible seating within the South Stand and associated access, circulation and infrastructure works.

The public consultation ran from 1 July to 13 August 2020. The Chief Executive's Report records that 11 submissions were received, including one late submission, and addressed the issues raised before recommending that the development proceed.

Proposed Development
The main element of the proposal was a new spectator stand along the northern side of the playing pitch, completing permanent spectator accommodation on all four sides of the stadium.

The statutory Part 8 documentation described the North Stand as providing 2,500 spectator places, including covered universal accessible seating above pitch level. The stand had a footprint of approximately 1,700 sq.m, with 860 sq.m of enclosed ancillary accommodation, comprising 564 sq.m of ground-floor undercroft accommodation and 296 sq.m of concessions, toilets and plant/service areas.

The North Stand drawings showed a concrete-framed structure with raised spectator accommodation, a covered roof, universal accessible seating, ground-floor accommodation, pedestrian lighting and new boundary fencing, gates and entrance stiles. The existing stadium floodlights were to remain unchanged.

At ground-floor level, the proposed accommodation included a reception/hall, Shamrock Rovers shop, open-plan office accommodation, individual offices, kitchen, boardroom, sanitary facilities, an SDCC unit, storage, communications accommodation and plant rooms. Concessions, toilets and service accommodation were provided at podium level.

The Part 8 also included works to the existing West Stand. These were principally internal and did not increase the floor area or volume of the building. At ground-floor level, the works included alterations to the existing shop and office areas, fit-out of the kitchen and changes to storage, office, media, changing, toilet and staff/canteen accommodation. At first-floor level, the proposal included fit-out of the kitchen, lobby and storage areas serving the multipurpose room and refurbishment of the existing bar.

Within the South Stand, the proposal was limited to improvements to the existing universal accessible seating. Raised and covered accessible seating with improved access and sightlines was proposed, with no change to the South Stand capacity.

No works were proposed to the East Stand, the playing pitch or the existing stadium car park. The four existing pitch floodlights were also unaffected.

Stadium Capacity

The statutory Part 8 documentation described the proposal in rounded terms as increasing the stadium capacity from 8,000 to 10,000 spectators. The accompanying Traffic and Transport Assessment (TTA), however, used detailed stand-by-stand figures and assessed the existing and proposed capacities more precisely.

The TTA recorded an existing maximum capacity of 8,131 spectators and a proposed maximum capacity of 10,547 spectators, giving a net increase of 2,416 spectators.

The detailed capacity breakdown was as follows:

- East Stand: 2,893 spectators, unchanged;
- South Stand: 2,160 spectators, unchanged;
- West Stand: reduced from 3,078 to 2,976 spectators; and
- North Stand: 2,518 spectators.

The resulting total capacity was therefore 10,547 spectators.

This explains the difference between the 2,500-place North Stand referred to in the statutory description and the net stadium increase of 2,416 used in the TTA. The transport assessment used the detailed seating configuration, including the 102-place reduction in the West Stand, rather than the rounded figures used in the public notice.

For the purposes of the planning history, the 10,547-person figure is the most useful technical capacity baseline, as this was the maximum stadium capacity used in the transport assessment supporting SD208/0006.

Access, Egress and Circulation

The Part 8 included new and altered turnstiles and exit gates serving the North Stand, together with hard-surfaced circulation areas, pedestrian lighting and changes to the northern boundary treatment. New entrance stiles, boundary fencing and gates were shown along the northern side of the stadium.

The established pedestrian and cyclist access points to the wider stadium were otherwise to remain in place. Vehicular access continued through the existing entrance from Whitestown Way at the south-western corner of the site, serving authorised vehicles, servicing and deliveries.

The existing stadium car park contained 417 spaces, including 14 accessible spaces. No additional car parking was proposed. The development did, however, include 50 additional cycle-parking spaces along the northern stadium boundary.

The TTA assessed the transport implications of the proposal mainly by reference to football match activity. Analysis of the 16 most recent matches at the time showed an average attendance equivalent to approximately 50% of the then 8,131-

person stadium capacity. Based on parking information from The Square, the assessment estimated that approximately 26% of spectators travelled by private car, with the remainder travelling mainly by Luas, bus, coach, walking or cycling. For assessment purposes, the TTA used a full-capacity 10,547-person match as the worst-case scenario. Compared with the existing 8,131-person capacity, the additional 2,416 spectators were estimated to generate:

- 620 additional person-trips by car;
- 628 by bus;
- 725 by Luas;
- 120 by coach;
- 302 on foot; and
- 21 by bicycle.

The transport strategy relied heavily on public transport and off-site parking. General spectator parking was not normally accommodated within the stadium car park. That area was principally reserved for match officials, staff, selected club members, accessible-parking users and other authorised vehicles. Spectators travelling by car were directed mainly to parking at The Square.

Traffic Management and Crowd Control

The TTA documented the established traffic and crowd-management arrangements at Tallaght Stadium. Traffic Management Plans were prepared for individual fixtures in consultation with relevant stakeholders, including An Garda Síochána and Transport Infrastructure Ireland, with the level of intervention adjusted according to anticipated attendance and the nature of the fixture.

Measures for major matches included management of pedestrian movement at the N81/Whitestown Way junction, use of the pedestrian overbridge from The Square, segregation of home and away supporters where necessary and temporary interruption of vehicular traffic during spectator dispersal.

These arrangements provide an established stadium-management baseline, but the assessment was based on football fixtures and the permanent stadium capacity. It did not assess the transport or crowd-management requirements associated with concert use.

Planning Context

At the time of the Part 8, the stadium lands were zoned Objective OS under the South Dublin County Development Plan 2016-2022:

"To preserve and provide for open space and recreational amenities."

The Tallaght Town Centre Local Area Plan 2020-2026 also supported the continued expansion of Tallaght Stadium and encouraged a wider range of users and events. This provides relevant policy support for broader use of the stadium but does not in itself authorise concert use.

Infrastructure, Environmental Assessment and Consultation Requirements

The Part 8 was accompanied by an Infrastructure Design Report, Site-Specific Flood Risk Assessment, EIA Screening Report and Ecological Survey and Appropriate Assessment Screening Report.

The stadium was identified as being within Flood Zone C, with a very low fluvial flood risk. Surface-water management incorporated attenuation and Sustainable Drainage Systems measures. The EIA screening concluded that an EIAR was not required, while the Appropriate Assessment screening concluded that Stage 2 Appropriate Assessment was not required.

The Chief Executive's Report also records a number of specific requirements and recommendations arising from the consultation process, which then formed part of the basis on which the scheme proceeded.

Transport Infrastructure Ireland required appropriate mitigation of signage and lighting to avoid adverse effects on the N81 and recommended that the development be undertaken in accordance with the TTA. The Chief Executive accepted that the recommendations arising from the TTA could be incorporated into the Part 8 approval.

Inland Fisheries Ireland required protection of surrounding watercourses during construction and operation. This included preparation of a site-specific Construction Environmental Management Plan, measures to prevent sediment and pollutants entering surface waters, application of the Greater Dublin Strategic Drainage Study principles and ongoing inspection and maintenance of SuDS infrastructure, interceptors and silt traps. The Chief Executive recommended that these requirements be complied with.

Irish Water confirmed that wastewater connection was feasible without an infrastructure upgrade at that time and sought three requirements: a connection agreement before commencement where connection to the public network was proposed; compliance with Irish Water standards and codes of practice; and prior written approval for any proposal to build over or divert existing water or wastewater infrastructure. The Chief Executive expressly recommended that these three requirements be included in the Part 8 development.

The Department of Culture, Heritage and the Gaeltacht also raised the presence of nesting swallows and house martins within existing turnstile buildings. The Chief Executive confirmed that relevant works would be undertaken outside the breeding period, stated as after September and before April, and that suitable nesting habitat, such as ledges or nest bricks, would be incorporated into the stadium. No amendment to the Part 8 layout was considered necessary.

Operational Timings and Assessment Assumptions

The SD208/0006 documentation contains a number of operational timing assumptions relating principally to football use. The Traffic and Transport Assessment records that match kick-off times are generally 19:30 or 20:00 and that the stadium opens to spectators approximately 90 minutes before kick-off. It also notes that supporters typically arrive over that 90-minute period, with spectator departure concentrated immediately after matches finish.

The Infrastructure Design Report also based its foul-water and water-demand calculations on an assumed three-hour sporting event.

The EIA Screening Report separately refers to stadium operation, other than at weekends, generally occurring outside normal business hours. It does not define specific operational hours.

These references formed part of the technical assessment of the North Stand development and describe the operating profile assumed for sporting use. No express condition has been identified under SD208/0006 imposing a specific event finishing time, stadium closing time or operational curfew.

Part 8 Approval

South Dublin County Council records confirm that the elected members approved SD208/0006 at the Council meeting in October 2020. The planning-history schedule records the approval date as 12 October 2020.

The approval provided the planning basis for the North Stand, refurbishment and alteration of the West Stand, accessibility works to the South Stand and the associated access, circulation, boundary and infrastructure works.

SD208/0006 therefore established the present four-sided stadium configuration and, for technical assessment purposes, a maximum stadium capacity of 10,547 spectators.

Relevance to the Current Part 8

SD208/0006 provides the clearest planning and technical baseline for the existing stadium, establishing the North Stand, the present four-sided configuration and key access, circulation and supporting infrastructure.

The 10,547-person maximum capacity assessed in the TTA is an important baseline. The current proposal involves a higher event capacity and use of the playing surface for spectators, and should therefore distinguish clearly between the permanent stadium capacity and the proposed event capacity.

The 2020 TTA also records the established transport strategy, including public transport, off-site parking at The Square, event-specific Traffic Management Plans and managed spectator dispersal. These arrangements were assessed by reference to football attendance and travel patterns rather than concert use.

Similarly, the servicing and environmental assessments were prepared for the permanent stadium expansion and sporting use. They did not assess the different characteristics of concert use, including pitch spectators, temporary infrastructure and different arrival and departure patterns.

SD208/0006 is therefore principally relevant in establishing the existing stadium capacity, layout, access and circulation baseline against which the current proposal should be assessed.

