

PLANNING PART 8 REPORT

TALLAGHT STADIUM

SOUTH DUBLIN COUNTY COUNCIL

DUBLIN 24

1st July 2020

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- Signage
- Materials

4. Site Access + Circulation

5. Parking

Carpark + Bicycle

6. Appendices

DESIGN TEAM

Lead Consultants, Role Architects



Structural & Civils, Flooding, Traffic and Transport Engineers, PSDP



Mechanical and Electrical Engineers, Flood lighting Specialists, Building energy Consultants



Fire Safety, Disability Access and Crowd Management Specialist



Quantity Surveying Services



Ecology Report



Environmental Screening



1. INTRODUCTION

Tallaght Stadium

INTRO

South Dublin County Council engaged a Cooney Architects Box Architecture led, Multi-disciplinary design team for the design of an extension to Tallaght stadium to include a fourth spectator stand and corporate facilities.

In February 2019, the design team

Architecture/Design team Lead	Cooney Architects Box Architecture
Quantity surveyor	McMinn O'Reilly Mahon
Civil and Structural engineers	DBFL engineers
Mechanical and Electrical	JV Tierney
Energy/Part L	JV Tierneys
DAC/Fire/Crowd control	MSA
Traffic consultants	DBFL engineers
Ecology /Environmental screening	Flynn Furney / The planning partnership

Were appointed to develop:

- A new state of the art fourth stand to accommodate seating for an additional 2000 spectators (the concept for this stadium should be developed on foot of the preferred option in the accompanying feasibility study
- Support areas for the stand to include access stairs, and corridors, appropriate levels of WC and welfare facilities, services areas and back of house, with appropriate public refreshment areas.
- The above fourth stand shall also incorporate a high-quality design for the treatment of streetscape along the N81. An arcaded walkway will be provided beneath the stand, with suitable retail/ service use accommodation extending to approximately 300msq to be provided in accordance with the feasibility study. The retail accommodation shall be flexible in arrangement and be suitable for single or multiple tenancies. Careful consideration of the façade treatment and the nature of the arcade shall be included.
- Approximately 375msq of new accommodation to provide a new VIP area extending to c. 200smq above the existing west stand. This will include new stairs, and WC facilities as well as an extension of existing lift and adjustments to the adjoining area including the existing West stands uppermost tiers. Consideration of buildability, fire safety and access strategy should be included in the design.
- All of the above items will be designed in accordance with all relevant national standards to include relevant TGD, EN, BS and IE standards, as well as Client and Operator requirements. The requirements of the UEFA standards will also be a central consideration in the design process.

This report demonstrates the design research and intent carried out by the design team, it includes a study of 'best in class' stadia reference and stadia guidelines, technical research and compliance, policy and design research, and demonstrates how the new stadium works can be integrated within and contribute to the urban fabric of Tallaght. The process used includes:

A study of available maps, current and historic
BIM 3 d modelling of the existing / proposed stadium
Photographic Survey and “Before and After “ 3D images of the scale and material of the proposed stadium in its context.

Analysis of the development of Tallaght stadium using aerial photographs, figure and ground maps and on-site analysis;

- Cost analysis
- Reviewing current planning and development plans
- Establishing the importance off and identifying the uniqueness of the site at Tallaght stadium within the context of Tallaght, the N81 and its hinterland
- Analysis of the scale of public transport, vehicular, cycling and pedestrian routes and travel times
- Detailed surveys including ground investigations, GPR, Opening up surveys, Topographical and measured survey of grounds and structures
- Ecological Screening Reports for Appropriate Assessment / Elar
- Structural Design Statement
- Infrastructure Reports
- Traffic and Transport Assessment / Mobility Management Plan
- Flood Risk Assessment Report
- External Lighting Design Intent Statement
- Mechanical and Electrical Strategy Statement
- Fire analysis, DAC Analysis and Crowd safety strategy report

OVERALL DEVELOPMENT DESCRIPTION

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

The proposed development will consist of;

New North Stand

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

Existing West Stand

- Refurbishment and alterations to existing West stand & associated accommodation to upgrade accommodation at ground and first floors & modification of central seating area. (NOTE: No increase of floor area or building volume)

Ground floor level:

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

First floor level:

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

Existing South Stand

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

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

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

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

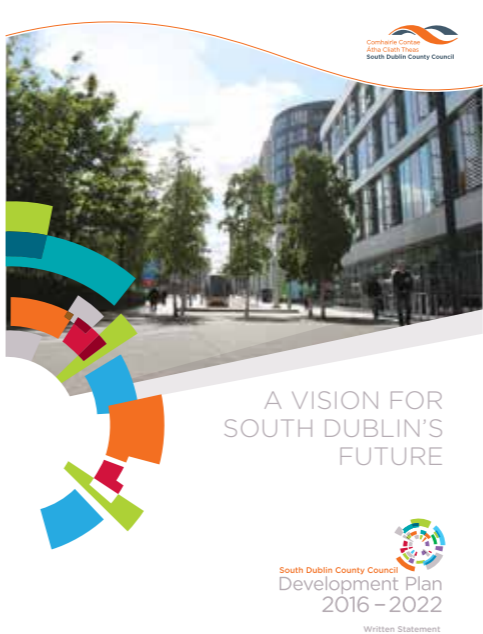
2. SITE



Tallaght Stadium

POLICY AND PLANNING

Cooney Architects carried out a review of current Planning policies. Development & Local Area Plans



Tallaght Stadium

POLICY AND PLANNING

Table 11.1: Land Use Zoning Objectives

Zone	Abbreviation	Objective
Existing Residential	RES	To protect and/or improve residential amenity
New Residential	RES-N	To provide for new residential communities in accordance with approved area plans
Strategic Development Zone	SDZ	To provide for strategic development in accordance with approved planning schemes
Regeneration	REGEN	To facilitate enterprise and/or residential led regeneration.
Town Centre	TC	To protect, improve and provide for the future development of Town Centres
District Centre	DC	To protect, improve and provide for the future development of District Centres
Village Centre	VC	To protect, improve and provide for the future development of Village Centres
Major Retail Centre	MRC	To protect, improve and provide for the future development of a Major Retail Centre
Local Centre	LC	To protect, improve and provide for the future development of Local Centres
Enterprise and Employment	EE	To provide for enterprise and employment related uses
Retail Warehousing	RW	To provide for and consolidate retail warehousing
High Amenity Dublin Mountains	HA-DM	To protect and enhance the outstanding natural character of the Dublin Mountains Area
High Amenity Liffey Valley	HA-LV	To protect and enhance the outstanding character and amenity of the Liffey Valley
High Amenity Dodder Valley	HA-DV	To protect and enhance the outstanding character and amenity of the Dodder Valley
Open Space	OS	To preserve and provide for open space and recreational amenities
Rural and Agriculture	RU	To protect and improve rural amenity and to provide for the development of agriculture

For ease of reference, the Zoning Objective Matrix below collates each of the Zoning Tables contained in Chapter 11 Implementation into a single table and cross references use classes defined under this Development Plan against each of the Zoning Objectives. The Zoning Tables contained in Chapter 11 take precedence over the Zoning Matrix.

USE CLASSES	USE ZONES														
	RES	RES-N	REGEN	TC	DC	VC	MRC	LC	EE	RW	HA-DM	HA-LV	HA-DV	OS	RU
Abattoir	X	X	X	X	X	X	X	X	√	X	X	X	X	X	O
Advertisements and Advertisement Structures	O	O	√	√	√	O	√	√	√	√	X	X	X	X	X
Aerodrome/Airfield	X	X	X	X	X	X	X	X	X	X	X	X	X	X	√
Agriculture	O	O	X	X	X	X	X	X	O	X	√	O	O	O	√
Allotments	O	O	O	O	O	O	O	O	O	X	X	O ^a	O ^a	√	O ^a
Bed and Breakfast	O	O	O	√	√	√	X	√	X	X	O ^a	O ^a	O ^a	O ^a	O ^a
Betting Office	O	O	O	√	√	√	√	√	X	X	X	X	X	X	X
Boarding Kennels	X	X	O	X	X	X	X	X	√	X	X	X	X	X	O
Camp Site	O	O	X	X	X	X	X	X	X	X	X	X	X	O	O ^h
Car Park	O	O	O	√	√	√	√	√	O	√	√ ^{d,h}	O ^{h,g}	O ^{h,g}	O ^h	O ^h
Caravan Park – Residential	O	O	X	X	X	X	X	X	X	X	X	X	X	X	X
Cemetery	O	O	X	X	X	X	X	X	X	X	O ^{d,e}	O ^g	O ^g	O ^e	√
Childcare Facilities	O	√	√	√	√	√	√	√	O	O	O ^a	O ^a	O ^a	O	O ^b
Community Centre	O	√	√	√	√	√	X	√	X	X	O ^a	O ^a	O ^a	√	O
Concrete/Asphalt Plant in or Adjacent to a Quarry	X	X	X	X	X	X	X	X	O	X	X	X	X	X	√
Conference Centre	X	X	X	√	O	√	X	X	X	X	X	X	X	X	X
Crematorium	O	O	O	√	O	√	O	O	X	X	X	X	X	O	O
Cultural Use	O	√	O	√	√	√	O	√	X	X	O ⁱ	O ^g	O ^g	√	O ^a
Doctor/Dentist	O	√	O	√	√	√	O	√	X	X	O ^{a,d}	O ^a	O ^a	X	O ^b
Education	O	√	√	√	√	√	O	√	X	X	O ^b	O	O	O	O
Embassy	O	O	O	√	O	O	X	O	X	X	X	X	X	X	O ^a
Enterprise Centre	O	√	√	√	√	√	√	√	√	O	X	X	X	X	O ^b
Fuel Depot	X	O	X	X	X	O	X	X	√	O	X	X	X	X	O ^b
Funeral Home	O	√	O	√	√	√	√	√	X	O	X	X	X	X	O ^b
Garden Centre	O	√	O	√	√	√	√	√	O	O	O ^{a,d}	X	X	O	O
Guest House	O	√	O	√	√	√	X	√	X	X	O ^{a,d}	O ^a	O ^a	O ^a	O ^a
Health Centre	O	√	√	√	√	√	O	√	X	X	O ^{a,b}	X	X	X	O ^b
Heavy Vehicle Park	X	X	X	X	X	X	X	X	√	O	X	X	X	X	O
Home Based Economic Activities	O	O	√	√	√	√	X	√	√	X	O ^{a,d}	O ^a	O ^a	O	√ ^a
Hospital	X	X	O	√	X	X	O	X	X	X	X	X	X	X	X
Hotel/Hostel	O	O	√	√	O	O	√	O	O	X	O ^{a,d}	O ^a	O ^a	O	O

Tallaght Stadium

USE CLASSES	USE ZONES														
	RES	RES-N	REGEN	TC	DC	VC	MRC	LC	EE	RW	HA - DM	HA - LV	HA - DV	OS	RU
Housing for Older People	√	√	√	√	√	√	X	√	X	X	X	X	X	O	X
Industry – Extractive	X	X	X	X	X	X	X	X	O	X	O ^{a,d}	X	X	X	√
Industry – General	X	O	O	O	X	O ^k	X	X	√	O	X	X	X	X	X
Industry – Light	O	√	√	√	√	O	O	O	√	√	X	X	X	X	X
Industry – Special	X	X	X	X	X	X	X	X	√	X	X	X	X	X	X
Live – Work Units	O	O	√	√	√	√	X	√	X	X	X	X	X	X	X
Motor Sales Outlet	O	O	√	O	O	O	√	O	O	√	X	X	X	X	X
Nightclub	X	O	X	√	O	O	O	X	O	O	X	X	X	X	X
Nursing Home	√	√	O	√	√	√	X	√	X	X	X	X	X	X	X
Office – Based Industry	O	O	√	√	√	X	X	O	√	X	X	X	X	X	X
Offices less than 100 sq.m	O	√	√	√	√	√	√	√	√	√	X	X	X	X	O ^b
Offices 100 sq.m – 1,000 sq.m	O	O	√	√	√	O	O	O	O	X	X	X	X	X	X
Offices over 1,000 sq.m	X	X	√ ⁱ	√	√ ⁱ	X	X	X	O ⁱ	X	X	X	X	X	X
Off-Licence	O	O	O	√	√	√	√	√	X	X	X	X	X	X	X
Open Space	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Outdoor Entertainment Park	X	X	X	O	X	X	O	X	X	X	X	X	X	O	X
Petrol Station	O	O	√	√	√	√	√	√	√	√	X	X	X	X	O ^b
Place of Worship	O	O	O	√	√	√	O	√	X	X	O ^{a,d}	O ^g	O ^g	O ^a	O ^b
Primary Health Care Centre	O	√	O	√	√	√	O	√	X	O	X	X	X	X	O ^b
Public House	O	√	O	√	√	√	√	√	O	X	O ^{a,d}	O ^a	O ^a	X	O ^b
Public Services	√	√	√	√	√	√	√	√	√	√	O	O ^f	O ^f	O	√
Recreational Facility	O	√	√	√	√	O	√	√	X	X	O ⁱ	O ^{a,f,g,h}	O ^{a,f,g,h}	√	O
Recycling Facility	O	√	O	O	√	√	√	√	√	√	X	X	X	O	O ^b
Refuse Landfill/Tip	X	X	X	X	X	X	X	X	O	X	X	X	X	X	O
Refuse Transfer Station	X	O	X	X	X	O	X	O	√	√	X	X	X	X	X
Residential	√	√	√	√	√	√	X	√	X	X	O ^{c,d}	O ^{a,c}	O ^{a,c}	O	O ^c
Residential Institution	√	√	√	√	√	√	X	√	X	X	X	X	X	X	X
Restaurant/Café	O	√	√	√	√	√	√	√	O	O	O ^{a,d}	O ^a	O ^a	O	O
Retail Warehouse	X	X	O	√	√	X	√	X	O	√	X	X	X	X	X
Retirement Home	√	√	O	√	√	√	X	√	X	X	X	X	X	X	X
Rural Industry – Food	X	X	X	X	X	X	X	X	X	X	O ^{a,d}	O ^a	O ^a	X	√
Science & Technology Based Enterprise	X	O	√	O	O	O	X	O	√	X	X	X	X	X	X
Scrap Yard	X	X	X	X	X	X	X	X	√	X	X	X	X	X	X
Service Garage	O	X	O	O	O	O	√	O	√	√	X	X	X	X	O ^b

USE CLASSES	USE ZONES														
	RES	RES-N	REGEN	TC	DC	VC	MRC	LC	EE	RW	HA - DM	HA - LV	HA - DV	OS	RU
Shop – Local	√	√	√	√	√	√	√	√	√	O	O ^{a,d}	O ^a	O ^a	O	O ^b
Shop – Major Sales Outlet	X	X	X	√	O	X	√	X	X	X	X	X	X	X	X
Shop – Neighbourhood	O	√	O	√	√	√	√	√	X	X	X	X	X	X	X
Social Club	X	O	O	√	√	√	O	√	O	X	X	X	X	X	O
Sports Club/Facility	O	√	√	√	√	O	O	O	O	X	O ^d	O ^{f,g,h}	O ^{f,g,h}	√	O
Stadium	O	√	√	√	√	O	O	O	O	X	X	X	X	O	O
Transport Depot	X	X	X	O	X	X	O	X	√	√	X	X	X	X	X
Traveller Accommodation	√	√	√	O	O	O	X	O	√	X	X	O ^g	O ^g	O	O
Veterinary Surgery	O	√	O	√	√	√	√	√	O	O	O ^{a,d}	X	X	X	O
Warehousing	X	X	O	O	O	X	O	X	√	√	X	X	X	X	X
Wholesale Outlet	X	O	O	O	O	O	√	O	√	√	X	X	X	X	X
Wind Farm	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

√ Permitted in Principle

O Open for Consideration

X Not Permitted

(See also Section 11.1)

a In existing premises

b In Villages to serve local needs

c In accordance with Council policy for residential development in rural areas

d Not permitted above 350m contour

e If provided in the form of a lawn cemetery

f Subject to acceptable landscape impact assessment

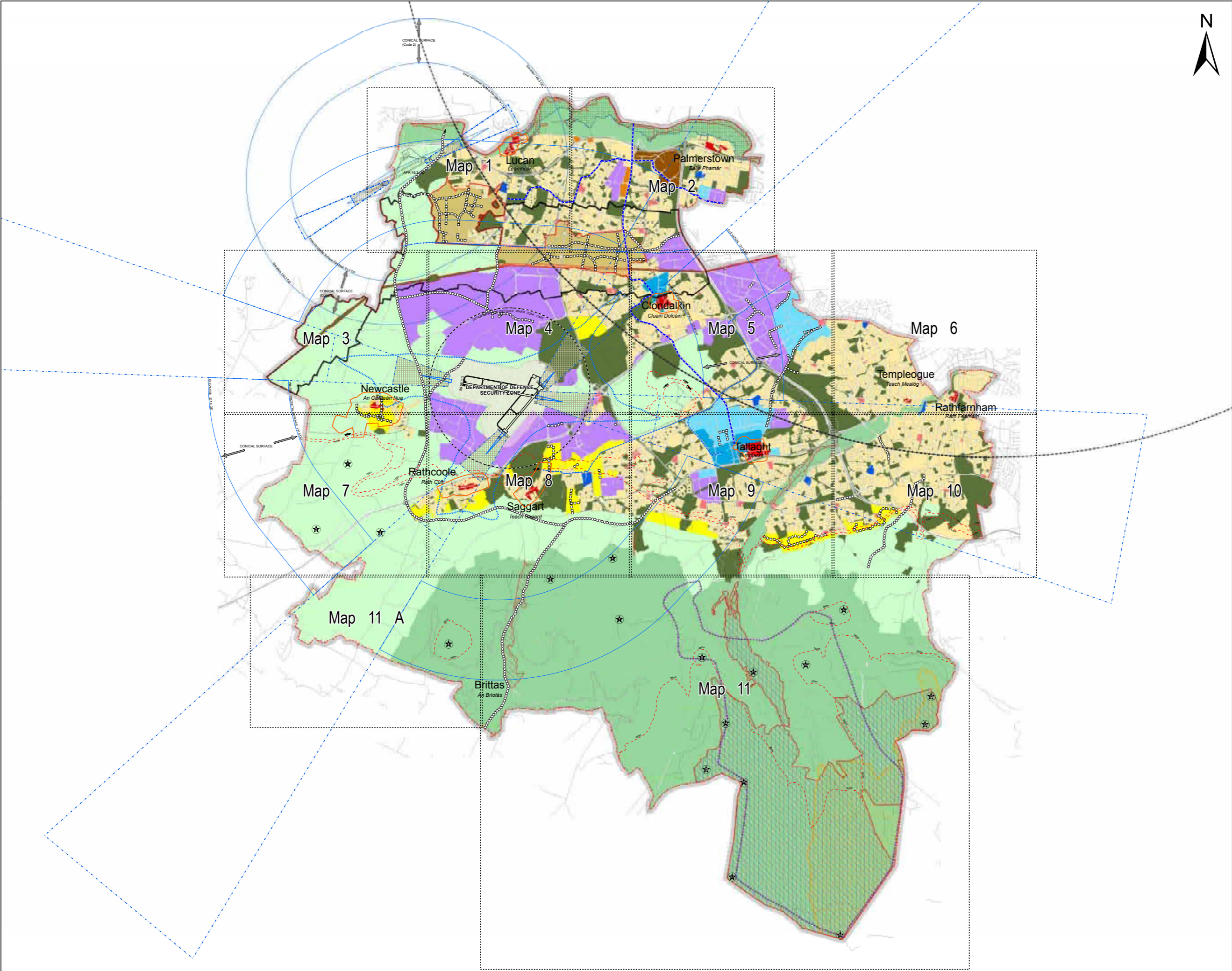
g All development classes shall not be permitted within 30m of the river bank, in order to protect recreational amenity.

h For small-scale amenity or recreational purposes only

i In accordance with Chapter 4 ‘Economic Development & Tourism’ Policy for Offices over 1,000 sq.m

j Directly linked to the heritage and amenity value of the Dublin Mountains

k On sites and in existing premises currently used for industrial activity or sales



Use Zoning Objectives

Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective SDZ	To provide for strategic development in accordance with approved planning schemes
Objective REGEN	To facilitate enterprise and/or residential-led regeneration
Objective TC	To protect, improve and provide for the future development of Town Centres
Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
Objective DC	To protect, improve and provide for the future development of District Centres
Objective VC	To protect, improve and provide for the future development of Village Centres
Objective LC	To protect, improve and provide for the future development of Local Centres
Objective RW	To provide for and consolidate retail warehousing
Objective EE	To provide for enterprise and employment related uses
Objective OS	To preserve and provide for open space and recreational amenities
Objective HA (L.V. DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
Objective RU	To protect and improve rural amenity and to provide for the development of agriculture