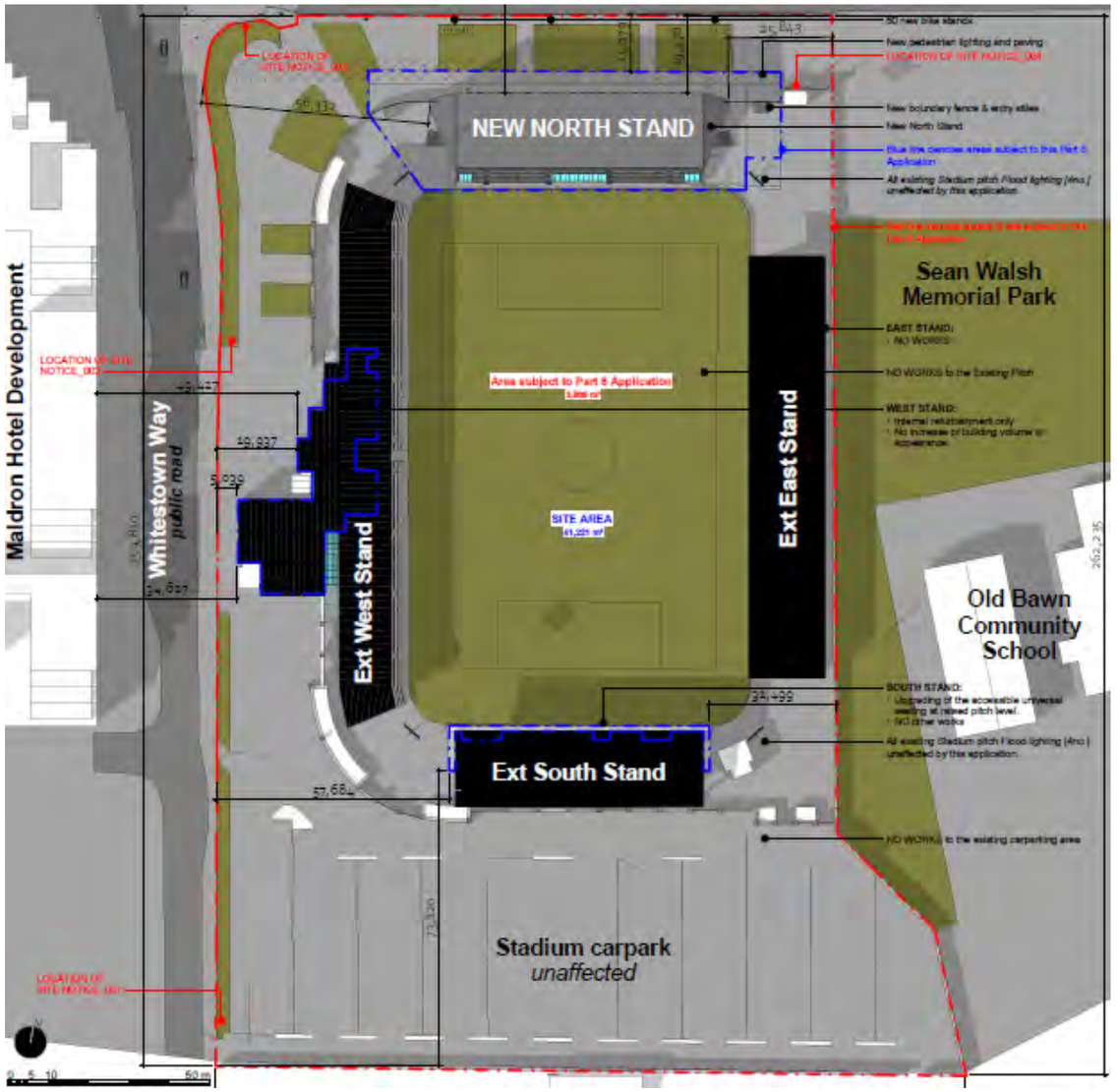

Figure 3.4: Extract from the Proposed Site layout submitted under Reg. Ref. SD208/0006. (Source: SDCC Online Planning History Search Tool)

3.2 Previous Outdoor Event Licensing History

Tallaght Stadium has also hosted non-football events authorised through the Outdoor Event Licensing process under Part XVI of the Planning and Development Act 2000, as amended.

Outdoor Event Licences are separate from the planning permissions and Part 8 approvals governing the permanent development of the stadium. They relate to individual events and address matters such as attendance, temporary structures, use of the playing surface, access and egress, traffic management, noise, emergency arrangements, sanitary provision and public safety. The licences considered below are therefore relevant as evidence of previous event use and management of the stadium, rather than as establishing a permanent planning entitlement for concert use.

3.2.1 Outdoor Event Licence Ref. SDOEL16/01 – Nitro Circus, 2016

Outdoor Event Licence Ref. SDOEL16/01 related to a Nitro Circus event held at Tallaght Stadium on 11 June 2016. The event comprised motorcycle stunts and other live sports entertainment using temporary ramps and associated structures, together with recorded music, flame and pyrotechnic effects.

The stadium was temporarily reconfigured for the event. The playing surface accommodated the performance area, temporary spectator seating and pitch protection. The submitted layout identified approximately 4,032 temporary seats and 3,500 sq.m of pitch covering. The Chief Executive's assessment adopted a maximum attendance of 9,000 persons, with gates opening at approximately 17:30, an event duration of no more than 2.5 hours and a finish time of approximately 20:30. Earlier application documents referred to higher attendance figures, but 9,000 persons was the figure ultimately used for licensing purposes.

The application was circulated to relevant Council departments and prescribed bodies. The Community Department and Economic, Enterprise and Tourism Development Department supported the event, with the latter referring to the stadium's existing stands, sanitary facilities and multiple access and egress points. Irish Water raised no objection in principle, subject to appropriate arrangements for temporary sanitary facilities, wastewater disposal and water conservation.

Noise was the main environmental issue identified. The Environmental Health Department raised concerns regarding motorcycle noise, recorded music and disturbance associated with installation and dismantling of the temporary infrastructure. Particular attention was given to the proposed load-out between approximately 20:30 and 02:00. Further information was therefore required on the running order, motorcycle activity and noise monitoring from comparable events. No third-party submissions or observations were received.

The Outdoor Event Licence was granted in May 2016 under Decision Order No. 0432. Condition No. 1 restricted the licence to the single event on 11 June 2016 and imposed a maximum capacity of 9,000 persons. Condition No. 2 required a detailed noise-mitigation management plan, while Condition No. 3 required the number and location of sanitary facilities to be agreed with the Environmental Health Department.

Relevance to the Current Part 8

SDOEL16/01 demonstrates that Tallaght Stadium has previously been temporarily adapted for a substantial non-football event involving use of the playing surface, temporary seating, performance infrastructure and associated noise, access and sanitary controls.

The event was, however, limited to a single licensed attendance of 9,000 persons and was different in character and scale from the concert use now proposed. It is therefore useful operational precedent, but not a planning precedent for the current proposal.

3.2.2 Outdoor Event Licence Ref. SDOEL18/01 – Special Olympics Opening Ceremony, 2018

Outdoor Event Licence Ref. SDOEL18/01 related to a Special Olympics opening ceremony held at Tallaght Stadium in June 2018. The available planning records state that an Outdoor Event Licence was granted for a maximum attendance of 8,000 persons.

The licence included operational requirements relating to sanitary accommodation and noise. Sanitary facilities were required to comply with the relevant outdoor-event safety standards, including appropriate surfacing, cleaning and waste-management arrangements. Noise controls addressed the operation of equipment and machinery and the protection of surrounding residential amenity.

Documentation prepared for the 2026 Special Olympics Ireland Games subsequently confirms that the earlier Special Olympics Opening Ceremony was held at Tallaght Stadium in 2018.

Relevance to the Current Part 8

SDOEL18/01 provides further evidence of the stadium having hosted a substantial non-football outdoor event, with a licensed maximum attendance of 8,000 persons. Together with the 2016 and 2026 licences, it demonstrates an established history of event-specific licensing for uses extending beyond conventional football fixtures.

Its relevance is nevertheless limited by the event-specific nature of the licence and the lower attendance involved.

3.2.3 Outdoor Event Licence Ref. SDOEL26/01 – Special Olympics Ireland Games Opening Ceremony

Outdoor Event Licence Ref. SDOEL26/01 related to the Opening Ceremony for the Special Olympics Ireland Games at Tallaght Stadium on 18 June 2026. The event comprised a procession, ceremony, speeches and entertainment attended by athletes, family members, supporters, sponsors and invited guests.

The application anticipated an attendance of 8,000 to 10,000 persons and an event duration of approximately 4.5 hours, between 17:00 and 21:30. This included approximately 2,000 delegation members and between 6,000 and 8,000 audience members, staff and stage personnel.

The programme included the culmination of the Special Olympics Law Enforcement Torch Run, a delegation parade, athlete and officials' oaths, speeches, lighting of the Flame of Hope, raising of the Special Olympics flag, formal opening of the Games and musical entertainment.

The playing surface formed part of the event area and accommodated a temporary stage. Separate circulation routes were identified for athletes and members of the public, together with spectator areas, bus parking and event entrances. The stadium was therefore temporarily adapted from its normal sporting configuration for a combined ceremonial and entertainment event.

In assessing the application, South Dublin County Council described Tallaght Stadium as a multi-purpose UEFA Category 4 venue with established public transport infrastructure. The assessment noted that the stadium regularly accommodated sporting events with attendances of approximately 10,000 persons and concluded that the ceremony could be accommodated, subject to conditions, without adversely affecting surrounding amenity. No third-party submissions or observations were received.

South Dublin County Council granted the Outdoor Event Licence on 15 May 2026 under Decision Order No. 0542, permitting one event on 18 June 2026 with a maximum capacity of 10,000 persons.

The licence included a number of operational and environmental conditions. Condition No. 3 limited music noise at the nearest noise-sensitive property to 75 dB(A) over a 15-minute period during rehearsals, sound checks and the event. Noise monitoring was required at 30-minute intervals, with results to be made available to the Environmental Health Officer. Activities likely to cause noise nuisance, including stage dismantling and movement of equipment, were prohibited after 23:00.

Other conditions addressed waste management, drinking water, sanitary provision, food and beverage facilities, sustainability, fire safety and traffic management. The Event Traffic Management Plan was to be agreed with An Garda Síochána in consultation with the relevant transport bodies and South Dublin County Council, while the final Event Management Plan was required to address fire safety in consultation with Dublin Fire Brigade.

Relevance to the Current Part 8

SDOEL26/01 is the most recent example of Tallaght Stadium being adapted for a large non-football event involving entertainment, a temporary stage, use of the playing surface and event-specific access and circulation arrangements.

It is also directly relevant to matters likely to arise with concert use, including amplified music, sound checks, stage dismantling, traffic management, crowd movement, sanitary provision, fire safety and event management. In particular, the noise limits and restrictions on late-night dismantling show the type of environmental controls previously applied to entertainment activity at the stadium.

The licence was, however, limited to a single event with a maximum attendance of 10,000 persons. It therefore provides useful evidence of previous event operation and control at Tallaght Stadium but does not establish a planning entitlement for the scale or operational characteristics of the current concert proposal.

4.0 Stakeholder Engagement

Engagement with relevant statutory agencies and stakeholders has been undertaken to inform the preparation of the Part 8 proposal. This has focused on transport provision, pedestrian and traffic management, emergency access and medical arrangements associated with the proposed events. The engagement undertaken to date and the principal matters raised are outlined in the following sections.

4.1 Engagement with the National Transport Authority and Transport Infrastructure Ireland

A meeting was held with representatives of the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII) on 27 October 2026 to discuss the proposed event use and emerging transport arrangements. The NTA indicated that it had no major concern in principle with the proposed frequency of five events per year, while emphasising the importance of appropriate transport provision and event-specific planning.

The preliminary transport assessment identified that existing scheduled Luas and bus services would not, on their own, accommodate the forecast demand associated with later-finishing events, particularly given the reduction in service frequency after 23:00. The NTA advised that additional public transport capacity should not be assumed without confirmation from the relevant operators. Accordingly, the transport strategy is being developed to consider a combination of scheduled services, supplementary buses, private coaches and dedicated shuttle services, with the appropriate arrangements to be determined for each event in consultation with the relevant transport providers.

Both authorities emphasised the importance of early stakeholder engagement and a clearly defined event-management framework. They requested that promoters submit detailed Event Management Plans and Event Traffic Management Plans sufficiently in advance of each event to allow for review and consultation with the relevant authorities. The overarching Event Management Strategy is also expected to establish clear requirements for individual events, including transport provision, pedestrian movement, queuing, stewarding, accessible parking and post-event dispersal.

Pedestrian access and movement between The Square, the N81 crossings and Tallaght Stadium were also discussed. Particular emphasis was placed on wayfinding, crossing management and the orderly dispersal of spectators. These matters are being considered through the supporting transport assessment and Event Management Strategy.

The engagement has helped inform the proposed approach to event management and transport planning. The Part 8 proposal establishes the overall parameters for event use, with detailed transport and operational arrangements to be developed and reviewed for each event. These requirements are addressed further in Sections 6.13 and 6.14 of this report, together with the supporting Event Management Strategy and Traffic and Transport Assessment.

4.2 Engagement with An Garda Síochána

Engagement with An Garda Síochána in respect of this application was initiated on 22 October 2026 through Community Policing at Tallaght Garda Station, which holds responsibility for the stadium. An Garda Síochána responded on 23 October 2026 and nominated the Inspector with responsibility for the stadium to take part in any meeting. Discussion has centred on the management of pedestrian and vehicular movement at the N81 / Cookstown Way / Whitestown Way junction during event ingress and egress, which is the principal external consideration for events of the scale proposed.

The approach set out in the Event Management Strategy is the method currently operated at that junction for matches at the stadium, under which pedestrians are given priority over vehicles for managed periods when required, for the shortest period practicable, and under which priority for emergency vehicles is maintained at all times. That method was observed in operation during a comparable egress at the venue on 12 October 2026, and the observation has been used to test the assessment. A number of options exist for managing traffic and pedestrian movement on the N81 during an event, and these continue to be discussed with An Garda Síochána and with the Council. For the purposes of the representative event and this application, the approach currently in use at the stadium has been adopted.

An Garda Síochána has indicated its willingness to meet and a discussion specific to this application is being arranged. Engagement to date has established the method on which the assessment proceeds. Detailed operational arrangements for any individual event, including any traffic management measures required at or on approach to the junction, would be developed on an event specific basis and agreed with An Garda Síochána, the Council and other relevant stakeholders through the event planning process.

An Garda Síochána is a prescribed body for the purposes of the Part 8 consultation and will have the opportunity to make observations on the proposal through the statutory process. These matters are addressed further in Sections 6.13, 6.14 and 6.15 of this report, together with the supporting Event Management Strategy, in particular Section 10.6 on the crossing of the N81 and Section 13.2, and the Traffic and Transport Assessment.

4.3 Engagement with Dublin Fire Brigade

Engagement with Dublin Fire Brigade commenced on 21 October 2026, when the representative event layout prepared for this application was provided to the Brigade for comment. Dublin Fire Brigade responded on 22 October 2026 through its Organisational Intelligence Unit.

The primary consideration identified by Dublin Fire Brigade at this stage relates to the management of pedestrian and vehicular movement external to the venue, particularly around the N81 / Whitestown Way junction during peak ingress and egress periods. Four specific matters were raised: the anticipated volumes arriving and dispersing through the junction; the proposed operational arrangements for pedestrian prioritisation; the process for providing immediate priority for emergency vehicles when required; and any predicted traffic delays or congestion impacts on surrounding emergency response routes.

Each of these is addressed in the supporting assessments. A traffic survey was undertaken for this application and the resulting data incorporated into a crossing model developed specifically to examine pedestrian and vehicular flow at the junction. Priority for responding emergency vehicles is maintained at all stages of ingress and egress, with the opening and closing of the junction managed jointly by An Garda Síochána, the traffic management contractor and the crowd safety function, so that priority can be given as and when required. The maintenance of emergency service access through the N81 is carried in the Event Management Strategy as a priority consideration.

Engagement is ongoing and a meeting is to be scheduled. Separately, Dublin Fire Brigade is updating its pre-incident plan for the stadium. That work is being progressed as a matter for the Brigade in its own right, outside this application, with the representative event layout and the traffic survey work made available to assist it.

Event specific arrangements, including emergency access, evacuation and on-site fire safety provision, would be developed for each event and agreed with Dublin Fire Brigade through the Event Management Plan process. These matters are addressed further in Sections 6.13, 6.14 and 6.15 of this report, together with the supporting Event Management Strategy, in particular Section 9.2 on emergency services access and staging and Section 13.4.

4.4 Engagement with the Health Service Executive

Engagement with the Health Service Executive was initiated on 22 October 2026 with the Emergency Management Office for the HSE East region. The HSE responded on 27 October 2026.

The principal consideration identified by the HSE is the proximity of the stadium to the acute hospital at Tallaght. The HSE advised that ensuring access around the N81 is maintained, and that events at the stadium do not impact the operations of the hospital, would be critical. For individual events, the HSE indicated that its normal requirements would apply, comprising event specific Risk Assessments, consideration of other events taking place across the city at the same time which may draw on HSE resources, and the layout and management of medical provision on site.

The Event Management Strategy identifies the maintenance of emergency vehicle priority through the N81, and the protection of hospital operations, as a priority consideration. The basis is the same prioritisation currently applied during matches at the stadium. That position was set out to the HSE on 5 November 2026.

Event specific medical provision, and the arrangements by which each event organiser would satisfy the HSE and other statutory agencies, would be developed through the Event Management Plan for each event. These matters are addressed further in Sections 6.13 and 6.15 of this report, together with the supporting Event Management Strategy, in particular Section 9.2 on emergency services access and staging and Section 13.4.

5.0 Proposed Development

5.1 Overview of the Proposed Development

The proposed development seeks to facilitate the additional use of Tallaght Stadium and associated lands for outdoor concerts, musical performances and similar cultural and entertainment events, for a maximum of five such events in any calendar year, with a maximum audience attendance of 22,000 persons per event. The existing sporting use of the stadium and all associated uses will be maintained.

The Part 8 proposal establishes the principal parameters within which individual events would be planned and managed. For assessment purposes, a representative concert configuration has been developed based on the proposed maximum audience attendance, with spectators accommodated within the existing stands and on the playing pitch.

The proposal includes minor permanent works comprising the widening of four existing pitch-access gates, one at each corner of the playing pitch, from 3 metres to a clear width of 9 metres each, together with associated alterations to facilitate pedestrian circulation and emergency access and egress.

The existing stadium would provide the principal venue infrastructure, supplemented by temporary facilities required for individual events. Each event would operate within defined safety, operational and environmental parameters, supported by detailed event-specific management arrangements.

5.1.1 Scope of Planning Report and Supporting Documentation

This Planning Report provides an overview of the proposed development, its principal physical and operational characteristics and the findings of the supporting technical assessments.

Reference should be made in the first instance to the statutory public notices for the formal description of the proposed development, together with the accompanying drawings and supporting documentation.

The indicative event layout submitted as part of this Part 8 proposal illustrates a representative concert configuration and provides the basis for the supporting technical assessments. The detailed layout and operational arrangements for individual events may vary, subject to compliance with the assessed development parameters and relevant safety, operational and environmental requirements.

The following reports accompany the Part 8 proposal:

- Event Management Strategy – Safe Events Global;
- Traffic and Transport Assessment – Transport Insights;
- Concert Noise Assessment – Wave Dynamics;
- Site-Specific Flood Risk Assessment – Donnachadh O'Brien & Associates;
- Appropriate Assessment Screening Report – RSK Ireland; and
- Environmental Impact Assessment Screening Report – Purser.

The following sections summarise the principal findings and requirements of these reports. Reference should be made to the individual reports for the detailed assessments, methodologies, findings, recommendations and associated operational and environmental management requirements.

5.2 Development Rationale and Benefits

The proposed development is intended to allow Tallaght Stadium to accommodate a limited number of large-scale cultural and entertainment events in addition to its established sporting use.

The stadium is an existing, purpose-built venue with permanent spectator accommodation, internal circulation areas and supporting operational facilities. It has previously accommodated non-football events, demonstrating that the venue can be adapted for other uses, subject to appropriate event-specific management and controls.

Rather than developing a new standalone event venue, the proposal would make greater use of existing public infrastructure, strengthen the stadium's role as a multi-purpose venue and broaden the range of cultural and entertainment activities available within Tallaght and the wider South Dublin area.

Large-scale events also have the potential to generate additional economic activity within Tallaght Town Centre and the surrounding area, particularly for hospitality, retail, transport and other visitor-related businesses. While the scale of these benefits cannot be quantified at this stage, the proposal has the potential to make a positive contribution to the cultural, community and economic vitality of Tallaght.

The proposed additional use is supported in principle by the South Dublin County Development Plan 2022–2028, particularly EDE22 Objective 4. The relevant planning policy considerations are addressed in Section 6.0 of this report.

5.3 Event Types, Frequency and Attendance

The proposed use would accommodate outdoor concerts, musical performances and similar cultural and entertainment events, subject to the following principal parameters:

- A maximum of five such events in any calendar year;
- A maximum audience attendance of 22,000 persons per event; and
- Continued operation of the stadium for its established sporting and associated uses.

The proposed maximum audience attendance is informed by the capacity assessment prepared by Safe Events Global and reflects the temporary use of the playing pitch for standing spectators in addition to available seated accommodation within the existing stands.

Individual events may operate at lower attendances, having regard to their configuration, audience profile, assessed safe holding capacity and available transport provision.

No specific seasonal restriction is proposed. Event scheduling would have regard to the stadium's sporting programme, residential amenity, transport capacity, emergency service provision and the potential cumulative effects of events taking place on consecutive or closely spaced dates.

Any additional events beyond the five provided for under this Part 8 would require separate consideration under the applicable statutory authorisation procedures.

5.4 Event Hours and Operational Programme

The proposed events would operate within defined hours, with a strict curfew of 22:45 for amplified concert music.

The Event Management Strategy establishes indicative operating times for the representative concert scenario, including audience admission, performance scheduling, last entry and post-event dispersal. The detailed programme would be established for each event.

Safe Events Global anticipates an indicative build period of three to five days and a dismantling period of two to four days, depending on individual production requirements. These periods would accommodate the installation and removal of pitch protection, staging, technical equipment and other temporary event infrastructure.

Soundchecks and rehearsals shall take place at agreed times between 10:00 and 18:00, for the shortest time necessary. Concerts and soundchecks shall not coincide with periods when Old Bawn Community School is in use.

The scheduling of deliveries, servicing and dismantling activities, including any necessary overnight load-out, would be subject to the requirements of the Concert Noise Assessment and event-specific management arrangements.

Further details regarding noise limits, operational restrictions and associated mitigation measures are provided in Section 5.11.

5.5 Proposed Minor Works and Indicative Event Layout

5.5.1 Minor Development Works

The minor permanent works comprise the widening of four existing pitch-access gates, located at each corner of the playing pitch, from 3 metres to a clear width of 9 metres each, together with associated minor alterations.

These works have been identified through the capacity and emergency egress assessment prepared by Safe Events Global and are necessary to facilitate the proposed maximum event capacity.

No substantial new buildings, extensions to the stadium or permanent spectator accommodation are proposed.

5.5.2 Indicative Event Layout

Drawing No. P-A-0002, Proposed Site Layout – Temporary Set Up for Concerts/Events, illustrates the representative concert configuration developed for assessment purposes.