Legend

- To Preserve Prospects
- Contour Lines
- County Boundary
- SDZ Planning Scheme Boundaries
- Areas of Archaeological Potential
- Geological Sites for Protection
- Bohemabreena Reservoir Catchment
- Proposed Natural Heritage Areas (pNHA)
- Special Protection Areas (SPA)
- Liffey Valley Special Area Amenity Order 1990 (SAAO)
- Special Area of Conservation (SAC)

Transport

- Junction Proposals
- Road Proposals -- Long Term
- Road Proposals -- 6 Year
- Long Term Higher Capacity Public Transport Route
- Kildare Route Project (Section 49)

Aviation Safeguarding Requirements

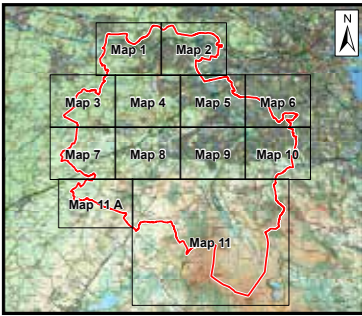
- Noise Significant Boundary
- Inner Approach Areas - No Development Permissible
- Conical Surface
- Critical Safety Zone
- Department of Defence Security Zone
- Department of Defence Inner Zone
- Dublin Airport Outer Safeguarding Boundary

Note:
The lines of the Transport Proposals shown on this map are diagrammatic only and are subject to change during the detailed design process.
Ordnance Survey Ireland Licence No. 2016/23/CCMA/South Dublin County Council

SCALE 1:30,000
0 0.5 1 2 3 Kilometers



South Dublin County Council
Development Plan
2016 - 2022



Use Zoning Objectives

- | | | |
|--|----------------------------|---|
| | Objective RES | To protect and/or improve residential amenity |
| | Objective RES-N | To provide for new residential communities in accordance with approved area plans |
| | Objective SDZ | To provide for strategic development in accordance with approved planning schemes |
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| | Objective VC | To protect, improve and provide for the future development of Village Centres |
| | Objective LC | To protect, improve and provide for the future development of Local Centres |
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| | Objective OS | To preserve and provide for open space and recreational amenities |
| | Objective HA (L.V. DV, DM) | To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas |
| | Objective RU | To protect and improve rural amenity and to provide for the development of agriculture |

Specific Objectives:

- | | |
|---------------------|--|
| | Proposed Post Primary School |
| | Proposed Primary School |
| | Seveso Sites |
| | Specific Local Objectives (See Written Statement For Details) |
| | To provide for Traveller Accommodation Sites to be Selected |
| | To provide for Traveller Accommodation |
| | To protect and / or provide for a Burial Ground |
| | Contour Lines |
| | SDZ Planning Scheme Boundaries |
| | County Boundary |
| Transport | |
| | Junction Proposals |
| | Road Proposals - Long Term |
| | Road Proposals - 6 Year |
| | Long Term High Capacity Public Transport (RPA Preferred Route) |
| | NTA Greater Dublin Cycle Network Plan |
| | Proposed Local Cycle / Pedestrian Link |
| Conservation | |
| | To Preserve Prospects |
| | Tree Preservation Order (See Written Statement For Details) |
| | Record of Protected Structures (See Written Statement For Details) |
| | Record of Monuments and Places (See Written Statement For Details) (For Areas of Archaeological Potential see Index Map) |
| | Protect and Preserve Significant Views |
| | Geological Sites for Protection |
| | Bohemabreena Reservoir Catchment |
| | Architectural Conservation Areas (ACA) |
| | Proposed Natural Heritage Areas (pNHA) |
| | Special Protection Areas (SPA) |
| | Liffey Valley Special Area Amenity Order 1990 (SAAO) |
| | Special Area of Conservation (SAC) |

Note:
See Index map for details of approach areas and height control zones for Casement Aerodrome, Baldonnell and Backweston Aerodrome, Backweston Park.

The lines of the Transport Proposals shown on this map are diagrammatic only and are subject to change during the detailed design process

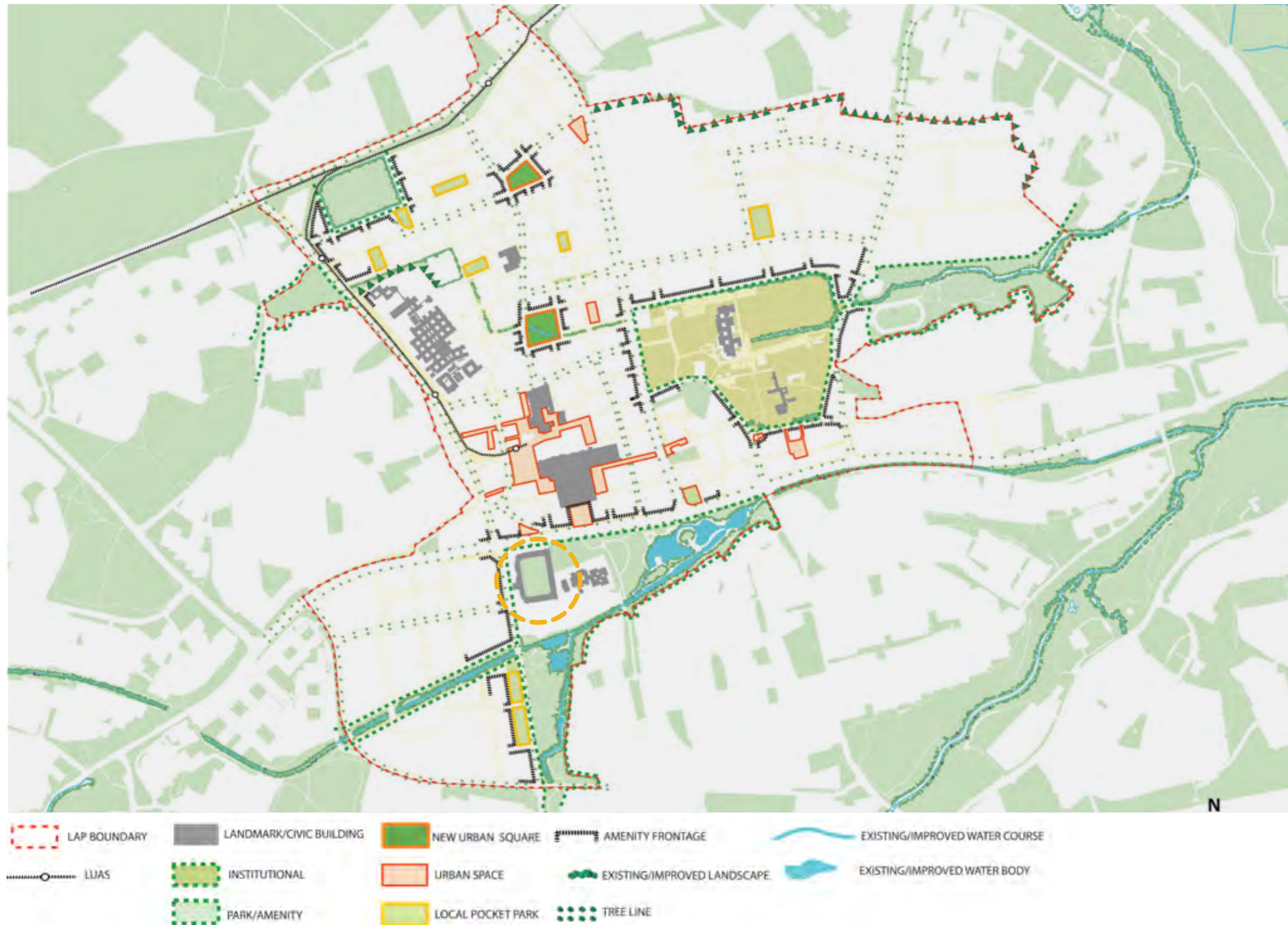
Ordnance Survey Ireland Licence No. 2016/23/CCMA/South Dublin County Council

SCALE 1:5,000

0 75 150 300 450 600 metres

Land Use Planning and Transportation Department

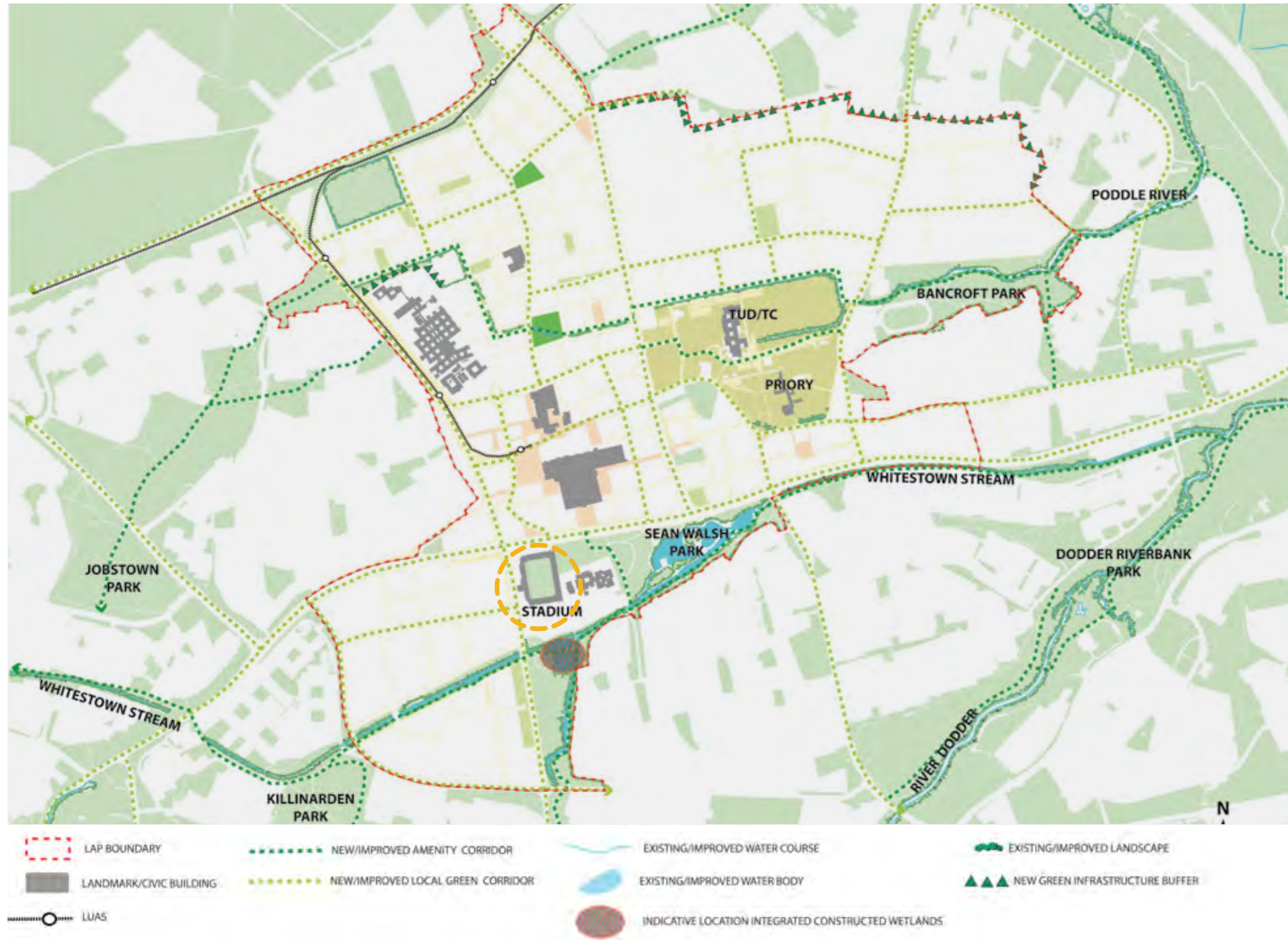
	Laura Leonard BA MBA A/Director	9
	Brian Keaney MIPI MRTPI Senior Planner	



Proposed Draft Tallaght Town Centre Local Area Plan

Tallaght Stadium

OPEN SPACE



Proposed Draft Tallaght Town Centre Local Area Plan

Tallaght Stadium

THE TOWN PARK



Proposed Draft Tallaght Town Centre Local Area Plan

1. Existing context/environment

2. Urban function/uses

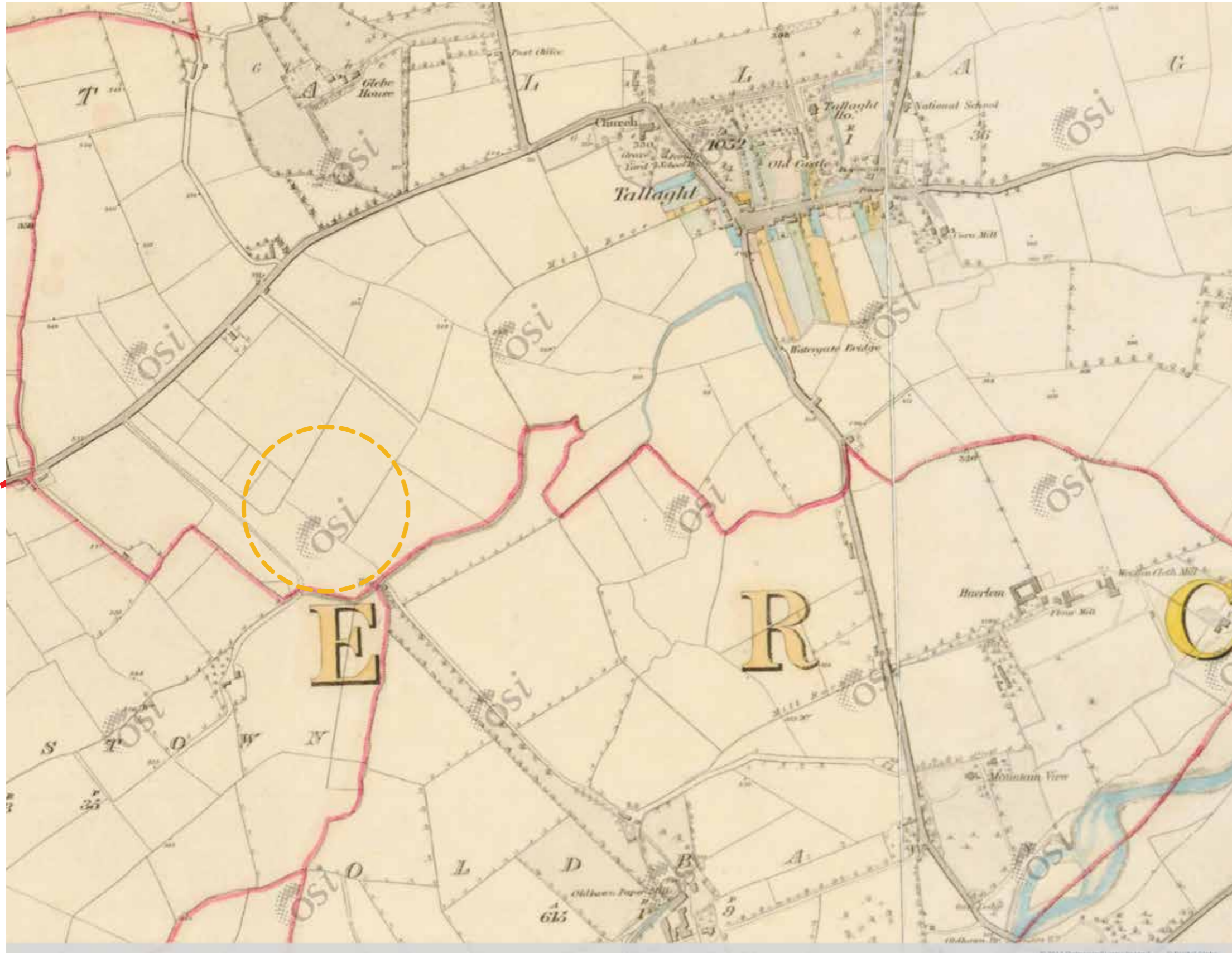
3. Overall urban structure



MAPPINGS

Tallaght Stadium HISTORICAL MAP

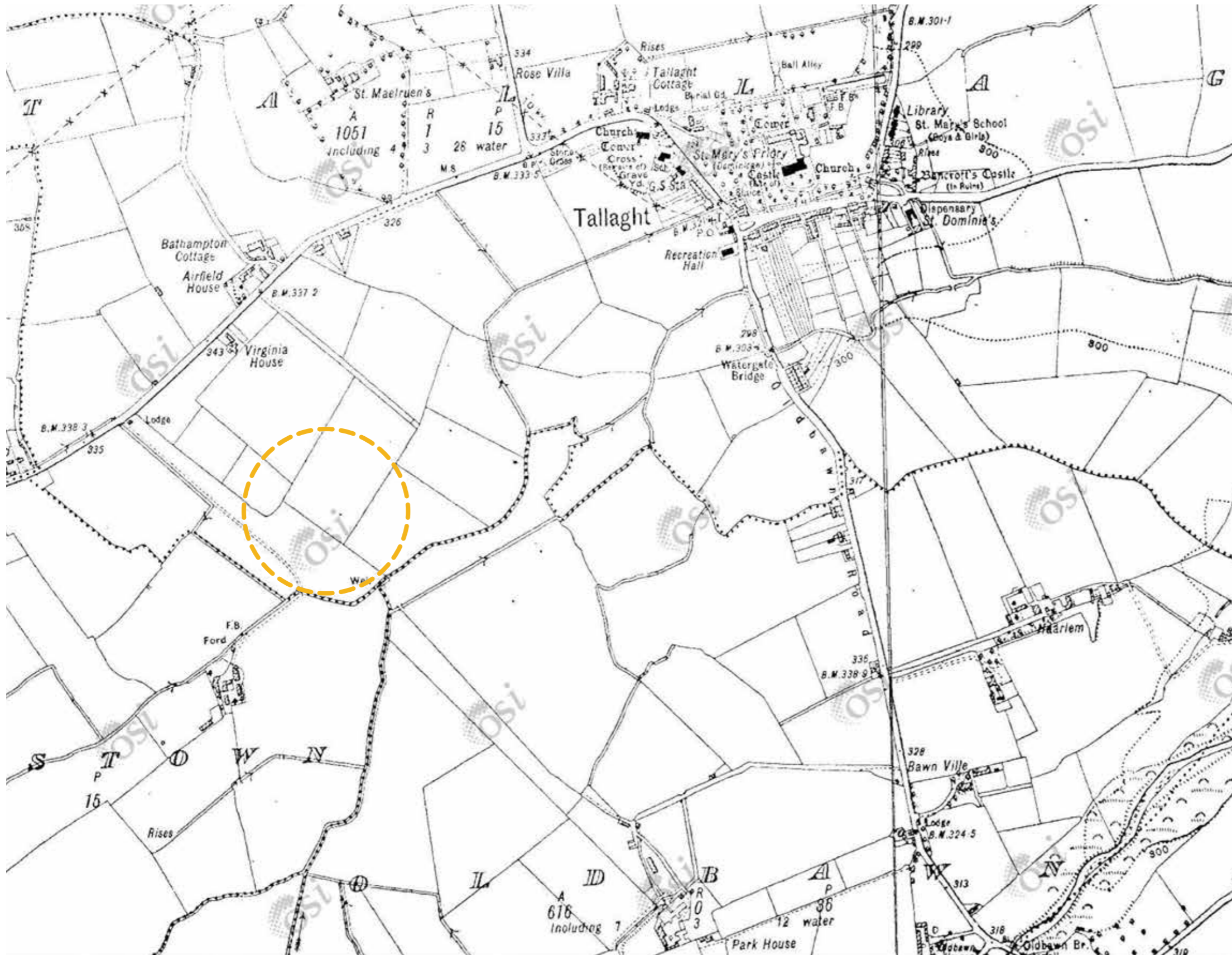
Circa 1837-1842



Tallaght Stadium

HISTORICAL MAP

Cassini 6-inch
circa 1890

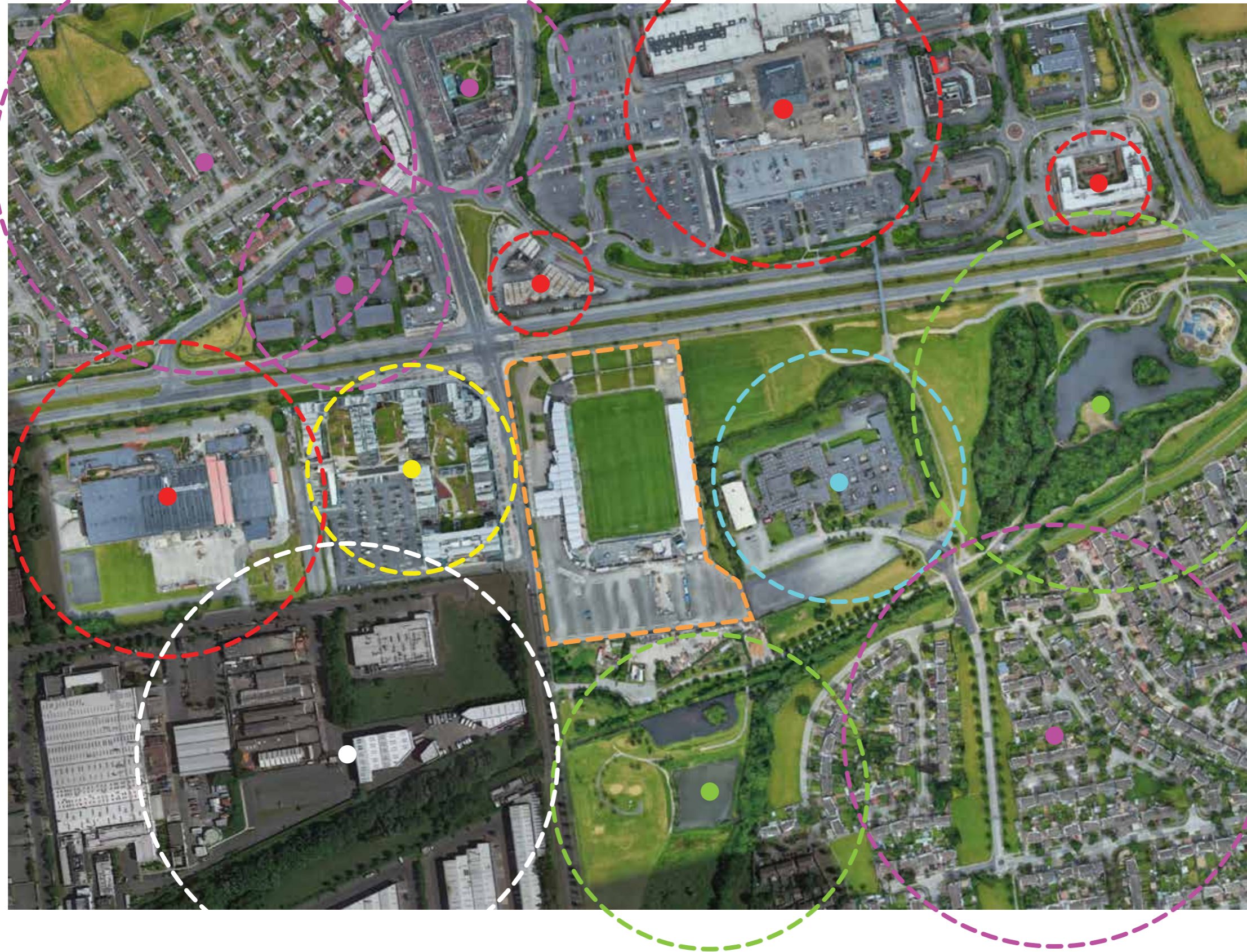


Development Plan Map 1972





NODES AND FOCAL POINTS



EXISTING BOUNDARIES CONDITIONS



EXISTING SURROUNDING CONTEXT

- 1. Sean Walsh Memorial Park
- 2. The Square Tallaght Shopping Centre
- 3. Old Bawn Community School
- 4. Commercial and Retail shops
- 5. Mixed-use development
- 6. Sean Walsh Memorial Park Petting Zoo/Depot



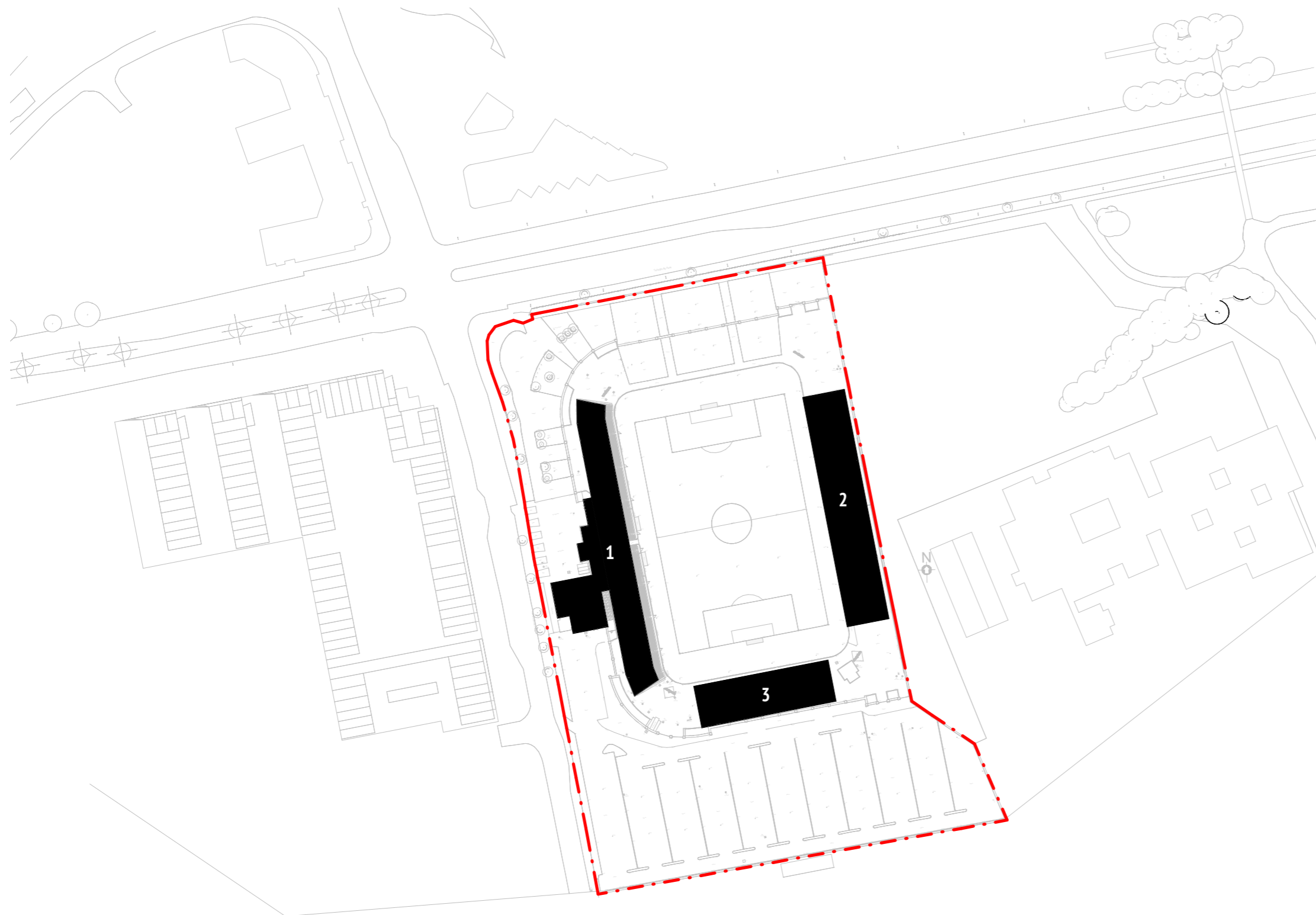
EXISTING STRUCTURES

- 1. West Stand
- 2. East Stand
- 3. South Stand
- 4. Vacant Site
- 5. Water Tower located in West Stand
- 6. Broadcasting Hut



EXISTING CONDITIONS





Tallaght Stadium

EXISTING STADIUM

1. West Stand
Capacity 3,079




2. East Stand
Capacity 2,983

3. South Stand
Capacity 2,160

Grand Total 8,132

EXISTING SITE BOUNDARY

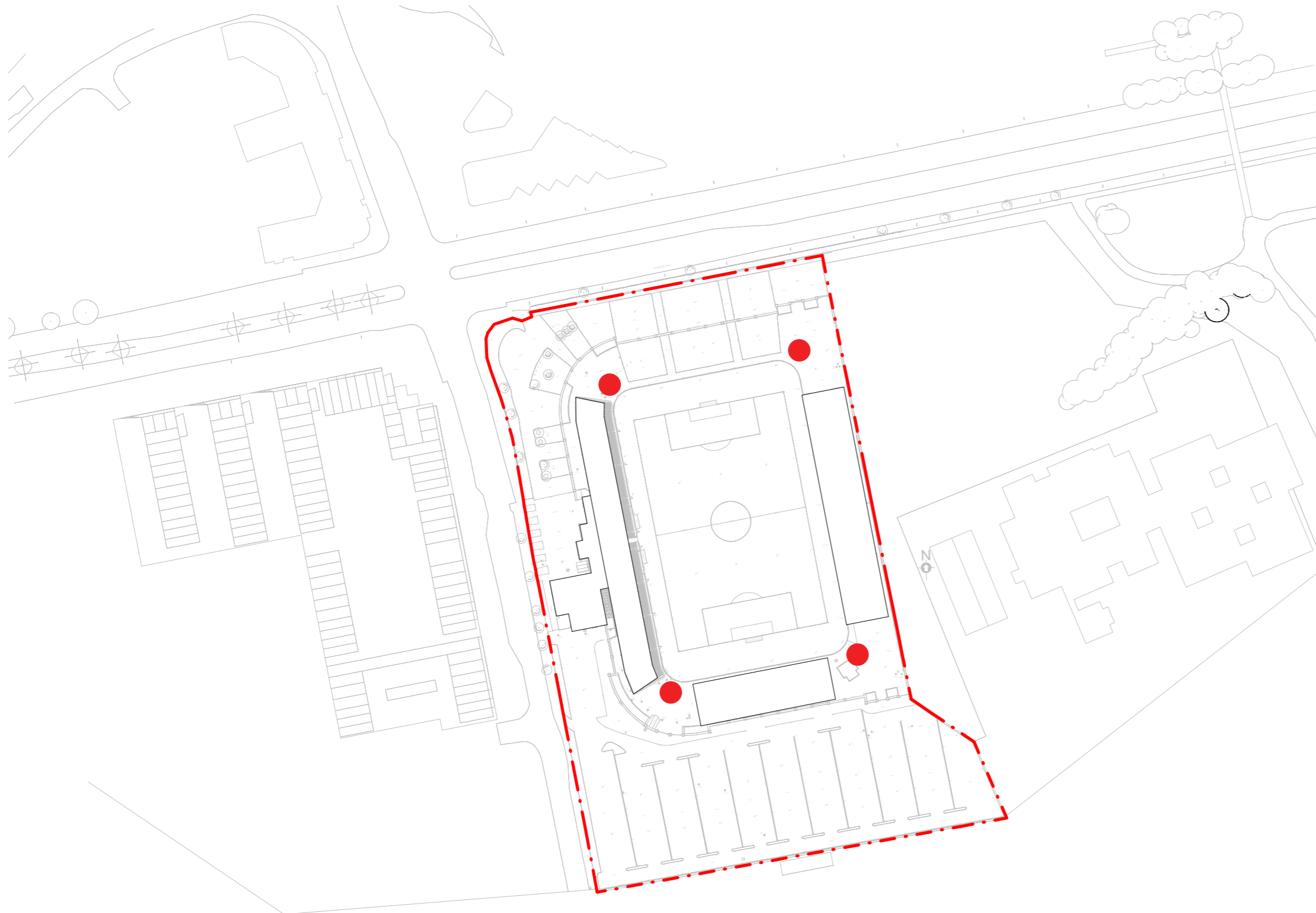
Walls Types

-  Metal low level fencing
-  Masonry Wall type 01
-  Masonry Wall type 02
-  West Stand Entrance building



EXISTING FLOODLIGHTS

● Floodlights (No works proposed)



Tallaght Stadium

EXISTING ACCESS

Main Entrance



Entrance blocks

B1

Block 1

Turnstiles

4no.
4 existing
East

Stand

B2

Block 2

Turnstiles

5no.
5 existing
West

Stand

B3

Block 3

Turnstiles

6no.
6 existing
West

Stand

B4

Block 4

Turnstiles

6no.
6 existing
West

Stand

B5

Block 5

Turnstiles

6no.
6 existing
South

Stand

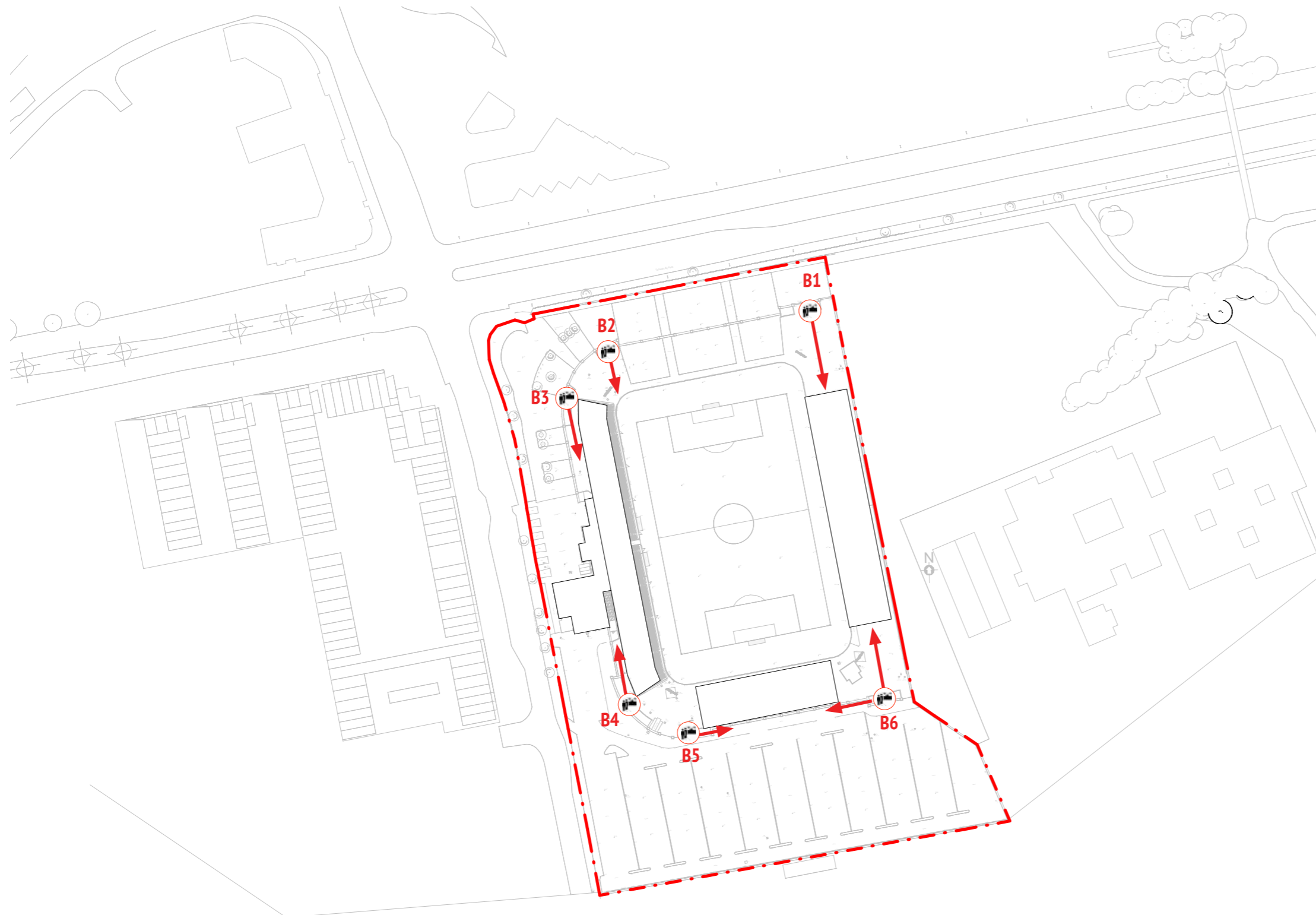
B6

Block 6

Turnstiles

4no.
4 existing
South & East

Stand



3. ARCHITECTURAL STATEMENT



Tallaght Stadium

SITE MASTERPLAN

Masterplan

At feasibility stage an overall stadium masterplan design was developed, with a key focus on the development of a new Fourth stand, at the North end of the existing pitch adjacent the N81 road.

Through careful analysis and immersion, it was established that the development of the new fourth stand, could create a gateway to the stadium and the surrounding civic spaces, building on the Tallaght local plan objectives, to become an iconic structure on a prominent corner junction, closely linked to public transport and the new/old town centre of Tallaght.

An upgrade of the existing south stand universal accessible seating and west stand accommodation, will ensure the associated supporting facilities are provided for the increased capacity of c.10,000 spectators.



Gateway stadium corner/civic edge

THE SQUARE

N81

New fourth stand to complete the stadium accommodation on all four sides

Upgrade to existing West Stand accommodation

Pitch

Upgrading existing South Stand Universal accessible seating

Mountain winds

Tallaght Stadium

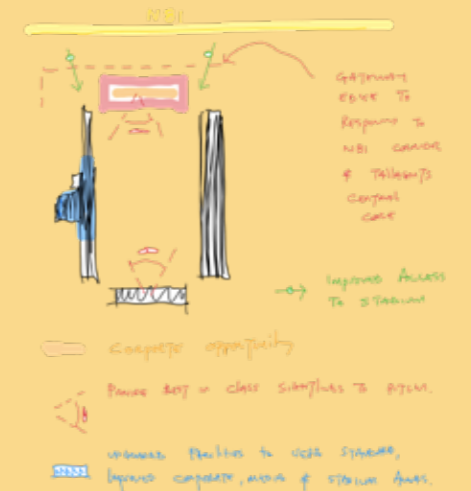
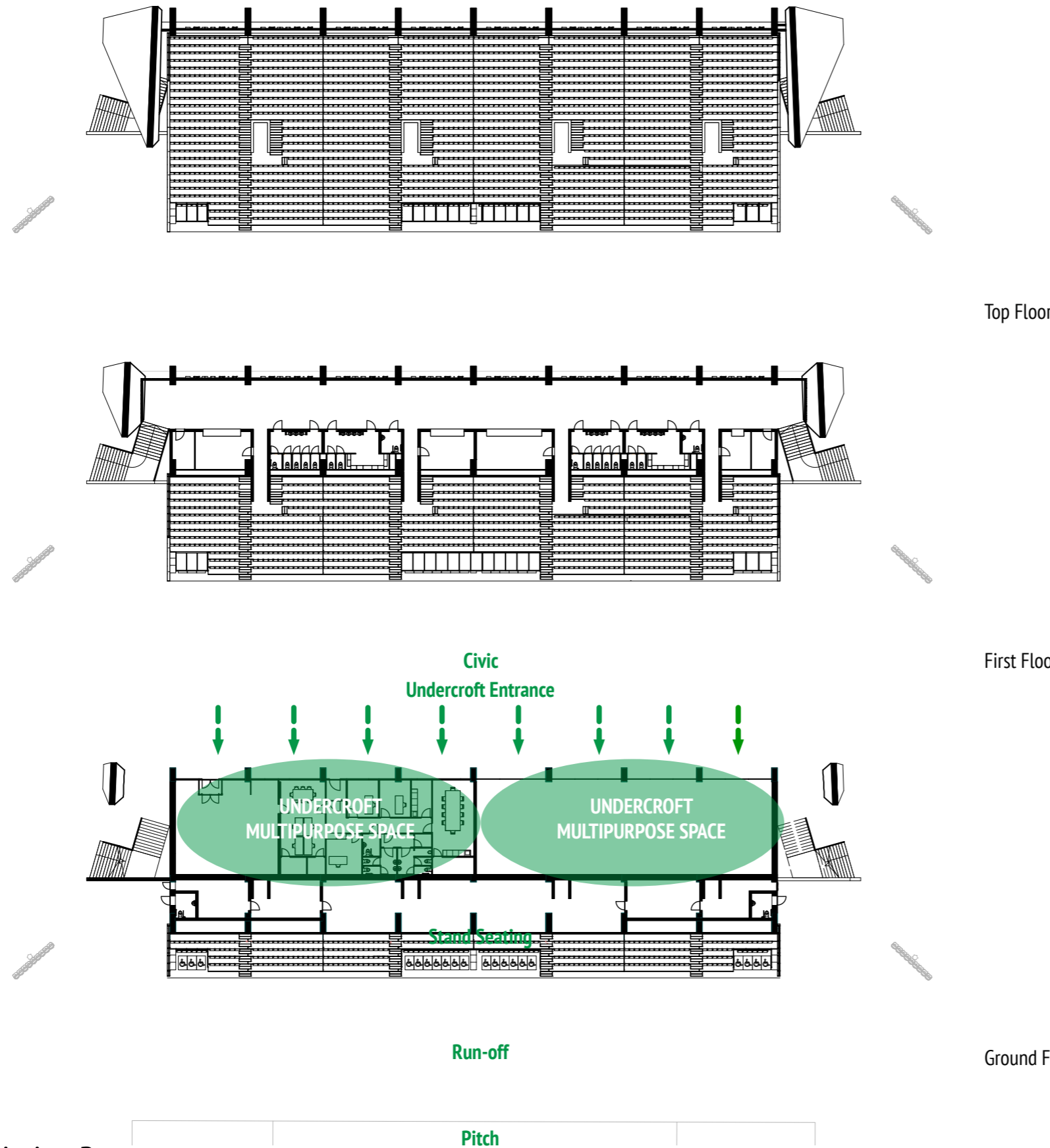
SITE ORGANISATION

Stand Plan

The new North stand was developed, to provide the opportunity to create a new best in class spectator stand, to create an iconic stadium edge and to provide an appropriate civic edge in the urban context of Tallaght.