The principal components of the indicative layout include:

- A temporary stage measuring approximately 12 metres x 25 metres, positioned immediately in front of the South Stand and facing north;
- Standing audience areas on the playing pitch and seated accommodation within the existing stands;
- Temporary engineered surfacing across the entire pitch audience area;
- Front of House facilities, delay towers, sound, lighting and power equipment;
- Audience barriers, circulation routes and crowd-management infrastructure;
- An indicative 6-metre x 6-metre accessible viewing platform;
- Temporary toilets, food and beverage concessions, bars and merchandise facilities;
- Designated production, servicing and operational areas;
- Audience entrances, exits and queuing areas;
- Shuttle bus and associated transport facilities; and
- Dedicated emergency vehicular access and medical provision.

The existing stadium car park would principally accommodate temporary event facilities, servicing and transport arrangements. General public parking would not be provided within the stadium grounds during events, with limited pre-booked accessible parking available.

The layout is indicative and is not intended to prescribe the precise configuration of every event. The final layout and specification of temporary facilities would be established through event-specific planning, subject to the assessed capacity, circulation, accessibility, safety and environmental requirements.

Any material changes to the assessed stage configuration, infrastructure footprint or layout would require a review of the associated capacity, safety and environmental implications.

All temporary event infrastructure would be installed and removed in connection with the proposed events.

5.6 Servicing, Utilities and Ancillary Infrastructure

The proposed events would utilise existing stadium services and infrastructure, supplemented by temporary facilities where required.

The representative layout identifies a designated production compound, or 'boneyard', to the south-east of the stadium, together with servicing and temporary vehicle-holding arrangements within the existing car park during event set-up and dismantling.

Temporary utility requirements would include power, water supply and wastewater management associated with staging, production equipment, concessions and sanitary facilities.

Wastewater arising from temporary sanitary facilities and food and beverage concessions shall be contained, collected and removed from the site for authorised disposal, without connection to the existing drainage network.

The siting of temporary infrastructure would have regard to flood risk, ground conditions, nearby noise-sensitive properties and the need to maintain unobstructed circulation and emergency access routes.

Production vehicle and contractor movements would be managed through event-specific traffic and servicing arrangements, having regard to the recommendations of the Traffic and Transport Assessment, Concert Noise Assessment and Site-Specific Flood Risk Assessment.

5.7 Integration with Sporting Fixtures and Existing Stadium Uses

The proposed event use would operate alongside Tallaght Stadium's established sporting programme, with its primary function as a sporting venue remaining unchanged.

Event scheduling would be coordinated with stadium management and resident sporting clubs, having regard to existing fixtures, training commitments and the periods required for event set-up and dismantling.

Particular consideration would be given to the protection of the playing pitch. The Event Management Strategy requires the entire pitch audience area to be covered with temporary trackway or equivalent engineered surfacing, providing a suitable surface for spectator movement while protecting the underlying playing surface.

The extent and duration of pitch covering would be coordinated with stadium management, having regard to the requirements for recovery between events and sporting fixtures. Following each event or series of events, temporary infrastructure would be removed, affected areas inspected and any necessary reinstatement undertaken before sporting activities resume.

5.8 Event Management Framework

The proposed event use would operate within the overarching Event Management Strategy prepared by Safe Events Global, informed by the accompanying specialist assessments.

The Strategy establishes the principal operational and safety requirements for events at Tallaght Stadium but does not constitute an Event Management Plan or authorise any particular event.

Each event holder would be responsible for preparing event-specific documentation, including:

- An Event Management Plan;
- An Event Traffic Management Plan;
- A Noise Management Plan;
- Event-specific risk assessments; and
- Other relevant safety and operational documentation.

These documents would establish the detailed arrangements and responsibilities for individual events and demonstrate compliance with the requirements, recommendations and mitigation measures identified in the accompanying assessments.

Event-specific documentation shall be submitted to South Dublin County Council at least six weeks before each event to facilitate review and consultation with relevant stakeholders, including An Garda Síochána, emergency services, transport authorities and transport operators.

The requirements and commitments set out in Section 15 of the Event Management Strategy shall be implemented for each event, including pre-event inspection and operational assurance, monitoring during events and post-event review.

5.9 Event Management and Public Safety

An Event Management Strategy has been prepared by Safe Events Global to assess the feasibility of the proposed event use and establish the safety and operational requirements associated with the proposed maximum audience attendance.

The Strategy considers a representative concert configuration and addresses venue capacity, audience access and egress, crowd management, emergency arrangements, medical provision, accessibility and associated operational requirements.

5.9.1 Capacity Assessment

The capacity assessment considers the use of the existing stadium stands and the temporary accommodation of a standing audience on the playing pitch.

Of the stadium's 10,726 permanent seats, 6,745 are considered usable within the representative concert configuration, following deductions for stage-related sightline restrictions.

The assessment identifies the width of the existing pitch-access gates as the principal physical constraint on accommodating a large standing audience. The assessed capacities before and following the proposed gate-widening works are summarised below.

Capacity Parameter	Existing Gates	Proposed Widened Gates
Pitch holding capacity	5,328	15,776
Usable seats within stands	6,745	6,745
Total assessed safe holding capacity	12,073	22,521

The assessed safe holding capacity of 22,521 persons includes all persons present, including audience members, staff, crew, security personnel and performers. This provides an allowance of 521 non-audience personnel where the maximum audience attendance of 22,000 persons is accommodated.

Where the number of non-audience personnel exceeds this allowance, or where the layout or operational requirements of an individual event result in a lower assessed safe holding capacity, audience attendance shall be reduced accordingly.
The assessment incorporates deductions of 2,868 sq.m from the gross pitch area to accommodate staging, technical equipment, circulation and other operational requirements.

The assessed capacity is dependent on compliance with the conditions established in the Event Management Strategy, including the widening of the four pitch-access gates, provision of suitable engineered surfacing, adherence to assessed audience densities and infrastructure allowances, and maintenance of unobstructed exit routes.

5.9.2 Audience Access, Crowd Management and Dispersal

The Strategy identifies arrangements for spectator admission, queuing, internal circulation and crowd management, making use of the stadium's established access infrastructure and the proposed widened pitch-access gates.

The representative event requires a minimum of 23 search lanes serving the pitch and 10 serving the stands, based on the assessed admission programme and processing rates. Pitch admission relies on the use of both northern and southern entrances.

Defined crowd-management zones, stewarding and security arrangements would be provided, with particular attention given to monitoring and controlling audience density immediately in front of the stage.

Post-event dispersal would be managed through controlled audience release, designated departure routes and a holding area outside the north-western corner of the stadium. The holding area has an assessed working capacity of approximately 4,370 persons.
The associated pedestrian crossing assessment indicates that the holding area could be cleared approximately 32 minutes after the end of the performance, with the N81 junction returning to normal operation within 40 minutes under the modelled conditions.

The assessed dispersal arrangements rely on shuttle bus and coach passengers boarding and alighting south of the N81 junction. Events finishing earlier than the representative concert scenario would require a review of the associated traffic and pedestrian dispersal arrangements.

5.9.3 Emergency Access, Evacuation and Medical Provision

The representative layout incorporates a dedicated 4-metre-wide emergency vehicular access route, which shall remain unobstructed throughout each event.

The capacity assessment adopts an eight-minute emergency evacuation period, assuming that exit routes remain in the open air and free from obstruction and fire load. The assessment discounts one of the four pitch-access gates to account for its potential unavailability during an emergency.

Confirmation of the fire-risk classification of the evacuation routes by Dublin Fire Brigade is required to validate the adopted evacuation period. Where a shorter evacuation period is required, the assessed capacity and event configuration shall be reviewed and adjusted accordingly.

Detailed emergency response, evacuation, assembly, medical and ambulance arrangements would be established through event-specific planning and consultation with relevant emergency services.

Traffic management arrangements shall also maintain emergency vehicle access on the surrounding road network, including routes serving Tallaght University Hospital.

5.9.4 Accessibility and Spectator Welfare

The Strategy establishes requirements for inclusive event arrangements, including accessible viewing, circulation, sanitary facilities, parking, set-down provision, sensory and quiet areas, accessible information and appropriate assistance.

The stadium's existing accessible viewing provision would be reviewed having regard to the concert configuration, with accessible viewing positions lost through stage-related sightline restrictions replaced.

A protected evacuation route from the accessible viewing platform shall be maintained independently of the standing audience, supported by appropriate assisted evacuation arrangements.

The indicative event layout also identifies areas for supplementary sanitary facilities and concessions. The final quantum and specification of these facilities would be determined having regard to event attendance, duration, audience profile and applicable guidance, including the Code of Practice for Safety at Outdoor Pop Concerts and Other Outdoor Musical Events.

5.9.5 Site Management and Community Liaison

The Strategy establishes requirements for waste management, post-event cleaning, site reinstatement, community engagement and operational review.

Sufficient waste collection facilities would be provided throughout the event area, with waste appropriately segregated, collected and removed for authorised disposal. Post-event litter collection would extend to surrounding streets, pedestrian departure routes and Sean Walsh Memorial Park, with cleaning completed before the following morning.

Community liaison arrangements would include advance notification, a designated contact point, complaints recording and post-event review. Further requirements relating to noise complaints and resident notification are outlined in Section 5.11.

Following each event, a review shall be undertaken addressing transport, noise, crowd management, complaints and recommendations for future events, with the findings reported to South Dublin County Council.

5.9.6 Assessment Conclusion

The Event Management Strategy establishes a technical basis for accommodating the proposed maximum audience attendance within the existing stadium, subject to the proposed gate-widening works and compliance with the identified capacity, safety and operational requirements.

The Strategy provides an appropriate framework for the proposed additional event use, subject to confirmation of the relevant fire safety assumptions, adequate event-specific transport provision and implementation of the requirements and commitments identified in the accompanying assessments.

5.10 Traffic and Transportation

A Traffic and Transport Assessment has been prepared by Transport Insights to assess the potential travel demand associated with the proposed event use, the capacity of existing transport infrastructure and services, and the measures required to manage event-related traffic and pedestrian movements.

5.10.1 Existing Transport Infrastructure

Tallaght Stadium is located within an established urban area with access to the Luas Red Line, numerous bus services, pedestrian and cycling infrastructure and the surrounding strategic road network.

The proximity of Tallaght Luas stop, bus services at The Square Shopping Centre and existing publicly accessible car parks provides opportunities to accommodate event-related travel demand through a range of transport modes.

The assessment also identifies planned public transport improvements within Tallaght, including BusConnects infrastructure and service improvements, which have the potential to further enhance accessibility in the future.

5.10.2 Anticipated Travel Demand

The assessment considers a representative concert attended by 22,000 spectators, with a target mode share intended to encourage sustainable travel and minimise reliance on private cars.

The indicative mode share assumptions are summarised below.

Transport Mode	**Target Mode Share**
Scheduled bus services	33%
Luas	14%
Private car parking	16%
Walking	11%
Shuttle bus	8%
Private coach	5%
Taxi	5%
Private vehicle drop-off and pick-up	4%
Cycling	4%
Total	**100%**

These mode shares represent an assessment scenario rather than fixed requirements for every event.

Based on the indicative private car mode share, the assessment estimates a parking demand of approximately 1,173 vehicles. More than 4,000 publicly accessible parking spaces have been identified within the surrounding area.

General public parking would not be accommodated within the stadium grounds during events. Event-specific arrangements would therefore address the availability of off-site parking, measures to prevent inappropriate parking within surrounding residential areas and supplementary cycle-parking provision.

5.10.3 Public Transport Capacity

The assessment identifies that existing scheduled evening public transport services would not, on their own, accommodate the forecast demand associated with the representative event.

During the assessed period between 22:00 and 23:00, forecast demand for scheduled bus and Luas services amounts to approximately 10,340 passengers, compared with an estimated available service capacity of 7,770 passengers.

This represents an indicative shortfall of approximately 2,570 passenger spaces, with further constraints arising following the reduction in scheduled services after 23:00.

Supplementary shuttle bus and private coach services, together with enhanced scheduled public transport services where agreed with the relevant operators, would therefore be required to address anticipated demand.

Event-specific transport arrangements shall demonstrate that sufficient transport capacity is available, with audience attendance, ticket allocations, supplementary transport provision and travel demand management measures adjusted where necessary.

5.10.4 Traffic Management and Pedestrian Dispersal

The assessment identifies the N81 / Whitestown Way / Cookstown Way junction as a key consideration for event-related pedestrian movements and traffic management.

The proposed arrangements incorporate controlled pedestrian dispersal and managed crossing arrangements, as assessed in the Event Management Strategy and summarised in Section 5.9.2.

The Traffic and Transport Assessment identifies a range of event-specific management measures, including:

- Coordination with An Garda Síochána, transport authorities and transport operators;
- Confirmation of adequate public transport, shuttle bus and coach provision;
- Advance travel information and promotion of sustainable transport modes;
- Management of pedestrian movements and temporary traffic controls;
- Management of off-site parking and protection of surrounding residential streets;
- Supplementary cycle-parking facilities;
- Maintenance of emergency vehicle access, including routes serving Tallaght University Hospital; and
- Management of production vehicle movements during event set-up and dismantling.

The recommendations set out in Section 6 of the Traffic and Transport Assessment shall be incorporated into the event-specific Event Management Plan and Event Traffic Management Plan, as appropriate.

5.10.5 Assessment Conclusion

The Traffic and Transport Assessment identifies an appropriate framework for accommodating the travel demand associated with the proposed event use, making use of existing transport infrastructure and services supplemented by event-specific transport provision and management measures.

Having regard to the location of the stadium, its accessibility by sustainable transport modes, the limited frequency of the proposed events and the identified management measures, the proposed development is considered acceptable in traffic and transportation terms, subject to confirmation of adequate transport capacity and implementation of the recommended event-specific measures.

5.11 Noise and Residential Amenity

A Concert Noise Assessment has been prepared by Wave Dynamics to assess the potential noise effects associated with the proposed events and establish appropriate noise limits, operational restrictions and management measures.

5.11.1 Existing Noise Environment

The principal noise-sensitive premises within the surrounding area include residential apartments and the Maldron Hotel to the west of the stadium, residential properties to the south of the stadium car park and Old Bawn Community School to the east.

Baseline noise monitoring was undertaken between 18 and 29 September 2026 at representative locations to the west and south of the stadium.

The assessment identifies representative evening background noise levels of 56 dB LA90 and 54 dB LA90 at monitoring locations L1 and L2, respectively.

5.11.2 Proposed Noise Criteria

The Concert Noise Assessment considers relevant guidance, including the Noise Council's Code of Practice on Environmental Noise Control at Concerts (1995) and Dublin City Council's Guidelines for Event Organisers (2025).

The assessment recommends the following noise limits, measured at 1 metre from the façade of the nearest noise-sensitive premises.

Activity	Maximum Music Noise Level
Concert events 1–5 in any calendar year	75 dB LAeq,15min
Soundchecks and rehearsals	75 dB LAeq,5min

The assessment acknowledges that the Noise Council Code of Practice recommends lower, background-related noise limits for venues hosting four or more concert events annually. Application of these criteria would result in limits of 71 dB and 69 dB LAeq,15min at the two representative monitoring locations for the fourth and fifth events.

Wave Dynamics considers that these lower limits are unlikely to be reasonably achievable for stadium-scale concerts providing appropriate audience coverage.

Having regard to established Irish practice, the status of the guidance, the limited number of proposed events, the defined curfew and the proposed monitoring and operational controls, the assessment recommends a consistent maximum Music Noise Level of 75 dB LAeq,15min for all five events.

This criterion represents an upper limit rather than a target operating level, with music noise at surrounding sensitive premises to be minimised as far as reasonably practicable.

5.11.3 Noise Mitigation and Operational Controls

The Concert Noise Assessment establishes a range of noise mitigation and management measures, including:

- Positioning the stage in front of the South Stand, facing north, supported by appropriate directional sound-system design;
- Pre-event noise propagation testing and establishment of sound-system control limits;
- Continuous noise monitoring during soundchecks and events, with corrective action undertaken where required;
- Soundchecks and rehearsals at agreed times between 10:00 and 18:00, for the shortest time necessary;
- Scheduling of concerts and soundchecks outside periods when Old Bawn Community School is in use;
- A strict curfew of 22:45 for amplified concert music;
- Controls on recorded music during audience dispersal, with such music not audible inside noise-sensitive premises after 23:00 with windows open in a typical manner for ventilation;
- Management of crowd-related noise during dispersal, including restrictions on amplified music and entertainment within the N81 holding area;
- Restrictions on noise-generating activities during overnight load-out; and
- Advance notification, complaints management, monitoring and post-event reporting.

Any overnight load-out activities between 23:00 and 07:00 shall be demonstrated to be operationally necessary and shall be subject to an appropriate noise method statement forming part of the event-specific Noise Management Plan.
All reasonable steps shall be taken to minimise noise-generating activities adjacent to residential properties during this period.

5.11.4 Noise Management Plan and Community Liaison

An event-specific Noise Management Plan shall be prepared and submitted to South Dublin County Council at least six weeks before each event. No concert event shall proceed until the Noise Management Plan has been reviewed and accepted by the Council.

Residents within an area agreed with South Dublin County Council shall be notified at least two weeks before each event, with the Maldron Hotel operator notified at least four weeks in advance.

A designated complaints line shall be publicised and staffed from the commencement of soundchecks until the audience has dispersed and, where applicable, until overnight load-out activities near residential properties have concluded.

Complaints, monitoring results and any necessary corrective actions shall be recorded, with a post-event noise report submitted to South Dublin County Council within 14 days of each event.

5.11.5 Assessment Conclusion

It is acknowledged that the proposed events would introduce temporary and potentially noticeable changes to the existing noise environment.

However, Wave Dynamics concludes that, subject to implementation of the Noise Management Plan and the identified mitigation measures, the proposed use of Tallaght Stadium for up to five large-scale events annually can be accommodated without significant adverse impacts on surrounding properties.

Having regard to the findings of the Concert Noise Assessment, the limited frequency of the proposed events, the defined operational restrictions and the proposed monitoring and complaints-management arrangements, the proposed additional use is considered acceptable in terms of noise and residential amenity, subject to implementation of the identified measures.

5.12 Flood Risk and Drainage

A Site-Specific Flood Risk Assessment has been prepared by Donnachadh O'Brien & Associates to assess the potential flood risks associated with the proposed additional event use and identify appropriate management measures.

The assessment confirms that the stadium, playing pitch, stands and associated audience areas are located within Flood Zone C. Flood Zone B associated with the Tallaght Stream lies adjacent to, but outside, the southern site boundary.

The assessment identifies no recorded past flood events at the stadium within the OPW past flood event database. Potential tidal, fluvial, pluvial, groundwater and human or mechanical sources of flooding have been assessed, with risks considered low or negligible.

The proposed development would not introduce substantial new buildings, alterations to ground levels or a material increase in impermeable surfaces and would not increase flood risk elsewhere.

The proposed use is classified as Less Vulnerable Development and is considered appropriate within Flood Zone C. A Justification Test is not required.

The assessment identifies event-specific flood risk management measures, including:

- Monitoring weather forecasts and warnings, with appropriate procedures for event delay, suspension or cancellation;
- Maintaining primary spectator access and egress routes to the north and north-west;
- Management of the south-western queuing area in response to potential flood conditions;
- Providing emergency and service vehicle access from the north via the N81 / Whitestown Way junction;
- Locating generators, electrical equipment, fuel storage and medical facilities away from identified low points and the south-western corner of the site;
- Appropriate bunding of fuel and chemical storage;
- Maintaining unobstructed drainage infrastructure, with inspections before and after events; and
- Preventing the storage of event materials, waste and equipment along the southern site boundary.

The measures identified in Section 7 of the Site-Specific Flood Risk Assessment shall be incorporated into the Event Management Plan and Event Traffic Management Plan for each event, with responsibility for their implementation assigned to a nominated Event Safety Officer.

The assessment concludes that the proposed development is appropriate from a flood risk perspective and complies with the relevant Flood Risk Management Guidelines and the South Dublin County Development Plan 2022–2028.

Subject to implementation of the identified management measures, the proposed development is considered acceptable in terms of flood risk and drainage.

5.13 Ecology and Appropriate Assessment

5.13.1 Ecological Considerations

The proposed development would be accommodated within an established stadium comprising principally buildings, artificial surfaces and managed amenity grassland.

Permanent works would be limited to the widening of four existing pitch-access gates, with no removal of trees, hedgerows or other established vegetation proposed.

Sean Walsh Memorial Park and the Tallaght Stream provide ecological resources within the surrounding area, including potential habitat for birds and foraging and commuting bats.

Potential ecological effects associated with the proposed event use principally relate to temporary lighting, amplified music, increased human activity, litter and potential pollution.

The proposed event footprint would remain within the stadium grounds and associated lands, with no installation of temporary event infrastructure within Sean Walsh Memorial Park.

Temporary event lighting shall be directed away from the park, with unnecessary light spill onto adjoining vegetation and watercourses minimised. Where existing pedestrian departure routes through the park are used, these would be appropriately managed and affected areas reinstated following events.

Waste and wastewater management measures, pollution prevention controls and post-event litter collection would also contribute to the protection of the adjoining park and watercourse.

Prior to undertaking the permanent works, the potential for disturbance to protected species, including nesting birds, shall be reviewed, with appropriate measures implemented where necessary to ensure compliance with relevant wildlife legislation.

Wider biodiversity effects are considered in the accompanying Environmental Impact Assessment Screening Report.

5.13.2 Appropriate Assessment Screening

An Appropriate Assessment Screening Report has been prepared by RSK Ireland in accordance with Article 6(3) of the Habitats Directive (92/43/EEC).

The assessment considers the nature and scale of the proposed development, the ecological characteristics of the site and surrounding area, potentially relevant European sites and the potential pathways through which the proposed development could affect their qualifying interests, special conservation interests or conservation objectives.

The assessment considers potential effects associated with the construction, operational and dismantling phases of the proposed development, including potential effects arising from hydrological connectivity, noise, lighting, disturbance and interactions with mobile species.

RSK concludes that the proposed development is not likely to have significant effects on any European site, either individually or in combination with other plans or projects. This conclusion has been reached without reliance on measures intended to avoid or reduce effects on European sites.

Accordingly, the assessment concludes that Stage 2 Appropriate Assessment is not required.