The new North stand design was to utilize the sometimes overlooked undercroft space, to provide a built multipurpose space at street level. This enabled us to raise the circulation zone for stadium spectators on a floating street at first floor level, maintaining visual and acoustic linkages to the ground level below.

Stadium upgrade works are necessary to provide enhanced facilities for the increase in spectator numbers, while ensuring the universal accessible spaces in the South stand are enhanced to provide uninterrupted views of the playing pitch during games.



Tallaght Stadium

HIERARCHY OF SPACES

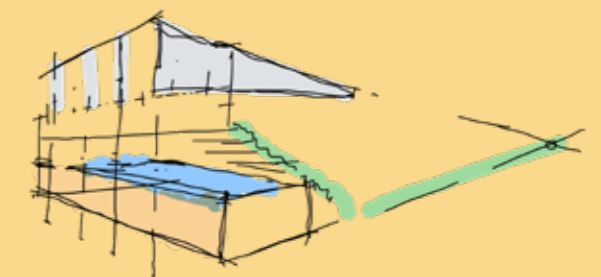
Proposed North Stand

The new North stand is organized to utilize the complex technical layering of a stadium, while responding to the external civic spaces and the N81 transport corridor.

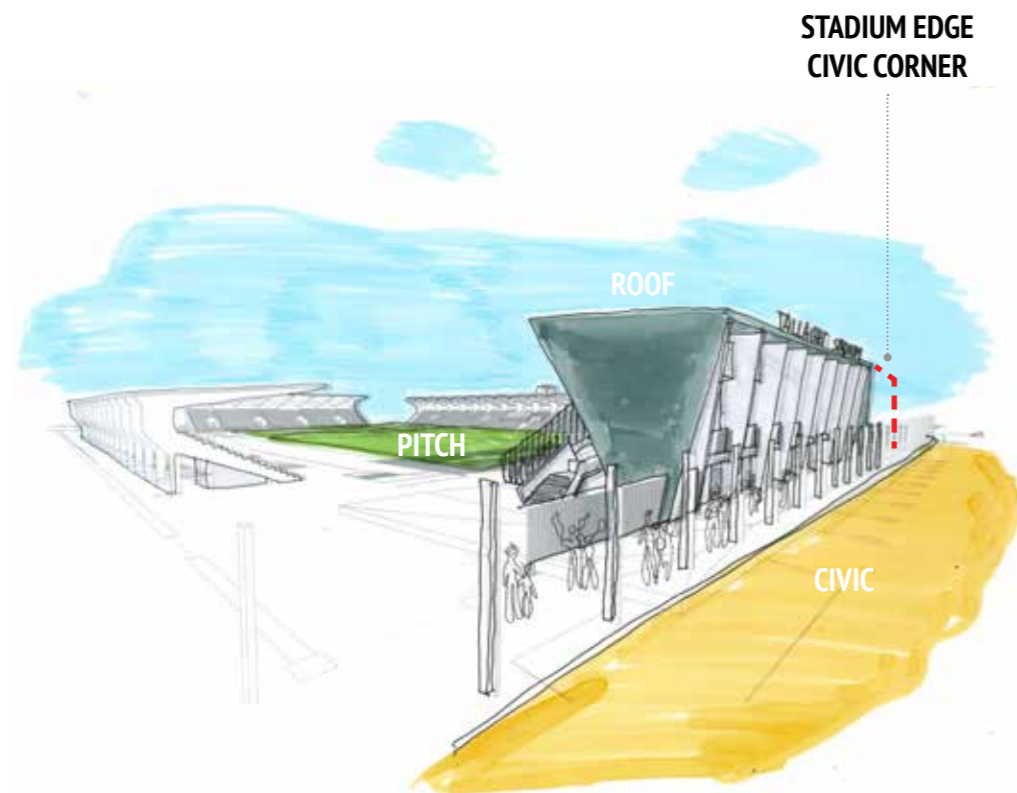
The ground floor level, the traditional undercroft of the stadium was utilized to respond to the human/street level to provide multipurpose accommodation facing the public domain

The middle level was utilized to provide a raised 'street' to provide a circulation route, while maintaining visual and acoustic connection.

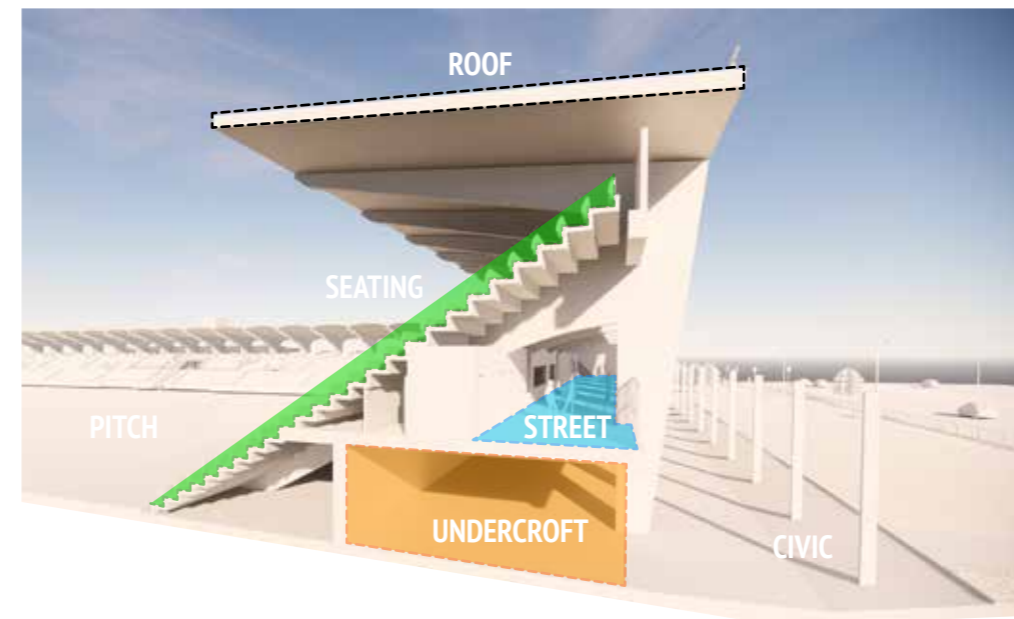
The 2,500 spectator seating is provided with best in class views of the playing pitch, with a wrapped covered roof to maximize the shelter from the cold Dublin mountain wind and rain.



- Commercial opportunity
- Seating to Pitch
- Access from external spaces
- Spectator circulation, seating & access



Sketch Perspective View



3D Model View



New North Stand Section

Tallaght Stadium

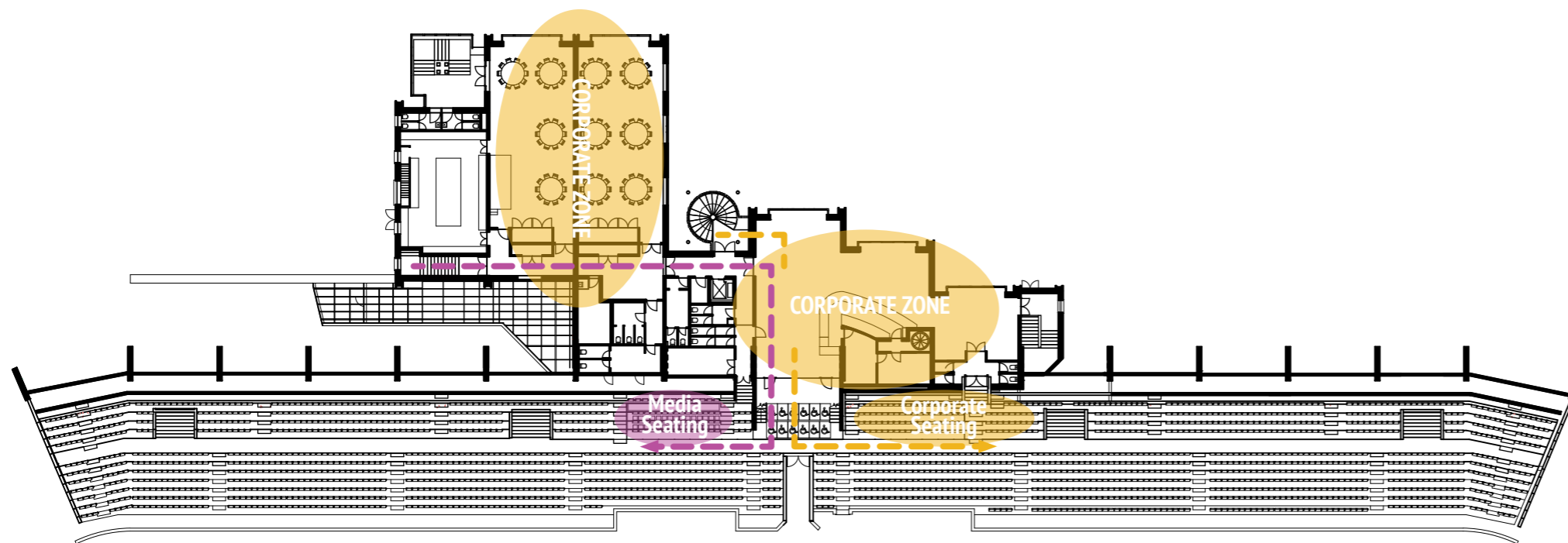
HIERARCHY OF SPACES

West Stand Upgrade

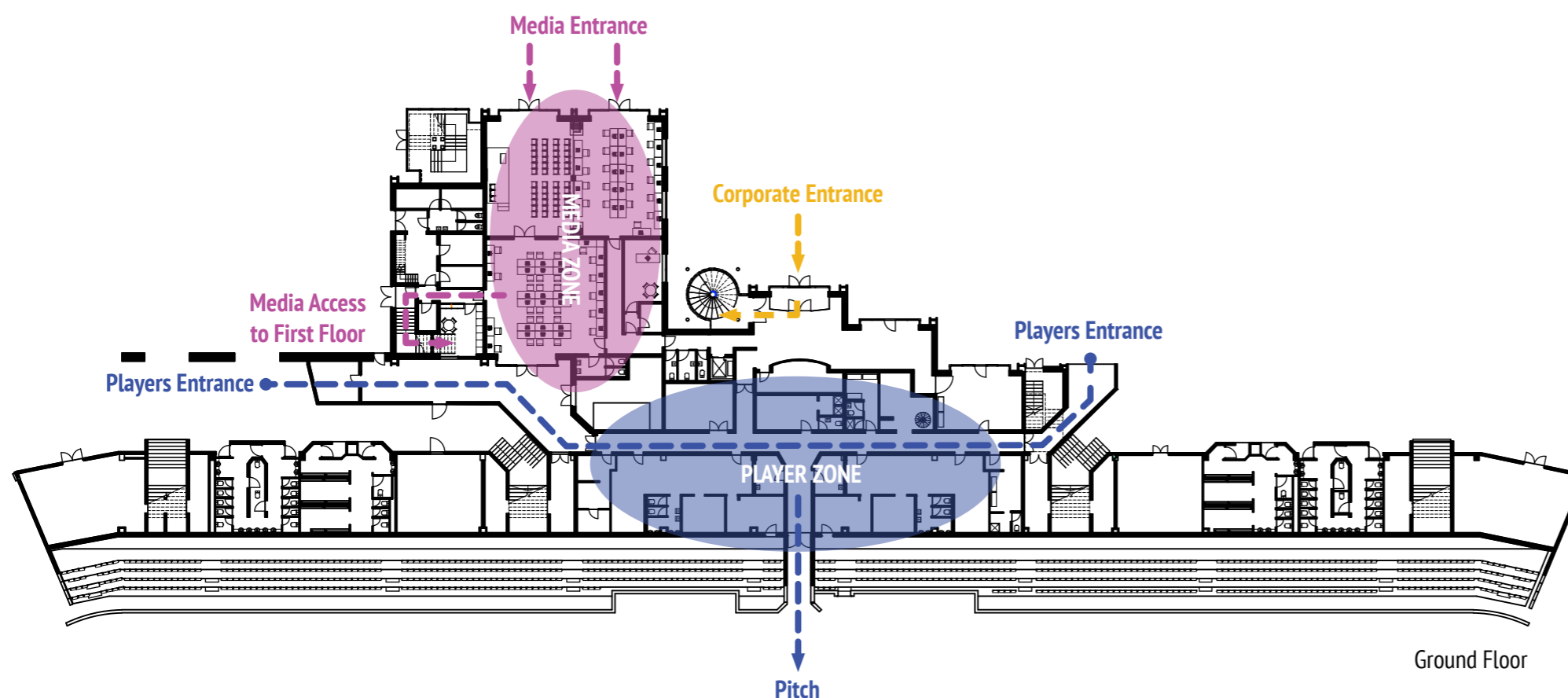
The west stand upgrades were carefully developed to ensure that all aspects and functions of a stadium could be accommodated during match days, while also maximizing the flexibility of spaces for non-match days.

This resulted in carefully layering the circulation and organization of the main stadium day usages, to maximize the use of existing spaces and making appropriate interventions where required.

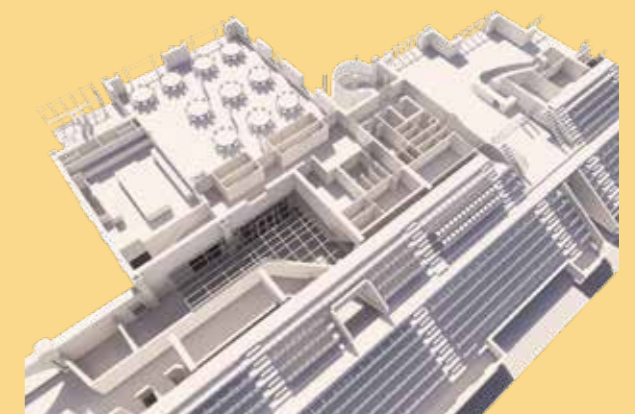
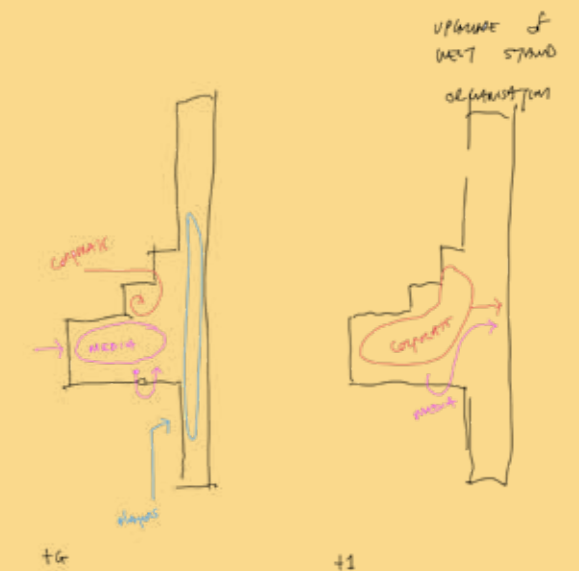
Enhanced accommodation, circulation, seating layouts and viewing positions will cater for Stadium support; players; media; corporate; Health and safety; and other ancillary uses.