The findings of the Appropriate Assessment Screening Report inform the statutory screening determination of South Dublin County Council as the competent authority.

5.14 Environmental Impact Assessment Screening

An Environmental Impact Assessment (EIA) Screening Report has been prepared by Purser. The assessment concludes that the proposed development does not require Environmental Impact Assessment or the preparation of an Environmental Impact Assessment Report (EIAR).

The screening assessment has been undertaken having regard to Directive 2011/92/EU, as amended by Directive 2014/52/EU, the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

The proposed development has been considered against the relevant project classes and thresholds set out in Schedule 5 of the Regulations. No requirement for mandatory EIA has been identified.

The potential for significant environmental effects has also been assessed having regard to the criteria set out in Schedule 7 and the information requirements of Schedule 7A of the Regulations, including:

- The characteristics of the proposed development;
- The environmental sensitivity of its location; and
- The types and characteristics of its potential environmental impacts.

The assessment has been informed by the accompanying specialist assessments and considers the potential direct, indirect and cumulative environmental effects of the proposed development.

Having regard to the nature, scale and location of the proposed development, the established use of the stadium, the limited frequency of events, the findings of the supporting specialist assessments and the environmental management measures incorporated into the proposal, the screening assessment concludes that there is no real likelihood of significant effects on the environment arising from the proposed development.

Accordingly, Environmental Impact Assessment is not required.

As stated in the statutory public notices, South Dublin County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that EIA is not required.

6.0 Policy Context

6.1 National Planning Framework First Revision (April 2025)

The National Planning Framework – First Revision (April 2025) sets out the Government's overarching spatial planning strategy for Ireland to 2040. It provides the national framework for sustainable growth, urban development, mobility, economic activity, environmental protection and investment in infrastructure and amenities.

The NPF identifies a number of National Strategic Outcomes relevant to the proposed development, including Compact Growth, Sustainable Mobility, A Strong Economy supported by Enterprise, Innovation and Skills, Enhanced Amenity and Heritage, Transition to a Carbon Neutral and Climate Resilient Society, and Sustainable Management of Environmental Resources. Culture, heritage and sport are also identified as a strategic investment priority within the Framework.

The proposed development relates to the expanded use of an existing major sports and events venue within the established urban area of Tallaght. It would allow Tallaght Stadium to accommodate up to five concerts, musical performances or similar large-scale events in any calendar year, with a maximum attendance of 22,000 persons.

The proposal therefore makes additional use of existing stadium infrastructure within an established metropolitan location, while requiring the transport, noise, environmental and operational effects associated with the proposed events to be appropriately assessed and managed.

The proposed development relates to a number of relevant National Strategic Outcomes (NSOs), including:

NSO 1 – Compact Growth

Compact Growth seeks to make better use of existing urban areas and infrastructure and to support the consolidation of cities and towns rather than continued outward expansion. The NPF specifically recognises the potential for centrally located urban areas to accommodate additional jobs, amenities and services through their reuse and development.

The proposal would make additional use of Tallaght Stadium, an existing developed venue within the built-up area of Tallaght. It does not involve the establishment of a new large-scale event venue on undeveloped lands.

NSO 5 – Sustainable Mobility

The NPF seeks to reduce reliance on private cars and increase the proportion of journeys undertaken by walking, cycling and public transport.

Tallaght Stadium is located close to the Luas Red Line and is served by an established bus, pedestrian and road network. The capacity of the surrounding transport network to accommodate the proposed event use, including attendance of up to 22,000 persons, is being examined through the Traffic and Transport Assessment prepared by Transport Insights.

NSO 6 – A Strong Economy Supported by Enterprise, Innovation and Skills

The NPF seeks to support economic activity through the creation of attractive, well-connected places and appropriate investment in infrastructure.

The proposed use would broaden the range of events that can be hosted at an existing public venue and has the potential to generate additional activity within Tallaght Town Centre, including for hospitality, retail, transport and other visitor-related services. The extent of such effects would depend on the nature and attendance of individual events.

NSO 7 – Enhanced Amenity and Heritage

Enhanced Amenity and Heritage is identified as a National Strategic Outcome, with culture, heritage and sport identified among the associated strategic investment priorities.

Tallaght Stadium is an established sporting venue. The proposal would broaden its function by allowing a limited number of cultural and entertainment events to take place alongside its existing sporting programme, increasing the range of activities that can be accommodated within the venue.

NSO 9 – Sustainable Management of Environmental Resources

The NPF requires growth and development to take place within appropriate environmental limits and recognises the importance of protecting environmental quality as part of the planning process.

The current proposal is being considered through a coordinated suite of planning and environmental assessments, including noise, transport, flood risk, Appropriate Assessment Screening and EIA Screening. These matters are addressed through the relevant provisions of Section 5.0 and the accompanying specialist assessments.

The proposed development also engages with a number of relevant National Policy Objectives (NPOs):

NPO 1 – Environmental Assessment

NPO 1 requires plans, projects and activities requiring consent under the NPF to be subject to the relevant environmental assessment processes, including EIA, Strategic Flood Risk Assessment and Appropriate Assessment, where applicable.

The Part 8 proposal is supported by EIA Screening, Appropriate Assessment Screening and Flood Risk Assessment documentation, together with the other technical assessments relevant to the proposed event use.

NPO 14 – Regeneration and Rejuvenation

NPO 14 supports the regeneration and rejuvenation of cities, towns and villages so that they can accommodate changing roles and functions, employment activity and "enhanced levels of amenity".

The proposed development would allow an established stadium within Tallaght to perform a broader role as a sports, cultural and entertainment venue. The primary sporting function of Tallaght Stadium would remain unchanged, with the additional event use limited to the frequency and capacity assessed through this Part 8.

NPO 20 – Activity within Existing Urban Areas

NPO 20 provides for a presumption in favour of development that can encourage more people and generate additional jobs and activity within existing cities, towns and villages, subject to appropriate planning standards.

The proposal would introduce additional event activity within the established Tallaght urban area through the use of existing stadium infrastructure. Its location close to Tallaght Town Centre also allows the event use to draw upon existing transport, commercial and supporting services.

NPO 37 – Walking and Cycling Accessibility

NPO 37 requires safe and convenient alternatives to private car travel to be integrated into communities, with walking and cycling access to existing and proposed development prioritised.

The stadium is located within an established pedestrian and public transport network. The movement of spectators to and from the stadium, including walking, cycling and public transport demand, forms a specific part of the transport assessment supporting the proposal.

NPO 66 – Environmental Limits

NPO 66 requires the planning system to respond to national environmental challenges and to ensure that development occurs within environmental limits, having regard to relevant environmental and climate legislation and the sustainable management of natural resources.

The proposal has accordingly been assessed having regard to the environmental matters arising from large-scale event use, including noise, transport, biodiversity, drainage and flood risk.

NPO 94 – Noise Management

NPO 94 seeks to "Promote the pro-active management of noise" where it is likely to result in significant adverse effects on health or quality of life.

This objective is directly relevant to the proposed concert use. Amplified music, sound checks and associated event activity are being assessed through the Concert Noise Assessment prepared by Wave Dynamics, with the relevant operational controls outlined in Section 5.11.

Statement of Consistency: The proposed development aligns with the relevant provisions of the National Planning Framework First Revision by making additional use of an existing urban venue, broadening the range of cultural and entertainment activity accommodated within Tallaght and drawing upon established public transport and town-centre infrastructure. The proposal is also being assessed against the environmental and amenity considerations identified by the NPF, particularly in relation to transport, noise and environmental effects.

6.2 Eastern & Midland Regional Spatial & Economic Strategy 2019–2031

The Eastern & Midland Regional Spatial and Economic Strategy 2019–2031 provides the regional planning and economic framework for the Eastern and Midland Region, including South Dublin and the Dublin Metropolitan Area. It supports sustainable growth, integrated land use and transport planning, economic development, climate action and the provision of social, cultural and recreational infrastructure.

Tallaght forms part of the Dublin Metropolitan Area and is therefore also addressed through the Dublin Metropolitan Area Strategic Plan (MASP). The MASP seeks to support compact growth, integrated transport and land use, improved travel options and the provision of metropolitan-scale amenities.

The proposed development is consistent with these objectives. It would make additional use of an established major sports and events venue within the built-up area of Tallaght, broaden the range of cultural and entertainment activity accommodated at the stadium and make use of existing public transport and town-centre infrastructure.

Key Regional Policy Objectives of relevance include:

- **RPO 5.3** – requires development in the Dublin Metropolitan Area to facilitate sustainable travel patterns, with particular emphasis on walking, cycling and public transport;
- **RPO 9.14** – supports the planned provision of easily accessible social, community, cultural and recreational facilities and seeks to ensure that communities have access to a range of appropriate facilities; and
- **RPO 9.17** – supports the development of regional-scale open space and recreational facilities, particularly where these are located close to large or growing population centres.

The proposal responds positively to these objectives. Tallaght Stadium is an existing major recreational facility located within a substantial urban centre and served by established public transport infrastructure. The proposed use would allow the venue to accommodate a limited number of additional cultural and entertainment events while retaining its primary sporting function.

The proposal is also consistent with the MASP objective of providing metropolitan-scale amenities within accessible urban locations. The transport implications of events with a maximum attendance of 22,000 persons, including public transport demand, pedestrian movement and traffic management, have been assessed in the supporting Traffic and Transport Assessment.

Statement of Consistency: In our opinion, the proposed development is consistent with and supported by the Eastern & Midland Regional Spatial and Economic Strategy 2019–2031 and the Dublin Metropolitan Area Strategic Plan. It would make more effective use of an established metropolitan-scale venue, broaden the range of cultural and recreational activity available within Tallaght and make use of an urban location served by existing public transport and town-centre infrastructure.

6.3 South Dublin County Development Plan 2022–2028

The South Dublin County Development Plan 2022–2028 provides the statutory planning framework for development within the administrative area of South Dublin County Council. The Plan was adopted in June 2022 and came into effect on 3 August 2022.

Tallaght Stadium is located on lands subject to land-use zoning Objective OS, which seeks to preserve and provide for open space and recreational amenities. The proposed development would facilitate additional event use within the established stadium while retaining its primary sporting function. The proposal is also supported by EDE22 Objective 4, which specifically identifies Tallaght Stadium as a suitable location for concerts and events, subject to the protection of residential amenity and appropriate licensing arrangements.

Tallaght is identified within the Plan as the County Town and administrative centre of South Dublin and as a significant settlement within the wider Dublin region. The Plan recognises Tallaght's established civic, commercial, educational, healthcare and cultural functions, together with its strong public transport connections. It also specifically identifies the continued development of Tallaght Stadium as an ongoing tourism initiative led by South Dublin County Council.

The proposed development is particularly relevant to the Development Plan policies relating to tourism and events, sports and recreational facilities, sustainable access and the protection of environmental and residential amenity.

Key policies and objectives of relevance include:

- **Policy EDE22 – Heritage, Culture and Events Tourism** – supports the development of heritage, cultural and events tourism within South Dublin.

- **EDE22 Objective 3** – supports sporting venues of national or regional scale, including stadia, at locations served by high-frequency public transport, having regard to impacts on residential amenity.