First Floor



Ground Floor



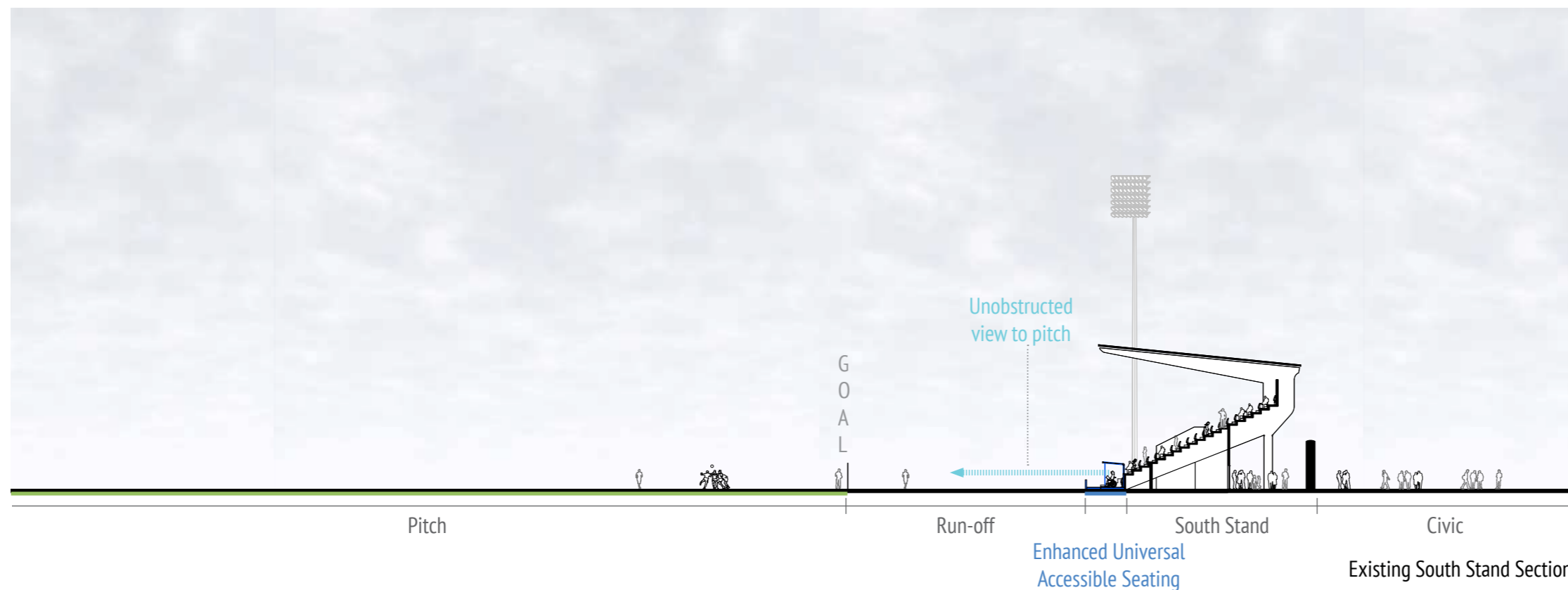
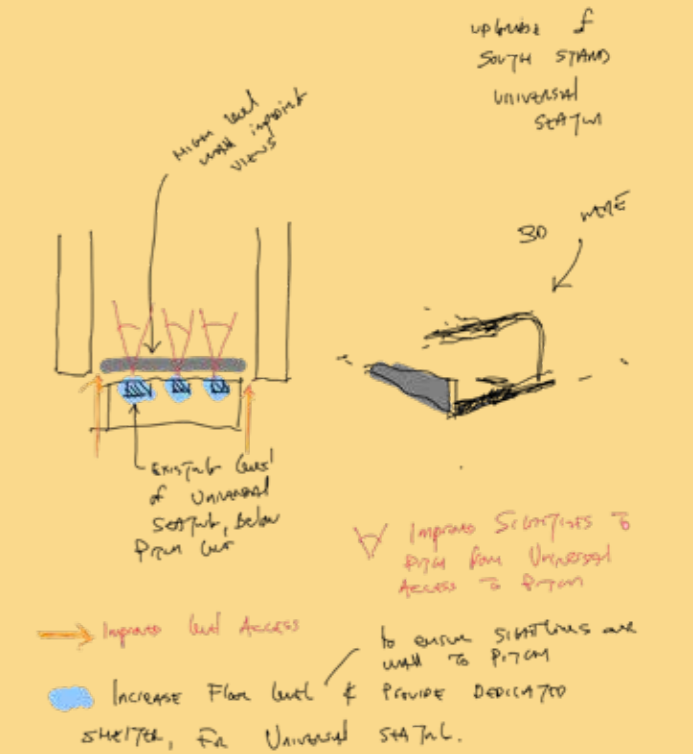
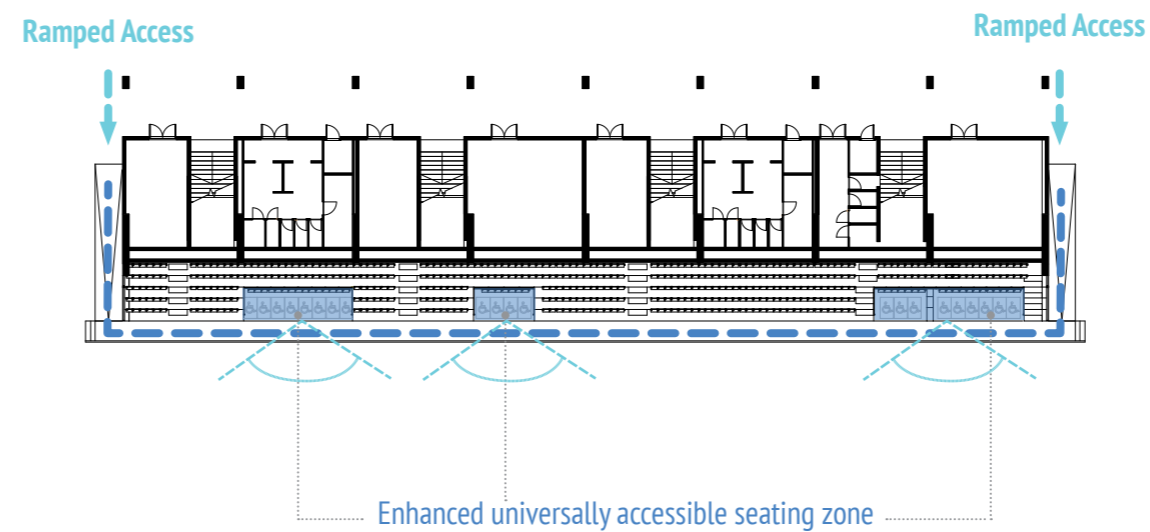
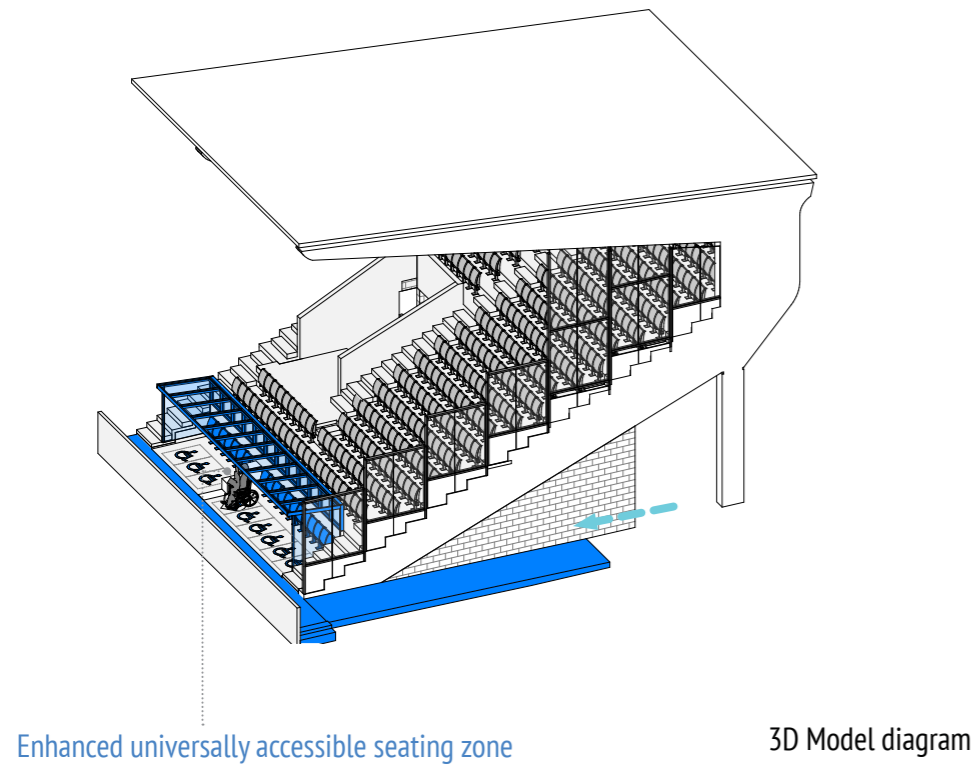
Tallaght Stadium

HIERARCHY OF SPACES

South Stand Upgrade

The South stand universal seating upgrades are required to enhance the current seating views, shelter, access and circulation routes.

Each seat was carefully modelled to ensure uninterrupted views to the playing surface, this is achieved by way of raised podium, a dedicated shelter will be provided to maximize the cover for spectators at pitch level and a gently sloping route will provide universal accessibility to the upgraded seating zones.



Tallaght Stadium

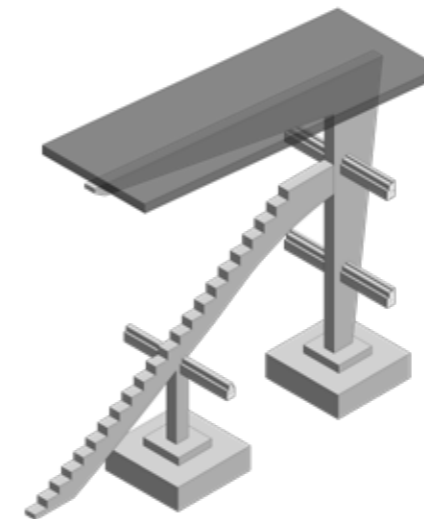
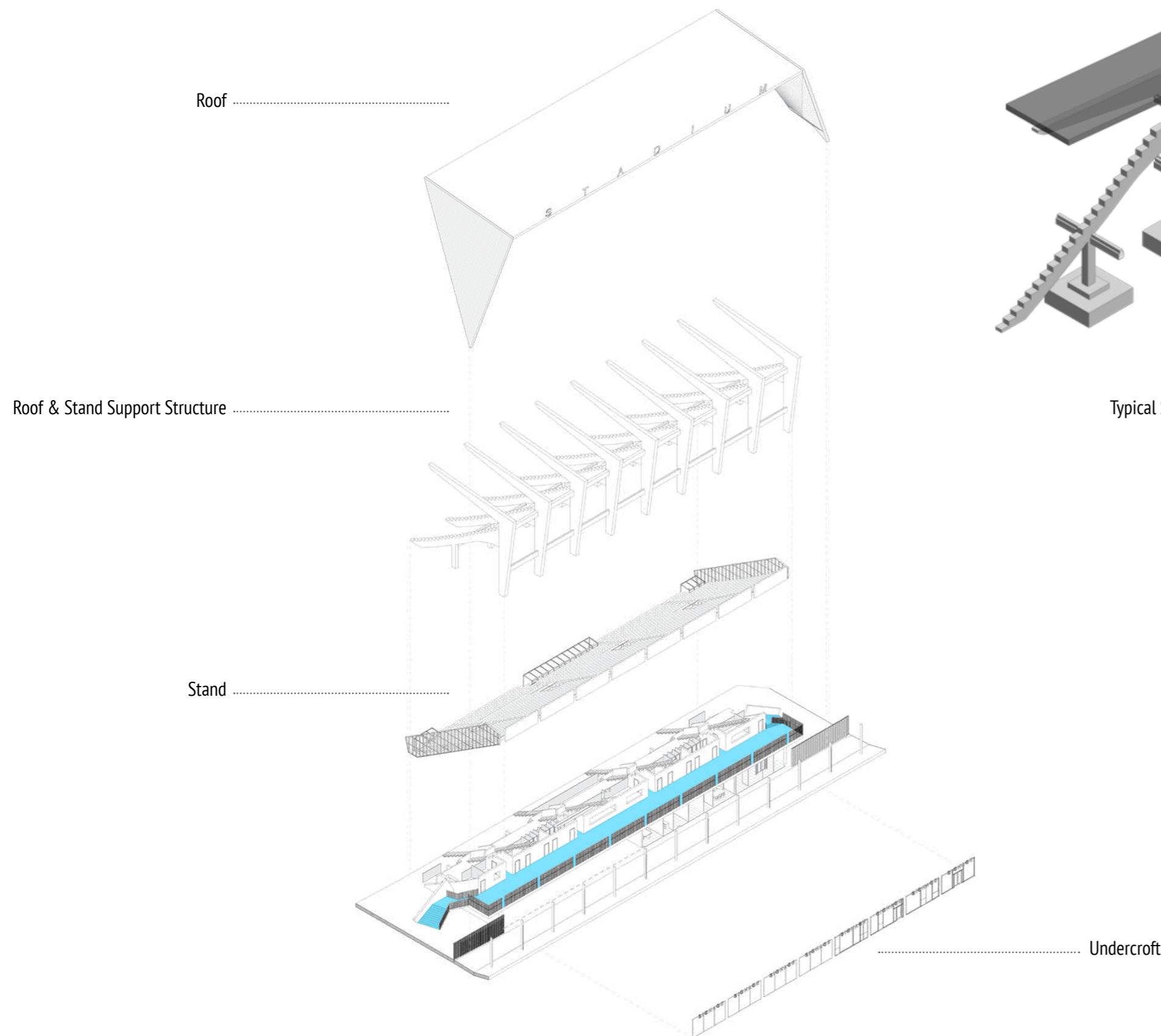
FORM AND STRUCTURE

New North Stand

The main structure of the new North stand comprises:

- Lightweight folded metal roof
- Concrete / steel frame, support, seating bays
- Concrete / steel foundations and substructure
- Raised Concrete concourse walkway
- Insulated masonry undercroft accommodation

Each material was carefully selected, utilized and detailed to respond to its function, location and building life.



Typical Stand Structure Diagram

Tallaght Stadium

FORM AND STRUCTURE

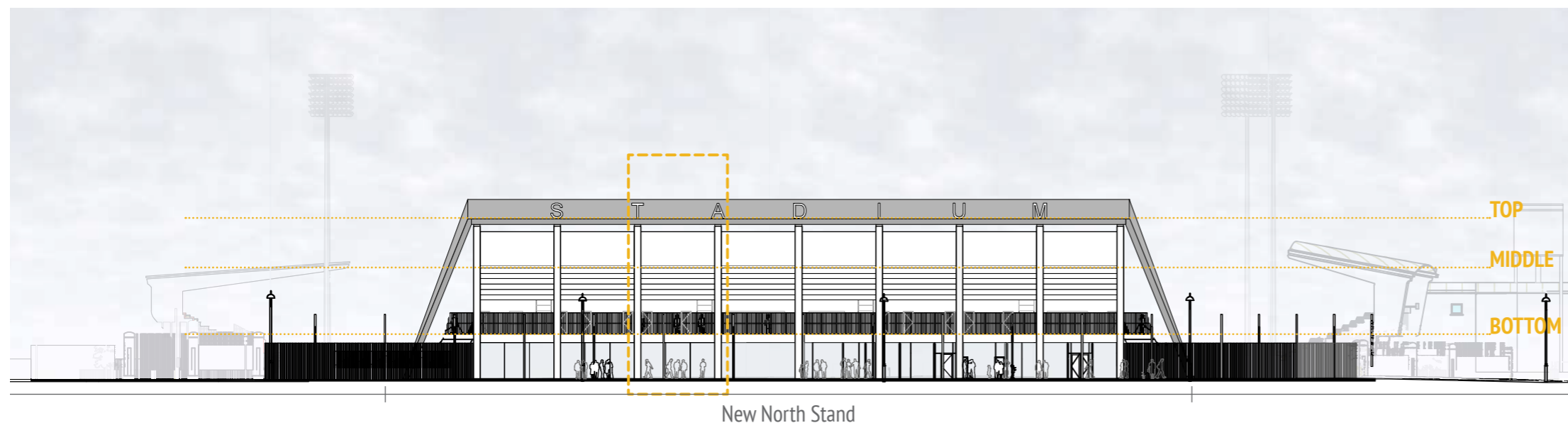
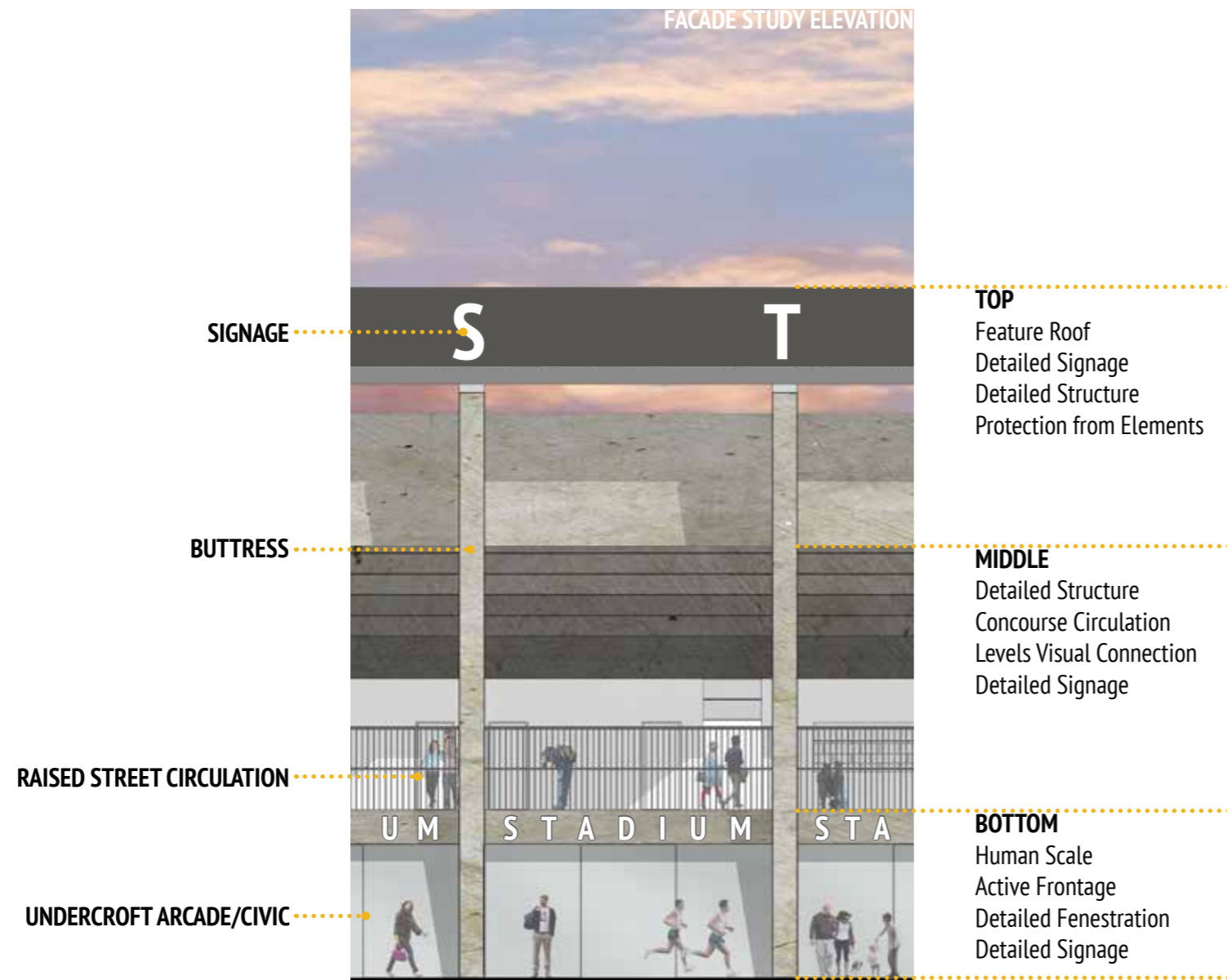
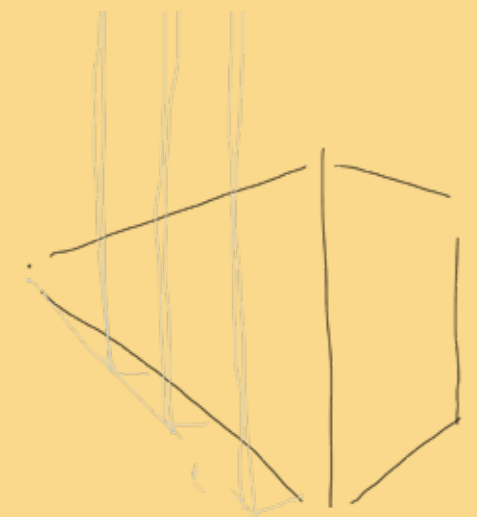
Facade

The facade of the new north stand builds on the proposed hierarchy of spaces and structure, its layering of materials, textures, light, colour directly responding to its function and location.

At the ground plane a simple human scaled facade, consisting of glass / metal and appropriate signage responds to the civic spaces.

At first floor level, the practical circulation spaces, are wrapped in a semi-transparent / perforated facade, to provide a visual and acoustic connection to the ground level.

At high level, a textured metal roof wrapping the stadium forms a strong architectural response to the prominent stadium site, while connecting to the human scale at ground.



New North Stand

Elevation from N81



CONCRETE



CONCRETE



CONCRETE & METAL



GLAZING



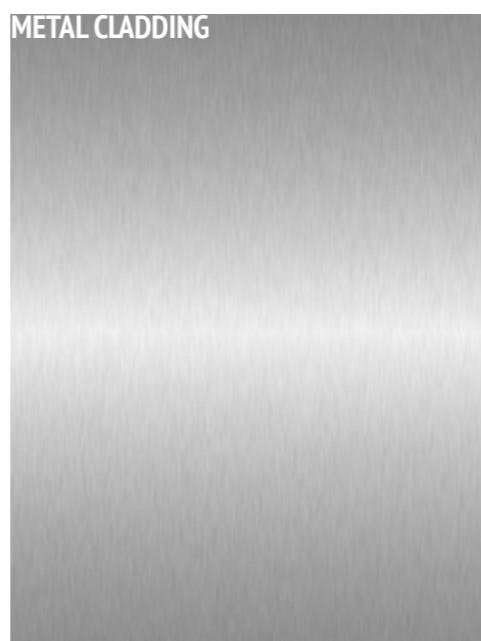
GLAZING



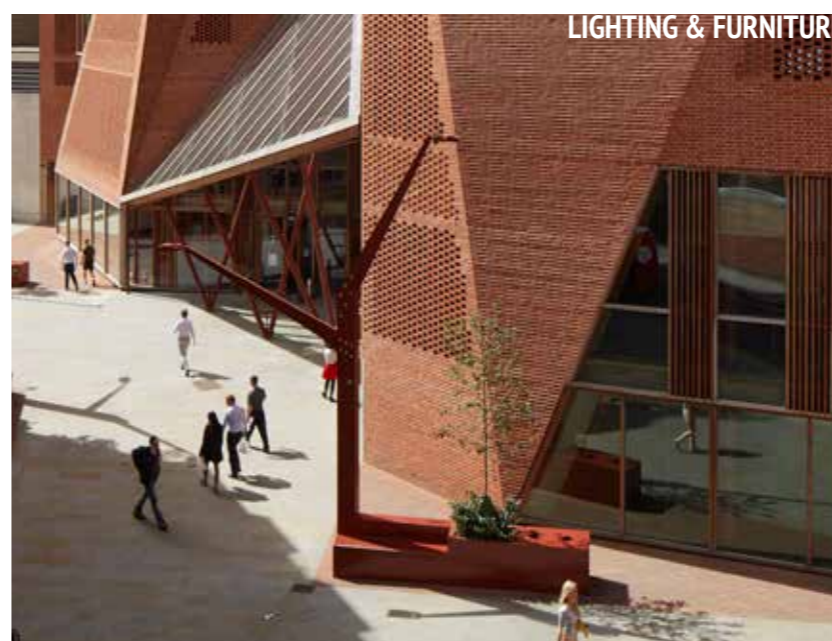
METAL PAINTED RAILINGS



METAL CLADDING



METAL CLADDING



LIGHTING & FURNITURE

Tallaght Stadium

FORM AND STRUCTURE

Materials

The building is designed, with durable, robust, long life and recyclable materials. It was our intention to analyse the materials of the building using the:

- Red List
- Embodied Carbon Footprint - Responsible Industry Appropriate Sourcing
- Conservation + Reuse

North stand primary proposed materials

Concrete

Concrete is an important structural element in the new North stand, it forms the primary/secondary structural elements, from supporting the roof through the base of the spectator seating. It is also an important element in increasing the thermal mass of the building envelope, and to assist with night time cooling.

Glazing

Natural Ventilation, Passive Solar Gain, and Thermal Control play an important part in the overall sustainable strategy for the proposed new building elements. Specialist double or triple glazing is proposed for the community centre, with suitable openings, glazing types responding to each facade and orientation.

Metal

It is proposed to use a light weight, textured folding roof covering, balancing its function to provide shelter while utilizing its potential to provide an appropriate response at this prominent corner site. It 'wraps' the new stadium at high level and connects the New fourth stand to the human scale on the ground plane.



Tallaght Stadium

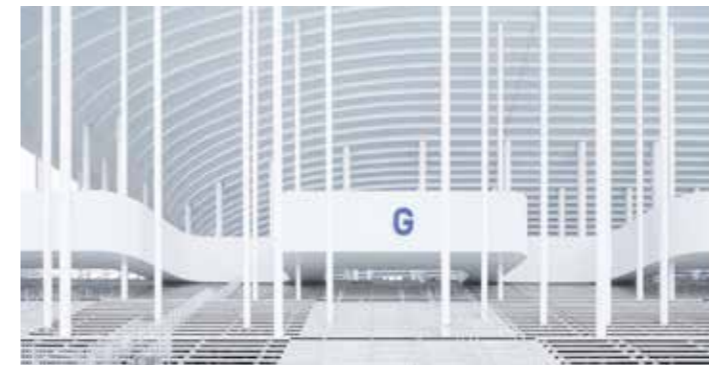
FORM AND STRUCTURE

Signage

Signage is an important layer in a stadium environment, its type, style, size, light, texture must respond to its function and location, guiding the spectators and visitors comfortably through the stadium, while catering for people of all ages and needs.

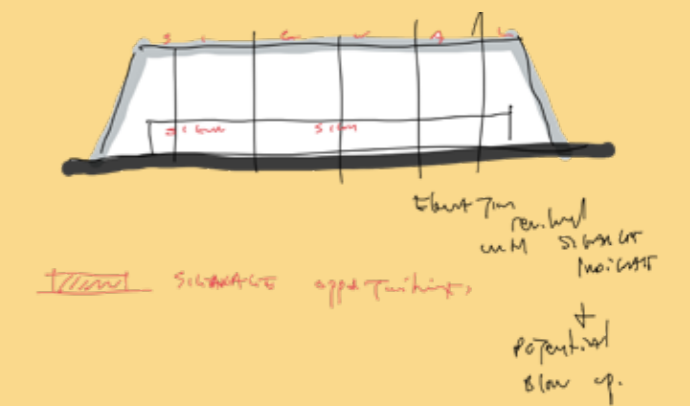
Typically starting with appropriately scaled larger stadium signage at the stadium edge viewed from far, to its entrance nodes / blocks for the bustling gathering of spectators, through to the spectator circulation zones, and ending with the smaller scaled seat numbering for the individual.

The opportunity for civic signage is also provided at the facade of the multipurpose undercroft areas, with appropriate levels of lighting to support its uses.



New North Stand

Elevation from N81



4. SITE ACCESS AND CIRCULATION

Tallaght Stadium

PROPOSED

Existing

1. West Stand
Capacity 3,079

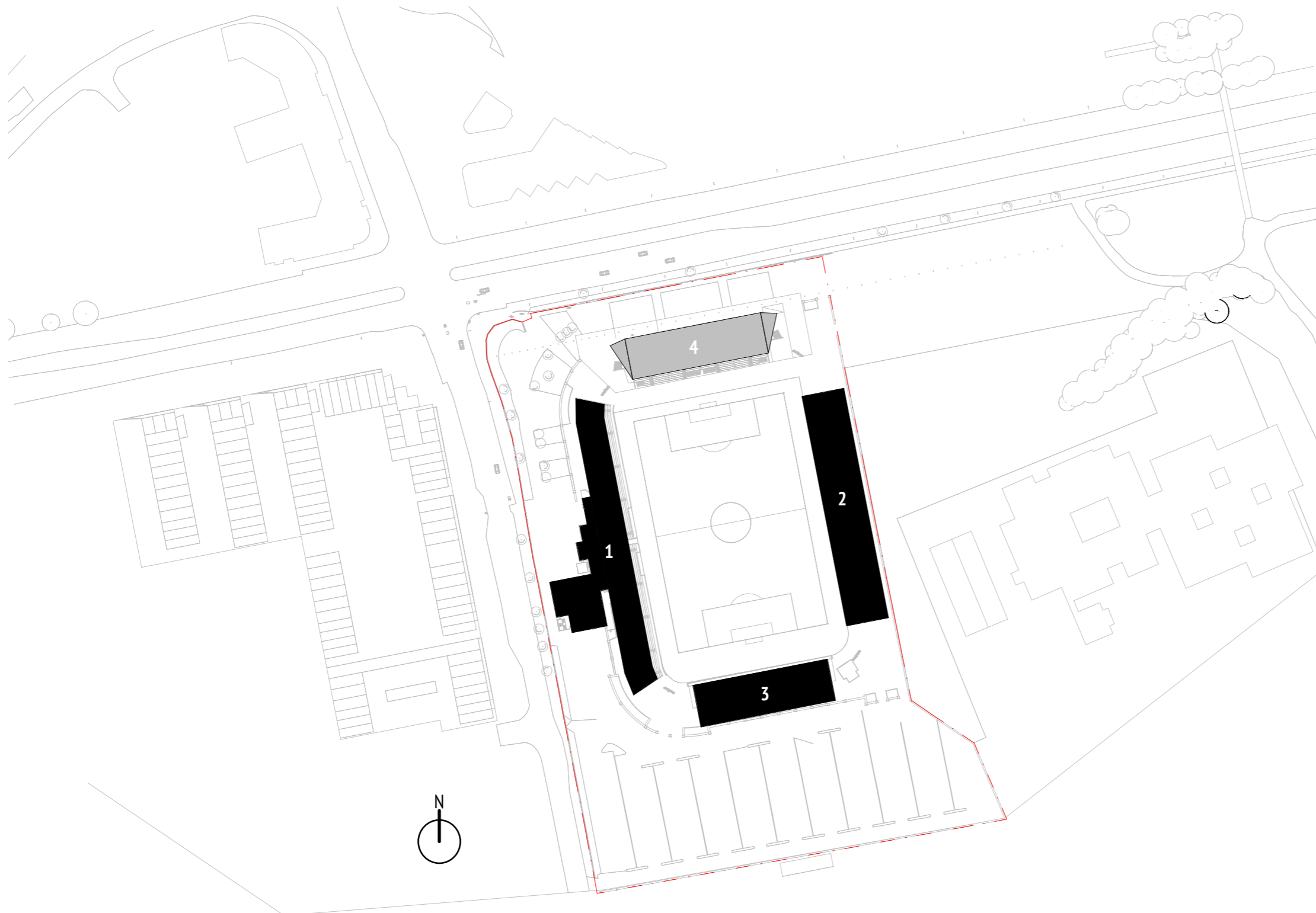
2. East Stand
Capacity 2,983

3. South Stand
Capacity 2,160

Proposed

4. North Stand
Capacity 2,500

Grand Total 10,000 (circa)



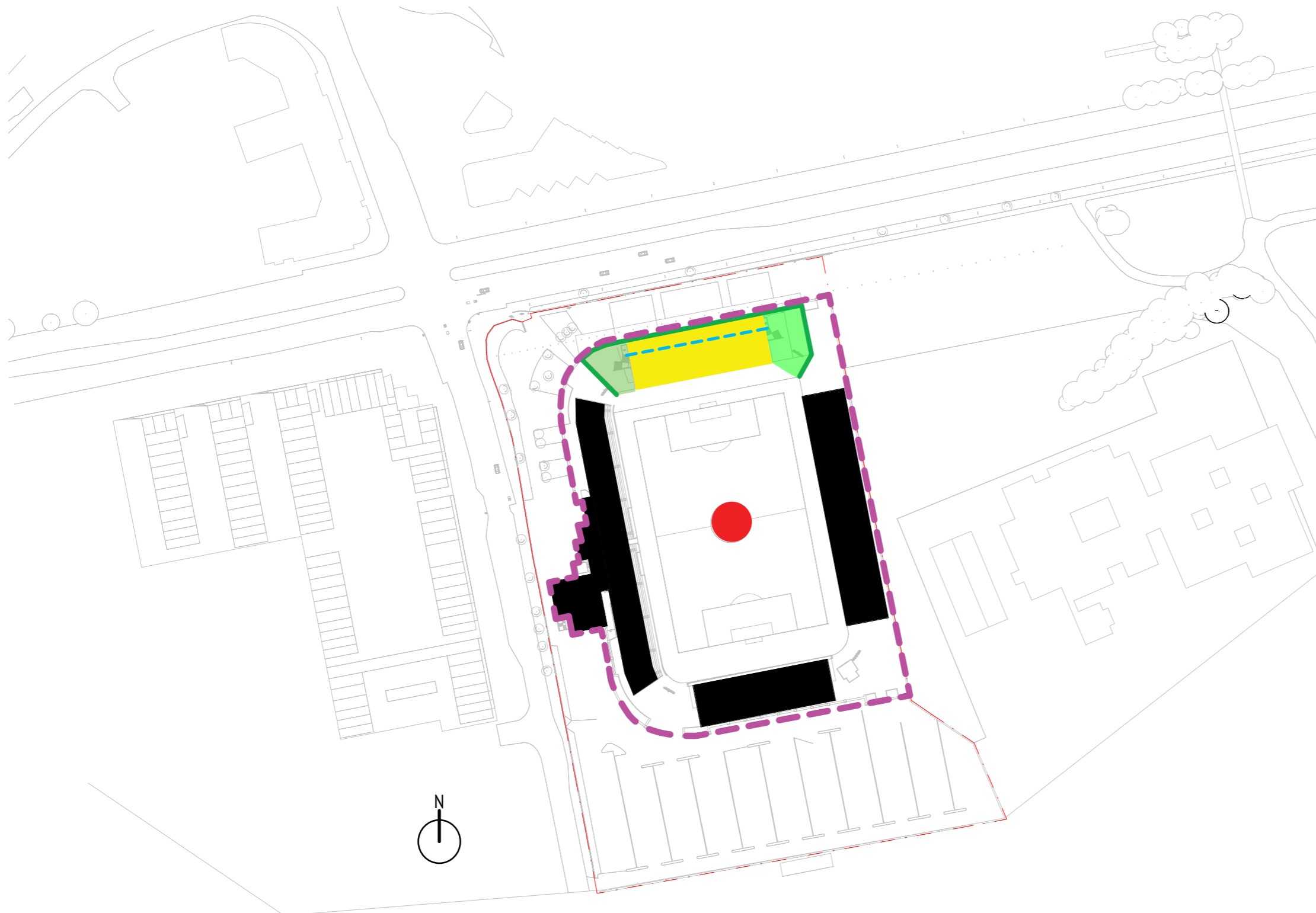
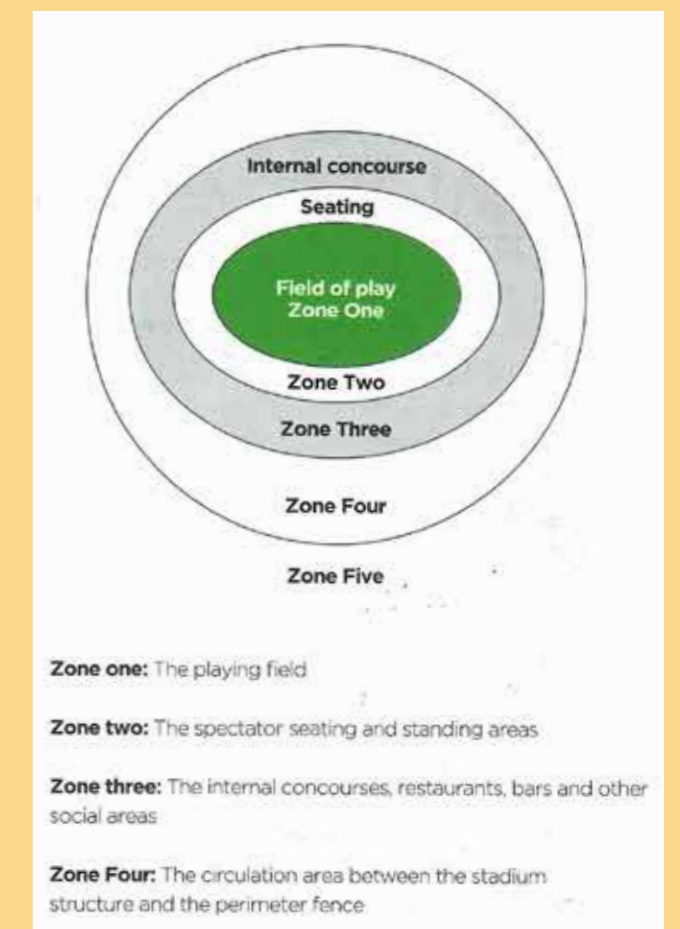
Tallaght Stadium