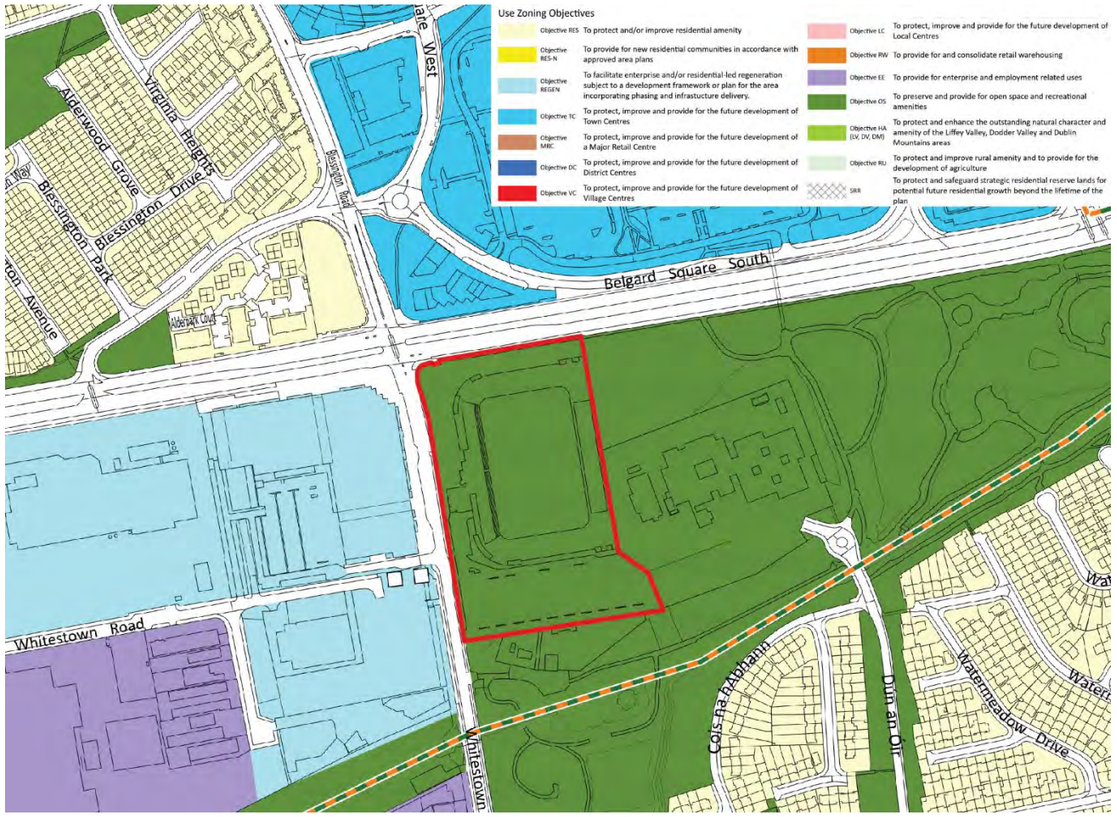

Figure 6.1: Land Use Zoning Map showing Tallaght Stadium and the surrounding area (Source: South Dublin County Development Plan 2022–2028, as varied).

- **EDE22 Objective 4** – expressly seeks to "support concerts or events at suitable locations within the County", including stadia and specifically Tallaght Stadium, subject to the protection of residential amenity and appropriate licensing arrangements.

- **COS4 Objective 8** – supports permanent space for well-established sports and recreational activities at appropriate locations, subject to proper planning and sustainable development.

- **COS5 Objective 14** – seeks to ensure that public open space and associated recreational facilities are accessible by walking, cycling and public transport and provide appropriate bicycle parking.

- **Policy IE8 – Environmental Quality** and **IE8 Objective 5** – seek to reduce the effects of noise and other forms of pollution on environmental quality and residential amenity and require future development to minimise noise disturbance.

- **IE8 Objective 6** – requires external lighting to minimise light spillage and avoid adverse effects on residential and visual amenity and biodiversity.

Of particular significance to the current proposal is EDE22 Objective 4. The Development Plan expressly recognises Tallaght Stadium as a location at which concerts and events may be supported. This provides a clear policy basis for considering the expanded event use now proposed. That support is not unconditional, however, and must be considered alongside the requirement to protect residential amenity and to provide appropriate arrangements for the management of individual events.

The proposal responds to this policy framework by establishing defined parameters for large-scale events at the stadium, including a maximum of five events in any calendar year and a maximum attendance of 22,000 persons. The proposal is also supported by specific assessment of transport, noise and other environmental and operational matters relevant to the increased event use.

The stadium's location is also consistent with the Development Plan's emphasis on accessibility. Tallaght is served by the Luas Red Line and an established bus network, while the stadium is located close to Tallaght Town Centre. The transport implications of the proposed event use, including public transport demand, pedestrian movement and event traffic management, are being considered through the supporting Traffic and Transport Assessment.

The environmental safeguards contained within the Development Plan are equally relevant. In particular, the proposed concert use requires careful management of amplified music and other event-related noise, as well as any temporary lighting associated with event operation. These matters are addressed through the relevant technical assessments and the event management measures considered elsewhere in this report.

Statement of Consistency: In our opinion, the proposed development is consistent with and expressly supported by the relevant policies and objectives of the South Dublin County Development Plan 2022–2028, as varied. In particular, the proposal gives effect to EDE22 Objective 4, which identifies Tallaght Stadium as a suitable location for concerts and events, subject to the protection of residential amenity and appropriate licensing arrangements.

The proposal is compatible with the OS zoning objective, with the primary sporting and recreational function of the stadium maintained. The findings of the supporting technical assessments, together with the defined development parameters and event-specific management requirements, demonstrate that the additional event use can be accommodated subject to appropriate safeguards for residential amenity, environmental quality, accessibility and public safety.

6.4 Tallaght Town Centre Local Area Plan 2020 (as extended)

The Tallaght Town Centre Local Area Plan 2020 provides the local planning framework for the sustainable development of Tallaght Town Centre. The Plan seeks to build on Tallaght's existing civic, cultural, recreational and economic assets, improve connectivity and public transport accessibility, and strengthen its role as a major urban centre within South Dublin.

Tallaght Stadium is specifically recognised within the LAP as an important recreational, tourism and economic asset. The Plan identifies the stadium as part of Tallaght's wider cultural and recreational offer and supports its continued development as a venue capable of accommodating a broader range of uses and events.

The proposed development is directly aligned with this approach. It would allow Tallaght Stadium to accommodate a limited number of concerts, musical performances and similar large-scale events in addition to its established sporting programme, making greater use of an existing venue within the Town Centre.

Key objectives and policies of relevance include:

- **Objective CF 7 – Recreational Facilities** – supports and facilitates the expansion of Tallaght Stadium and encourages **"a wide range of uses and events"**, together with the expansion of recreational facilities within Tallaght Town Centre.
- **Objective ED 8 – Tourism** – supports the development of a sustainable tourism industry for Tallaght that maximises the recreational and tourism potential of the area.
- **Objective ED 11 – Tallaght Stadium Development** – seeks to continue to build on the success of Tallaght Stadium and to recognise and harness its potential for tourism and economic development.
- **Objective TP4 – The Town Park** – provides for enhanced facilities at Tallaght Stadium.
- **Objectives TP5 and TP11 – Connectivity** – seek improved connections across the N81 and between the Town Centre, Sean Walsh Park, surrounding residential areas and Tallaght Stadium, with particular emphasis on pedestrian and cycle movement.

Of particular relevance, the LAP identifies the redevelopment of Tallaght Stadium as a key project for Tallaght, South Dublin and the wider Dublin region. It envisages the stadium developing as an event venue which can contribute to the vitality of Tallaght Town Centre and act as a driver of tourism and economic activity. The Plan also highlights the stadium's accessibility by Luas, the strategic road network and its proximity to the wider Town Centre.

The current proposal gives effect to this policy direction by broadening the range of events that can be hosted at Tallaght Stadium. The proposed use remains limited to a maximum of five large-scale events per calendar year and has been assessed on the basis of a maximum attendance of 22,000 persons. Transport, pedestrian movement, noise and other environmental and operational considerations associated with this increased event activity are addressed through the supporting technical assessments.

Statement of Consistency: In our opinion, the proposed development is strongly supported by the Tallaght Town Centre Local Area Plan 2020. The LAP expressly supports a wider range of uses and events at Tallaght Stadium and recognises the venue's potential to contribute to tourism, economic activity and the vitality of Tallaght Town Centre. The proposal advances these objectives through the controlled expansion of event use at an established and accessible stadium location.

6.5 South Dublin County Tourism Strategy 2024–2029

The South Dublin County Tourism Strategy 2024–2029 sets out South Dublin County Council's strategic direction for tourism development over the five-year period. The Strategy seeks to strengthen South Dublin as a visitor destination through investment in attractions, events, cultural activity, recreation, connectivity and sustainable tourism.

Tallaght Stadium is specifically identified within the Strategy as an important element of the County's tourism and events infrastructure. The Strategy notes that the development of the stadium provides an opportunity to host **"concerts and other large non-sporting events"** and identifies the venue as part of the County's wider sporting and visitor offer.

The proposed development is consistent with this overall direction. It would broaden the use of an existing Council-owned stadium by allowing a limited number of concerts, musical performances and similar large-scale events alongside its established sporting programme.

The Strategic Priorities of greatest relevance include:

- **SP1 – Realise our Potential** – seeks to expand the range of things to see and do within South Dublin and to ensure that key locations have the infrastructure necessary to support a varied and attractive range of events.
- **SP2 – Redefine our Reputation** – specifically seeks to **"maximise the use of existing arts venues, theatres, parks and stadiums"** through a varied and distinctive programme of events capable of attracting visitors from within and outside the County.
- **SP3 – Reinforce Connectivity** – seeks to strengthen multi-modal transport and public transport connections between visitor attractions and destinations across the County.
- **SP4 – Regenerate our Natural Spaces** – places sustainability, accessibility and community engagement at the centre of tourism development.
- **SP5 – Refresh Partnership Working** – supports a coordinated approach to the management and delivery of an expanding visitor-asset, festival and events programme.

The Strategy is particularly relevant in recognising Tallaght Stadium as an opportunity for non-sporting event use. At the time the Strategy was prepared, it referred to the expanded stadium as having the potential to accommodate outdoor events of up to approximately 20,000 patrons.
The current Part 8 has subsequently been developed and assessed on the basis of a maximum attendance of 22,000 persons. The Tourism Strategy should therefore be understood as supporting the principle of expanded concert and event use at Tallaght Stadium, while the specific capacity and effects of the current proposal require assessment on their own merits through this Part 8 process.

The proposal also responds to the Strategy's emphasis on accessibility and connectivity. Tallaght Stadium is located within an established town-centre setting served by Luas, bus, walking and cycling infrastructure, while the transport requirements arising from the proposed event capacity are being considered through the supporting transport assessment.

Statement of Consistency: In our opinion, the proposed development is consistent with the overall direction of the South Dublin County Tourism Strategy 2024–2029. The Strategy expressly identifies Tallaght Stadium as a venue with potential for concerts and other large non-sporting events and supports greater use of existing stadiums and cultural venues to attract visitors. The proposed Part 8 would give effect to this strategic direction, subject to the detailed assessment and management of the transport, environmental and amenity effects associated with the proposed maximum attendance.