CIRCULATION

North Stand

- Zone 5
- Zone 4
- - - Zone 3
- Zone 2
- Zone 1

Zoning Diagram



Tallaght Stadium

CIRCULATION

Main Entrance



Entrance blocks

B1

Block 1

Turnstiles

4no.
2 existing
2 new (1 universal accessible)
North & East

Stand

B2

Block 2

Turnstiles

2no.
2 new
North

Stand

B3

Block 3

Turnstiles

6no.
6 existing
West

Stand

B4

Block 4

Turnstiles

6no.
6 existing
West

Stand

B5

Block 5

Turnstiles

6no.
6 existing
South

Stand

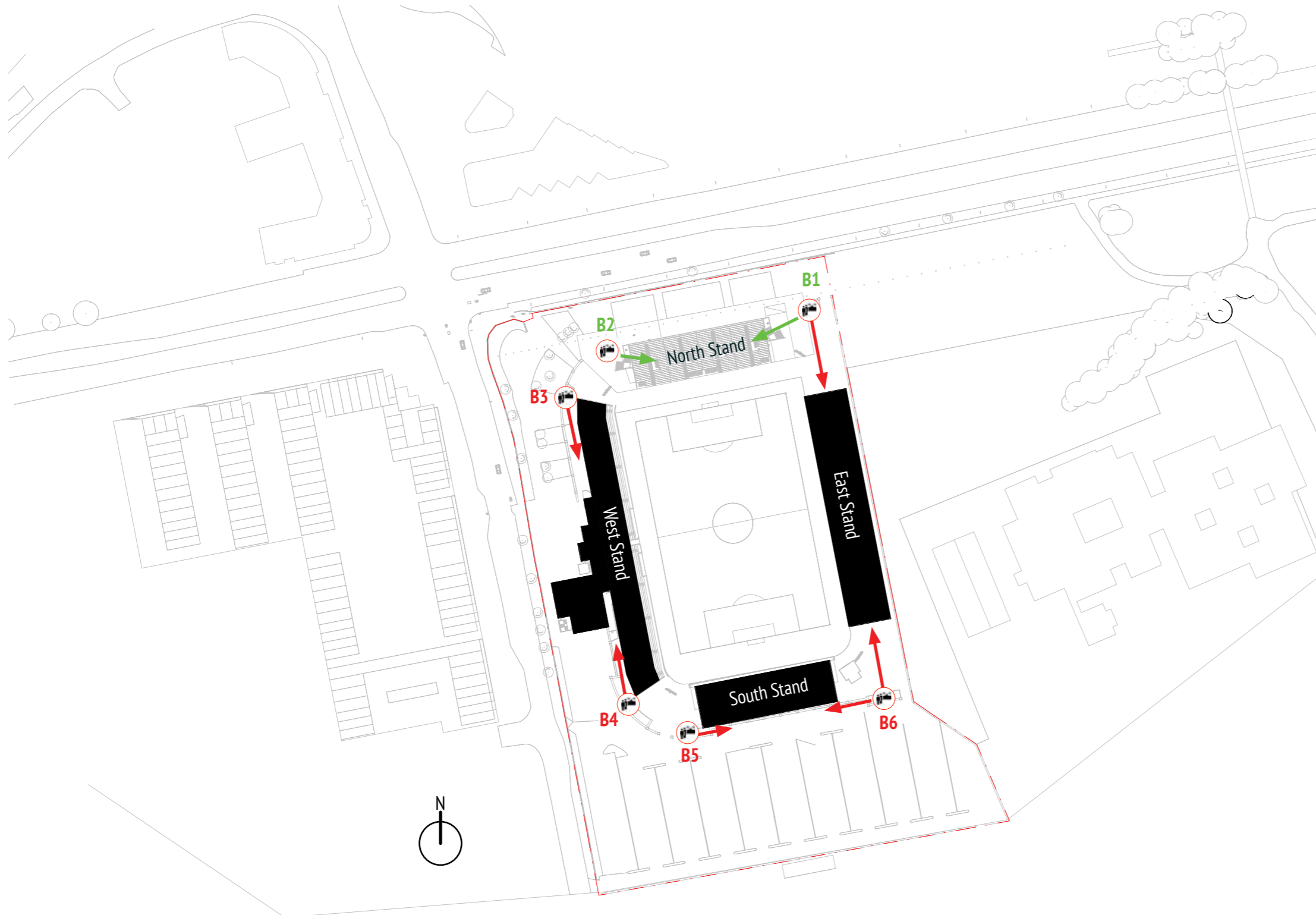
B6

Block 6

Turnstiles

4no.
4 existing
South & East

Stand

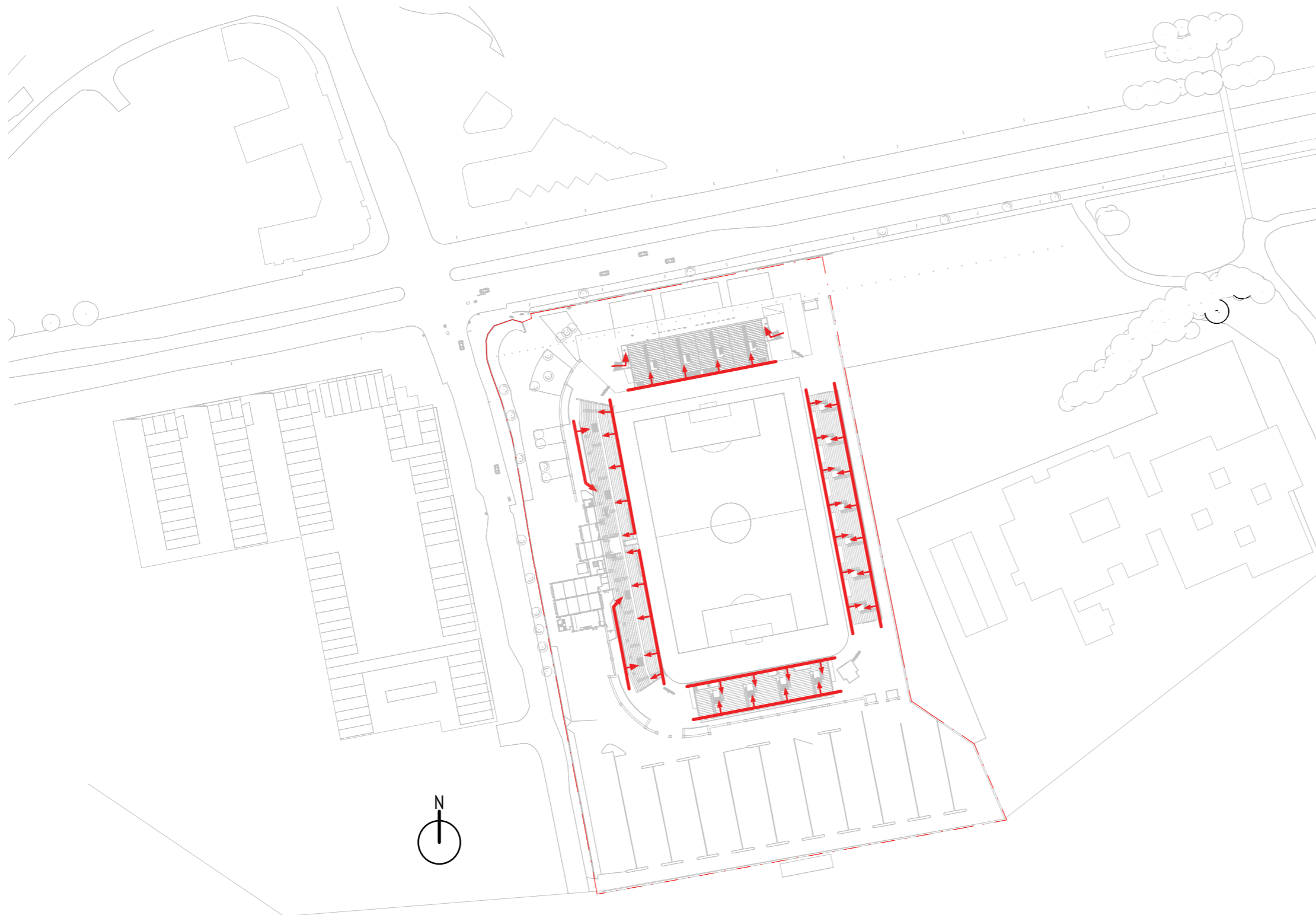


CIRCULATION

Stand Entrance



Entrance Zone 4



CIRCULATION

Gangways

Gangways Zone 1/2



CIRCULATION

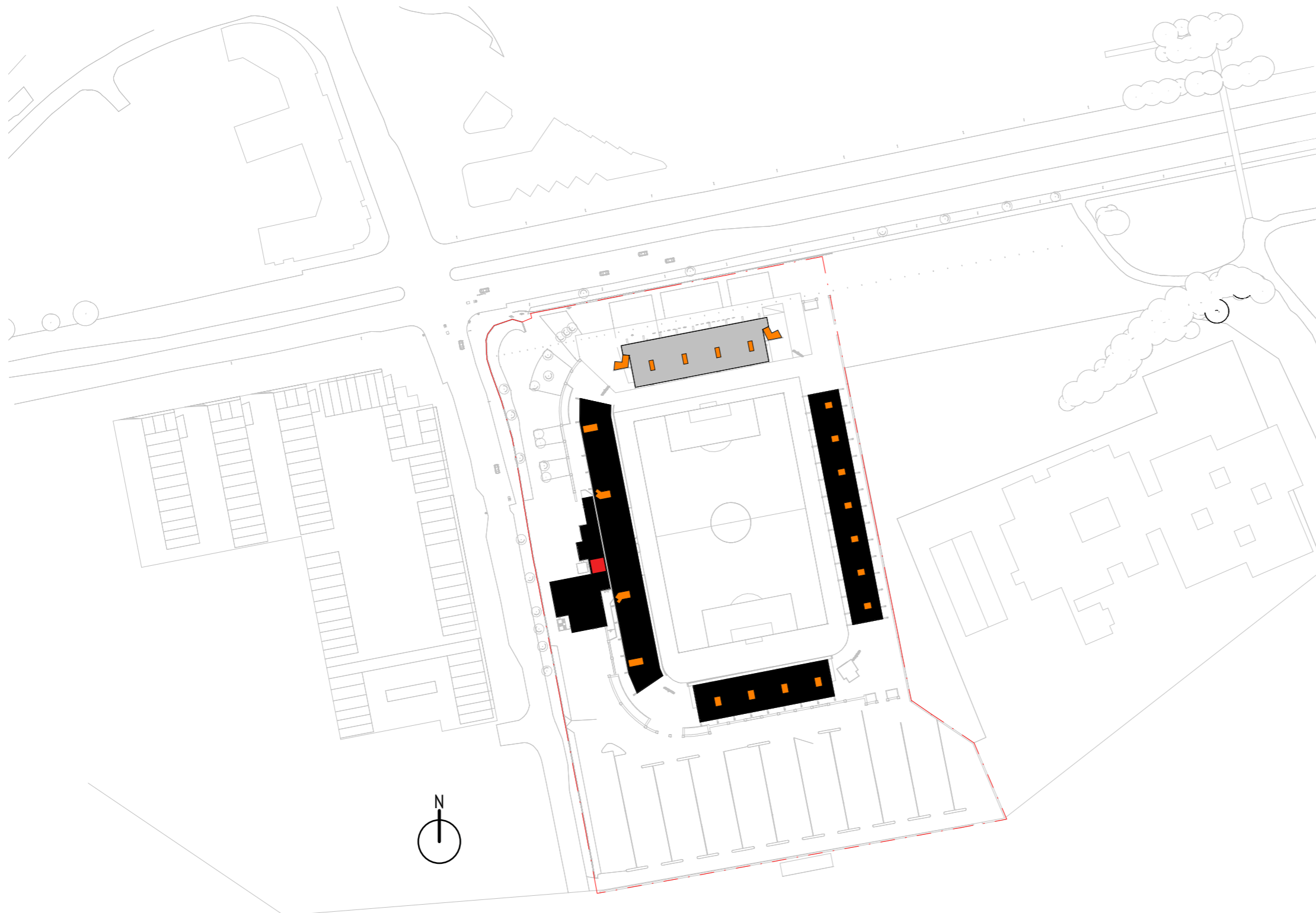
Stairs + Vomitary



Staircases



Lift



Tallaght Stadium

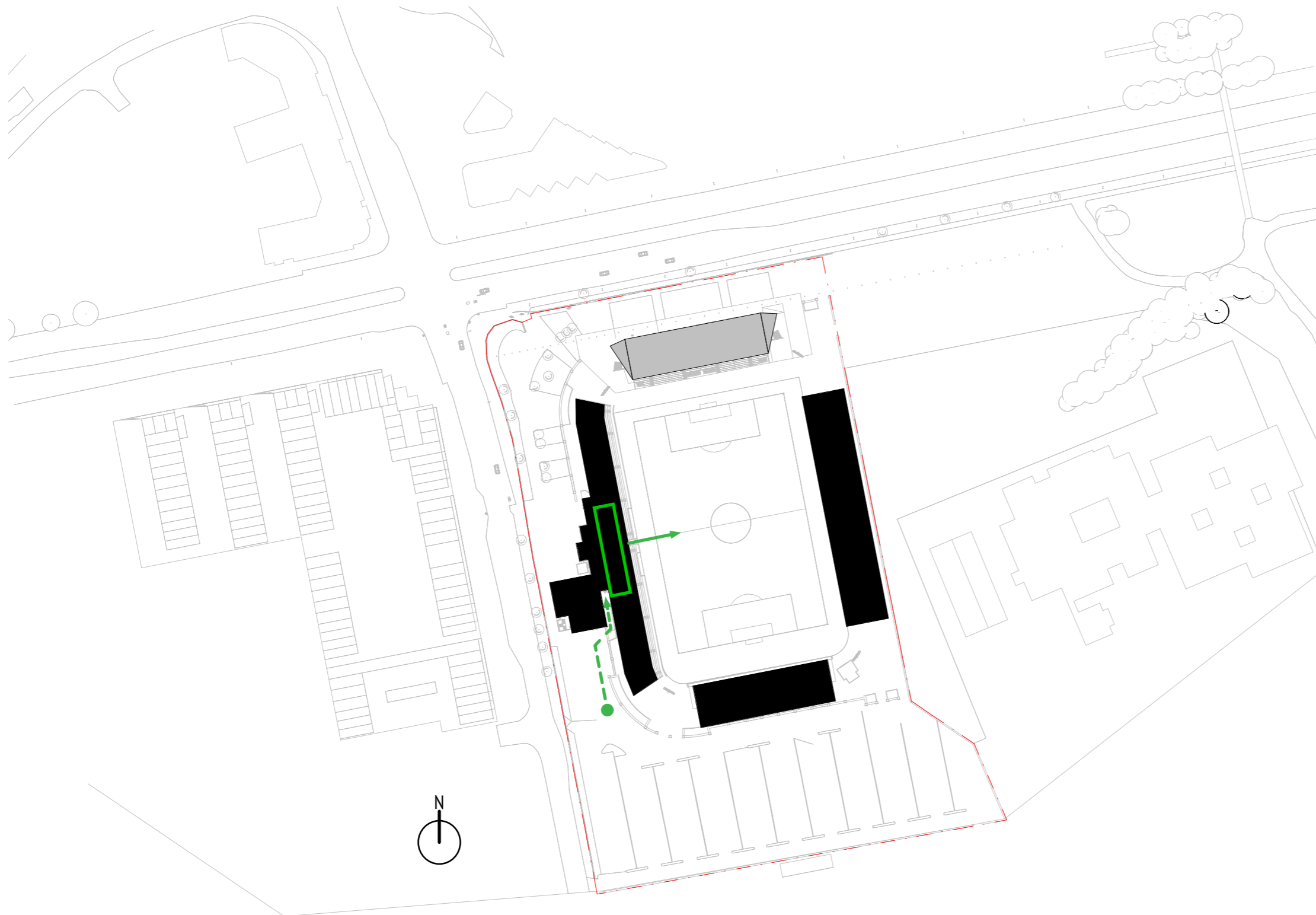
CIRCULATION

Players + Officials

← - - - ● Access to Stadium

▭ Changing

→ Access to pitch



Tallaght Stadium

CIRCULATION

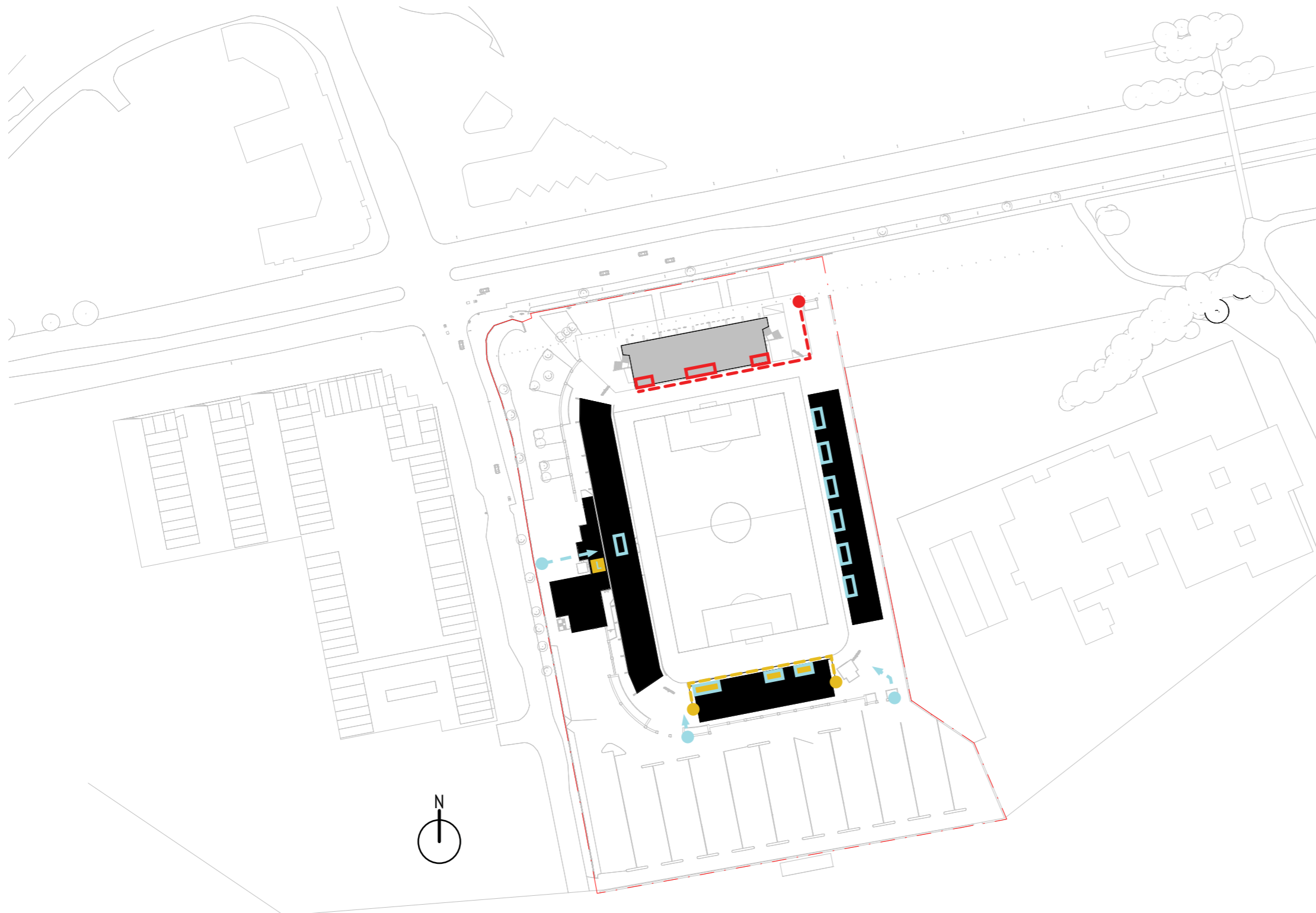
Universal Access

North Stand

- Universal accessible entrance (new)
- ▭ Universal accessible seating

Existing

- ←---● Universal accessible entrance
- ▭ L Lift
- Ramped access
- ▭ Universal accessible seating
- ▭ Universal accessible seating upgraded



Tallaght Stadium

CIRCULATION

People with Disabilities



Universal Seating

North Stand

N1	3
N2	13
N3	4

Total 20
(1% of 2600 capacity)