6.6 Evening Time Economy Plan for Tallaght

The Evening Time Economy Plan for Tallaght sets out South Dublin County Council's strategy for strengthening activity within Tallaght Town Centre during the evening period, particularly between 5.00pm and 9.00pm. The Plan seeks to create a town centre that is more active, welcoming and safe, with a stronger mix of cultural, social and economic activity.

The Plan identifies cultural programming, accessible events, improved walking routes, public realm, safety and support for local businesses and community groups as important components of a stronger evening economy. It contains a series of actions and flagship projects intended to increase activity within the town centre and make better use of existing cultural, civic and recreational assets.

Tallaght Stadium is specifically identified as one of the principal opportunities within this programme. The Plan recognises the stadium as the most significant sporting attraction in Tallaght and the wider County and identifies the potential for the venue to accommodate large-scale concerts alongside its established sporting function.

Key actions of relevance include:

- **Action 10 – Events and Festival Programme** – establishes a dedicated events team and provides for a landmark festival in Tallaght as part of a wider programme of activity intended to strengthen the town centre's cultural and evening offer; and

- **Action 12 – Tallaght Stadium Activation Programme** – seeks to **"Develop an annual activation programme for Tallaght Stadium, including hosting large-scale concerts and other major events each year."** Action 12 is identified as one of the Plan's six flagship projects.

Action 12 is directly relevant to the current Part 8 proposal. The proposed development would establish the planning and operational framework for Tallaght Stadium to accommodate a limited programme of large-scale concerts and similar events, with a maximum of five events in any calendar year and a maximum attendance of 22,000 persons.

The Plan also recognises that improved connectivity to Tallaght Stadium will be important if its role as a large-scale event venue is to develop successfully. In particular, it identifies existing constraints to pedestrian movement between the stadium, nearby public transport services and the town centre and states that the Council will seek to improve permeability and connections from the town centre, Luas, Parthalán Place and the Innovation Quarter.

This is relevant to the current proposal given the concentrated movement associated with events of the scale proposed. The supporting Traffic and Transport Assessment addresses pedestrian access, public transport, crowd dispersal and the wider movement arrangements associated with the proposed event use.

Statement of Consistency: In our opinion, the proposed development is directly supported by the Evening Time Economy Plan for Tallaght. The Plan expressly identifies an annual activation programme for Tallaght Stadium, including large-scale concerts and major events, as a flagship action. The current Part 8 would provide a defined planning and operational basis for delivering this objective while ensuring that the associated transport, environmental and amenity considerations are appropriately assessed and managed.

6.7 South Dublin Culture and Creativity Strategy 2023–2027

The South Dublin Culture and Creativity Strategy 2023–2027 sets out South Dublin County Council's approach to supporting culture and creativity across the County. The Strategy places particular emphasis on participation, inclusion, creative placemaking, the use of existing venues and spaces, and the role of cultural activity in supporting social and economic development.

The Strategy's vision is for South Dublin County to be a culturally rich, inclusive environment in which culture and creativity contribute to identity, wellbeing, sustainable communities and economic development. It envisages "multicultural, multilingual, accessible festivals, celebrations, programmes, activities, and experiences" and seeks greater engagement with cultural and creative activity throughout the County.

The proposed development is consistent with this overall direction. It would broaden the range of cultural and entertainment activity that can take place at Tallaght Stadium and make additional use of an established public venue within Tallaght.

Key strategic priorities and objectives of relevance include:

- **Strategic Priority 1 – Inspiring Spaces** – seeks to optimise the use of spaces across South Dublin County for access to and participation in culture and creativity. In particular, the Strategy seeks to "activate, repurpose and revitalise existing places" through cultural and creative programming and to bring communities together through participation in creative activity.

- **Strategic Priority 2 – Celebrating Diverse Identities** – supports a broad programme of cultural activity, partnerships and creative opportunities reflecting the diverse communities and identities found within South Dublin.

- **Strategic Priority 3 – Equal Voices** – seeks to ensure that creative experiences are inclusive, relevant and accessible and recognises the importance of removing barriers to participation and extending cultural activity to a wider range of audiences.

- **Strategic Priority 4 – Leaving it Better** – recognises the contribution that culture and creativity can make to wellbeing, community development and the creation of positive and lasting social outcomes.

Of particular relevance to the current proposal is the Strategy's emphasis on making effective use of existing venues and public spaces. It specifically identifies the "utilisation of venues and spaces located across the county" as one of South Dublin's strengths and supports the integration of culture and creativity into placemaking and the development of more vibrant and sustainable places.

The proposed expanded event use of Tallaght Stadium responds to these principles by providing additional opportunities for cultural and entertainment activity within an existing major venue. While the Strategy does not set specific planning parameters for concerts at Tallaght Stadium, it provides broader strategic support for increased cultural participation, the effective use of existing venues and the creation of accessible cultural experiences within South Dublin.

Statement of Consistency: In our opinion, the proposed development is consistent with the South Dublin Culture and Creativity Strategy 2023–2027. It would make additional use of an established public venue for cultural and entertainment activity and supports the Strategy's objectives of increasing participation, activating existing spaces and broadening access to cultural experiences within South Dublin.

6.8 Overall Policy Assessment

The national, regional and local planning policy framework provides a strong and consistent basis for the proposed expanded event use of Tallaght Stadium.

At national and regional level, the proposal supports compact growth, sustainable mobility, the effective use of existing urban infrastructure and the provision of accessible cultural and recreational amenities within established settlements.

At local level, the South Dublin County Development Plan 2022–2028 and the Tallaght Town Centre Local Area Plan expressly support the continued development of Tallaght Stadium and its use for a wider range of events, including concerts.

This policy direction is reinforced by the South Dublin County Tourism Strategy 2024–2029, the Evening Time Economy Plan for Tallaght and the South Dublin Culture and Creativity Strategy 2023–2027. Of particular significance, the Evening Time Economy Plan identifies the activation of Tallaght Stadium for large-scale concerts and other major events as a flagship project.

The proposed development would directly advance these policy objectives while maintaining the stadium's established sporting function.

The accompanying technical assessments demonstrate that the proposed additional event use can be accommodated subject to the defined development parameters and implementation of appropriate safety, environmental and operational measures, as outlined in Section 5.0 of this report.

Having regard to the foregoing, the proposed development is considered consistent with and strongly supported by the relevant national, regional and local planning policy framework.

7.0 Enclosures

The following documentation accompanies the proposed Part 8 development at Tallaght Stadium and should be read in conjunction with this Planning Report.

7.1 Statutory Notices

Copies of the statutory public notices associated with the proposed Part 8 development, comprising:

- Newspaper Notic (English and Irish), published on 24 November 2026;
- Site Notice (English), dated 25 November 2026; and
- Site Notice (Irish), dated 25 November 2026.

7.2 Planning Report

1 No. PDF copy of this Planning Report prepared by Purser on behalf of South Dublin County Council, dated 24 November 2026.

7.3 Event Management Strategy

1 No. PDF copy of the Event Management Strategy prepared by Safe Events Global, Version 1.1, dated 24 November 2026.

7.4 Traffic and Transport Assessment

1 No. PDF copy of the Traffic and Transport Assessment Report prepared by Transport Insights, Final Report, Version 1.4, dated 24 November 2026.

7.5 Concert Noise Assessment

1 No. PDF copy of the Concert Noise Assessment prepared by Wave Dynamics, Report Ref. WDA2607020RP_B_01, dated 24 November 2026.

7.6 Site-Specific Flood Risk Assessment

1 No. PDF copy of the Site-Specific Flood Risk Assessment prepared by Donnachadh O'Brien & Associates (DOBA), Report Ref. 2665-DOB-XX-XX-RP-C-0001, Issue P1-S-02, dated 19 November 2026.

7.7 Appropriate Assessment Screening Report

1 No. PDF copy of the Appropriate Assessment Screening Report prepared by RSK Ireland, Report Ref. 606509 R1 (00), dated 24 November 2026.

7.8 Environmental Impact Assessment Screening Report

1 No. PDF copy of the Environmental Impact Assessment Screening Report prepared by Purser, dated 24 November 2026.

7.9 Drawings

The following drawings and associated register prepared by Purser accompany the Part 8 documentation:

Drawing No.	Title	Scale	Size	Rev.
P-A-0001	OSI Site Location Map	1:1000	A1	-
P-A-0002	Proposed Site Layout (Indicative) - Temporary Set Up for Concerts/Events	1:500	A0	-

8.0 Conclusion

8.1 Realising the Wider Potential of Tallaght Stadium

The proposed development seeks to facilitate the additional use of Tallaght Stadium and associated lands for outdoor concerts, musical performances and similar cultural and entertainment events, for a maximum of five such events in any calendar year, with a maximum audience attendance of 22,000 persons per event. The existing sporting use of the stadium and all associated uses will be maintained.

The proposal represents an opportunity to make greater use of an established public facility in a highly accessible urban location, without the need to develop a separate large-scale event venue. It would strengthen Tallaght Stadium's role as a multi-purpose venue, broaden the cultural and entertainment offering of South Dublin and support economic activity within Tallaght Town Centre and the surrounding area.

The proposed development is supported by the relevant national, regional and local planning policy framework. Of particular significance is EDE22 Objective 4 of the South Dublin County Development Plan 2022–2028, which expressly supports concerts and events at suitable locations, including Tallaght Stadium, subject to the protection of residential amenity and appropriate licensing arrangements. This policy direction is reinforced by the Tallaght Town Centre Local Area Plan 2020, the South Dublin County Tourism Strategy 2024–2029 and the Evening Time Economy Plan for Tallaght.

The proposal has been informed by a comprehensive suite of specialist assessments addressing the principal planning, environmental, safety and operational considerations. The findings of these assessments establish that:

- The proposed maximum audience attendance can be accommodated within the stadium, subject to the proposed gate-widening works, confirmation of the relevant evacuation assumptions and compliance with the capacity and safety requirements identified in the Event Management Strategy.
- Event-related travel demand can be accommodated subject to confirmation of adequate event-specific transport provision and implementation of the recommended traffic management and pedestrian dispersal measures.
- The proposed events can be accommodated without significant adverse noise impacts on surrounding properties, subject to compliance with the identified noise limits, the 22:45 curfew for amplified concert music and associated monitoring and management measures.
- The proposed development is appropriate from a flood risk perspective and would not increase flood risk elsewhere.
- The proposed development is not likely to have significant effects on any European site, either individually or in combination with other plans or projects. Stage 2 Appropriate Assessment is therefore not required.
- There is no real likelihood of significant effects on the environment arising from the proposed development. Environmental Impact Assessment and the preparation of an Environmental Impact Assessment Report are therefore not required.

The limited frequency of events, defined attendance ceiling, temporary nature of the event infrastructure and established operational and environmental controls provide a robust framework for protecting residential amenity, public safety, the surrounding environment and the continued sporting use of the stadium.
The requirement for event-specific management plans, stakeholder consultation, monitoring and post-event review will ensure that individual events are planned and managed in accordance with the development parameters and safeguards established through this Part 8 process.

Having regard to the established function and accessible location of Tallaght Stadium, the positive planning policy framework, the anticipated cultural, community and economic benefits and the findings of the supporting specialist assessments, the proposed development is considered acceptable in planning and environmental terms, subject to implementation of the identified safety, environmental and operational requirements.

It is therefore concluded that the proposed development is consistent with the proper planning and sustainable development of the area.

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