East Stand

E1	8
E2	8
E3	8
E4	8
E5	8
E6	8

Total 48

South Stand

S1	8
S2	4
S3	9

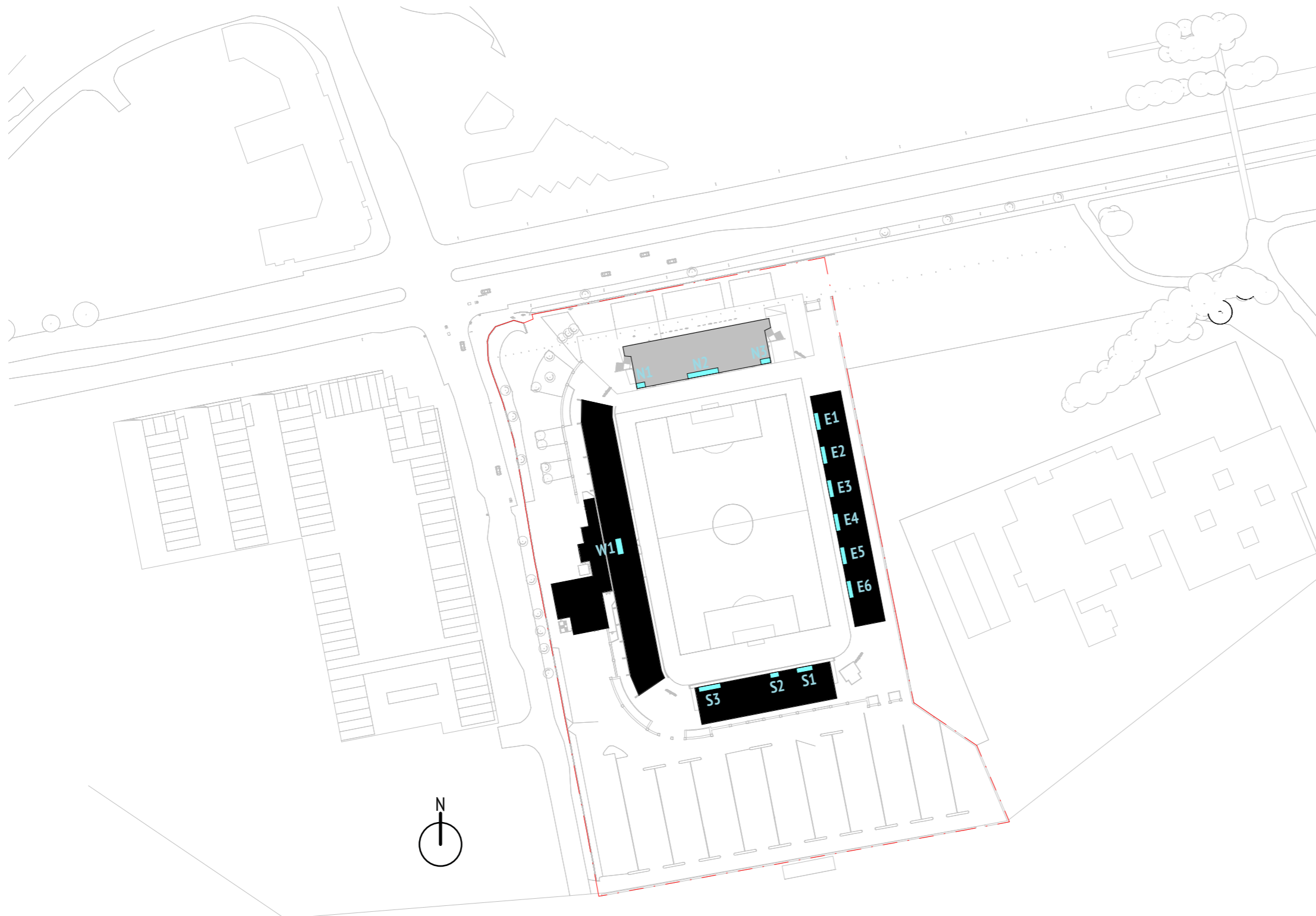
Total 21

West Stand

W1	12
----	----

Total 12

Grand Total 101



Tallaght Stadium

CIRCULATION

Media + Outside Broadcast



Media Entrance



Media seating

Seating types

Number

TV table 30

Folding table 30

No table 37

Total 97



Media Zone



Broadcasting Entrance



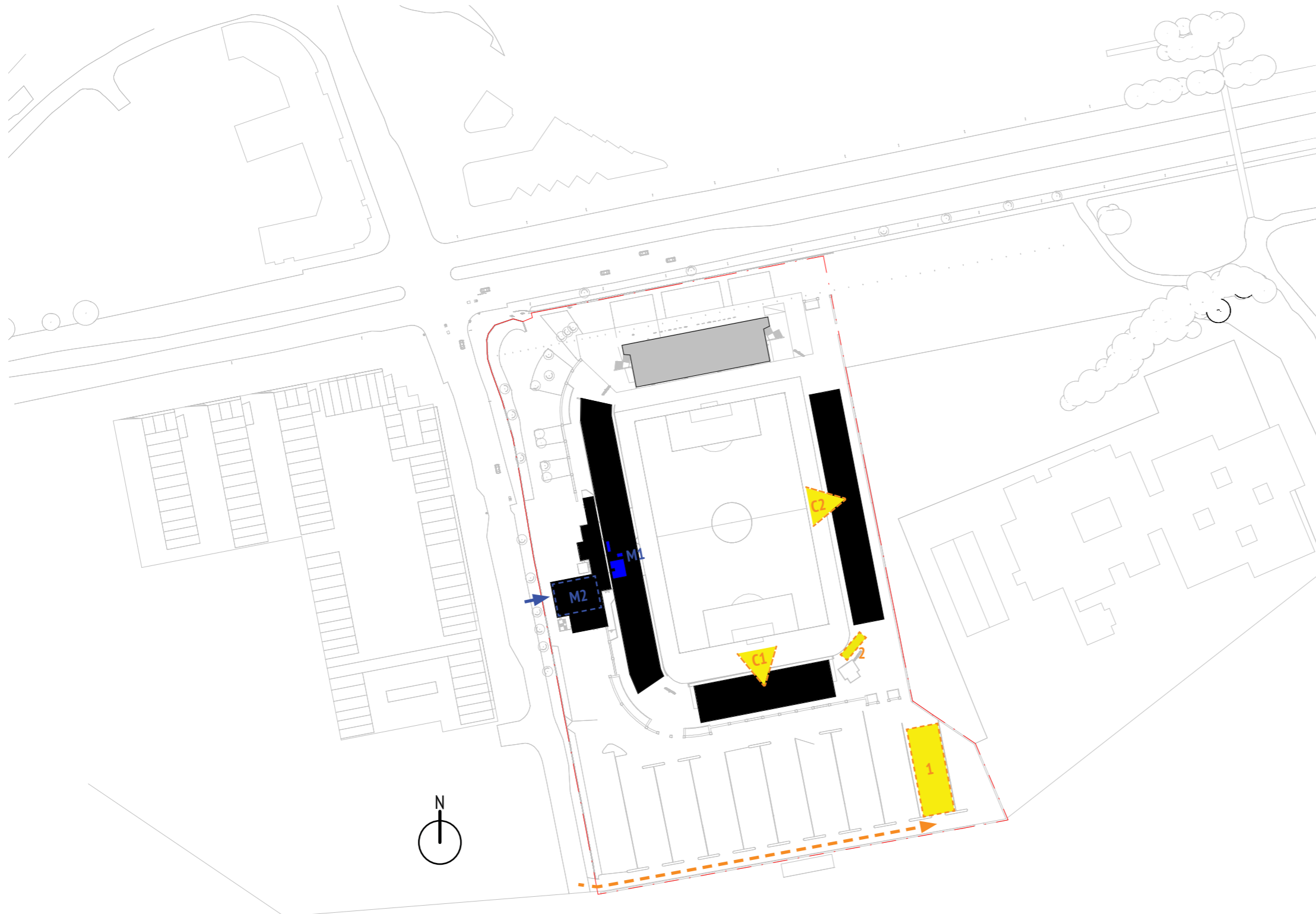
Broadcasting Trucks Parking



Broadcasting stand



Cameras

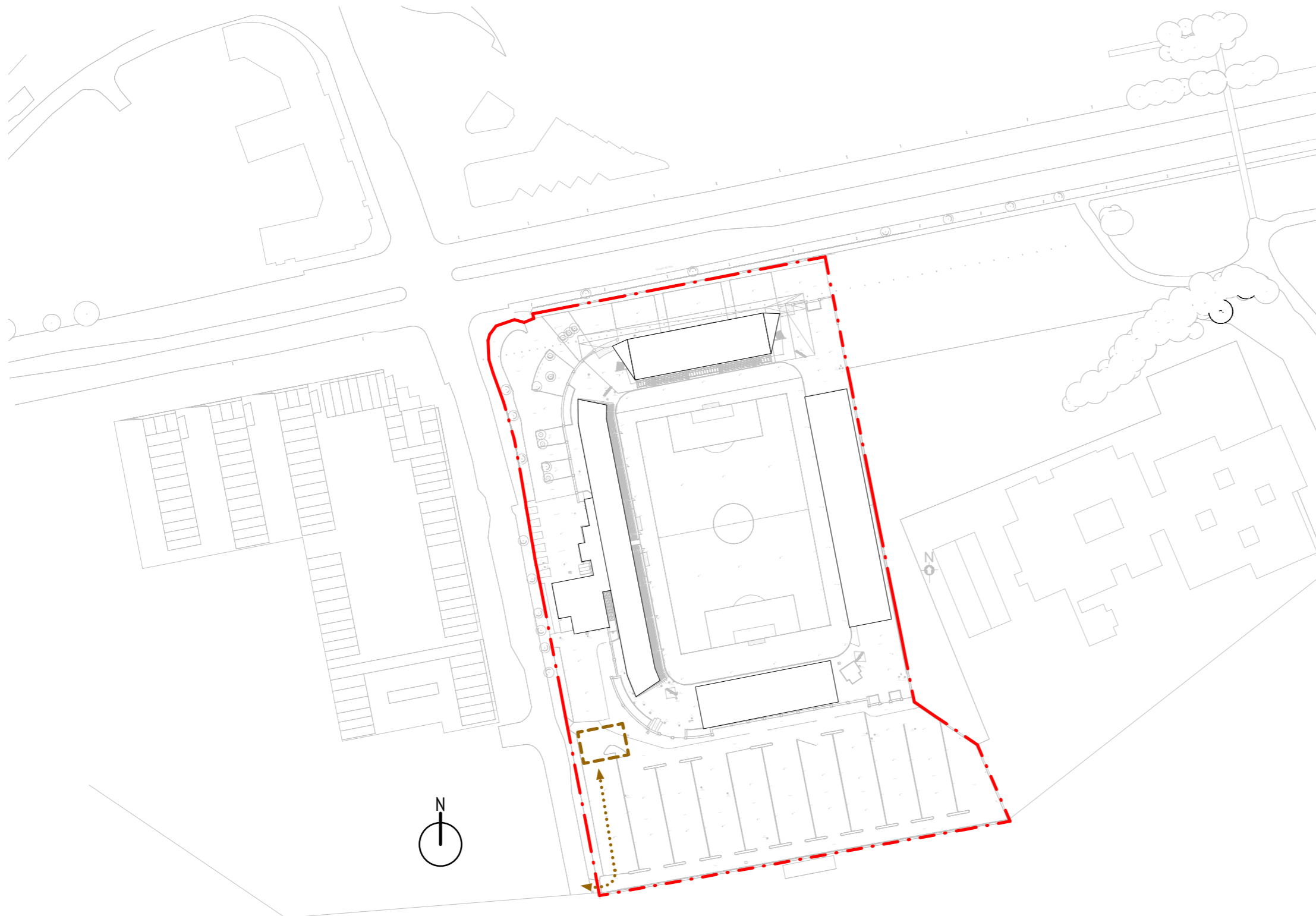


CIRCULATION

Refuse

←.....→ Entrance / exit route

Collection point



Tallaght Stadium

CIRCULATION

Egress



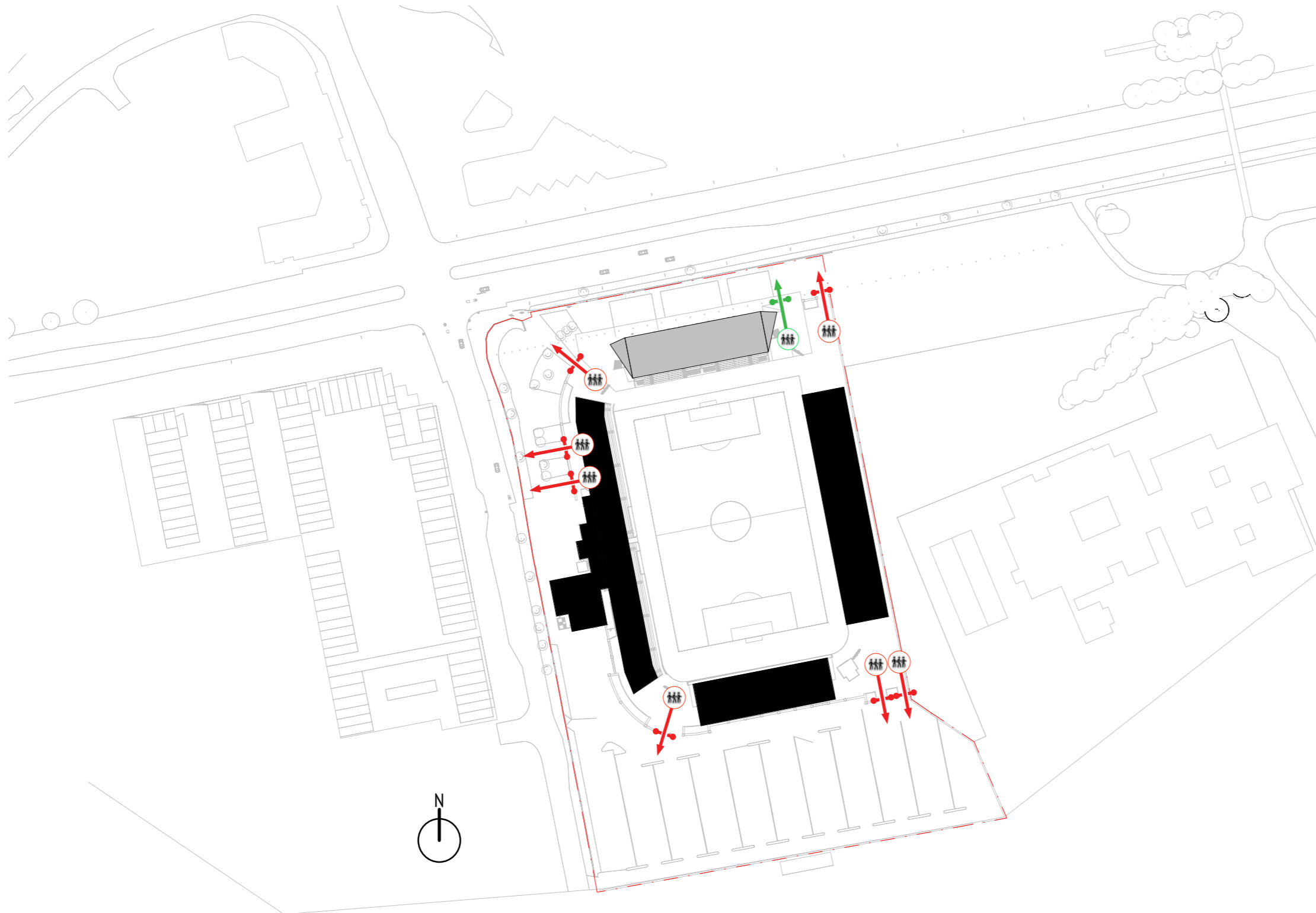
Exit Gate (existing)



Exit Gate (new)



Gates



CIRCULATION

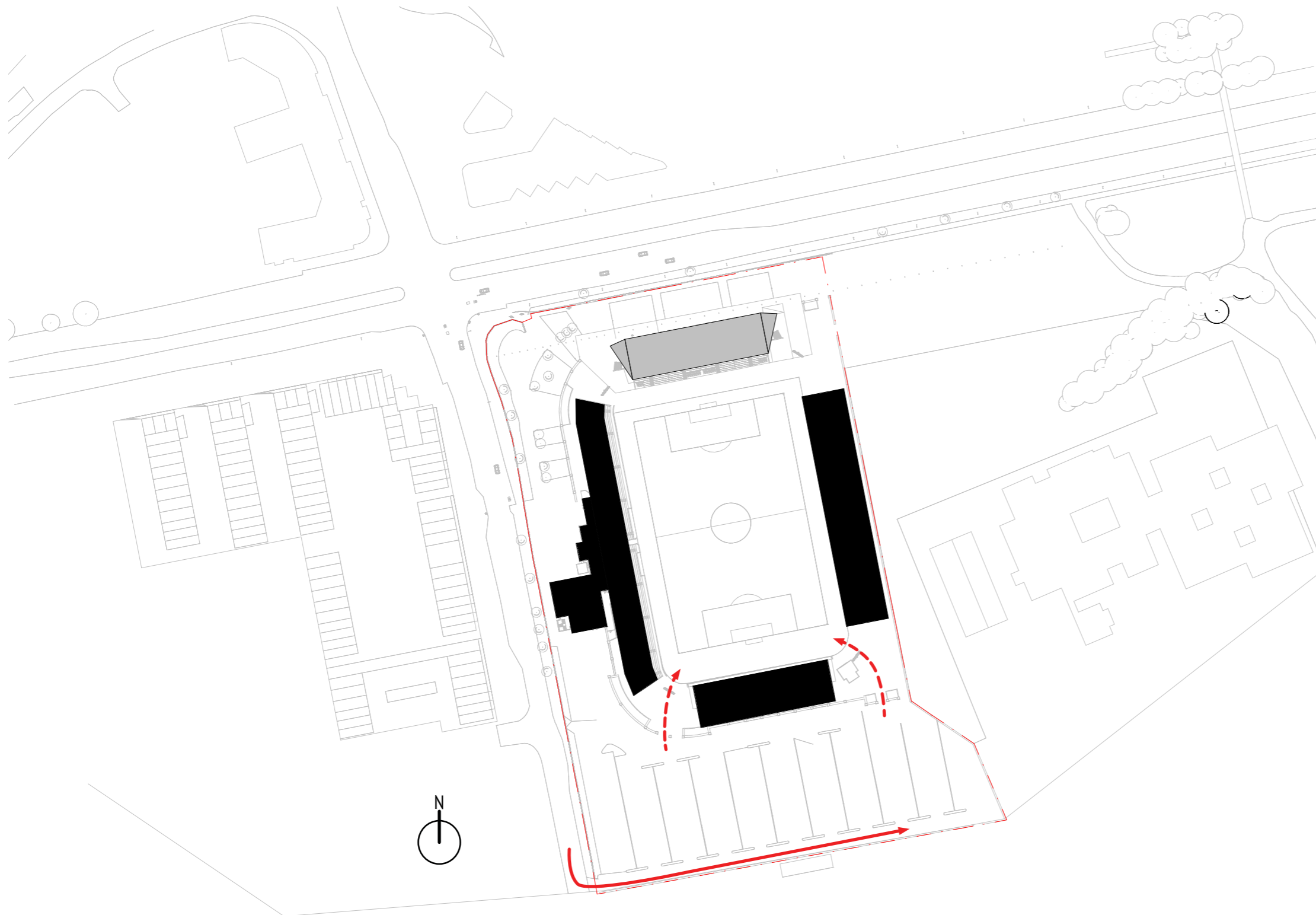
Fire Truck Access to Site



Entrance route



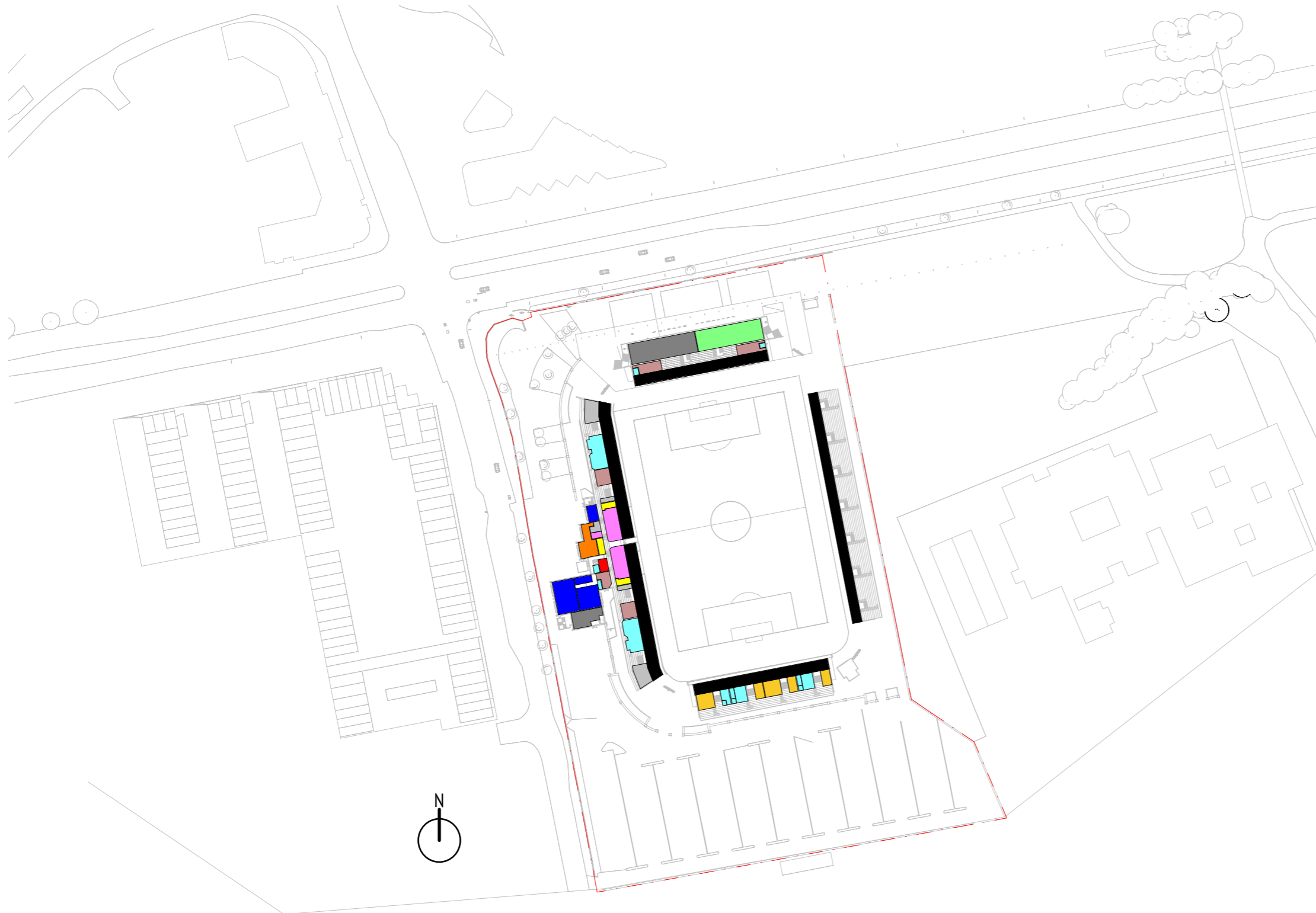
Pitch entrances



CIRCULATION

Accommodation Type and Location

- Sport/Complementary use
- Toilet
- Shop/Concession
- Changing
- Medical room
- Plant Room
- Seating
- Media
- Staff/Office
- Store
- Entrance
- Bar/Restaurant
- Officials



CIRCULATION



Accommodation Type and Location

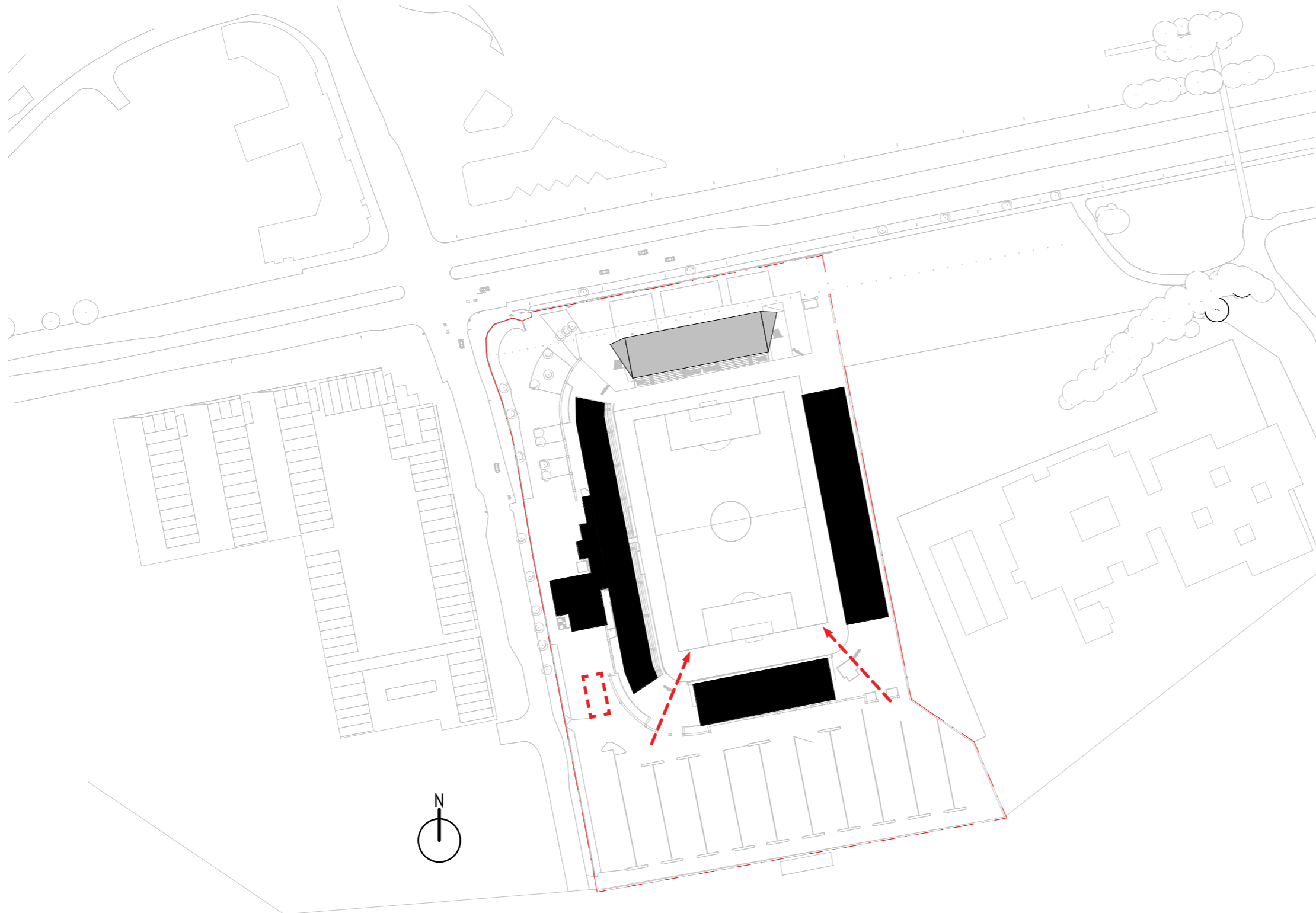
- Sport/Complementary use
- Toilet
- Shop/Concession
- Changing
- Medical room
- Plant Room
- Seating
- Media
- Staff/Office
- Store
- Entrance
- Bar/Restaurant
- Officials



CIRCULATION

Emergency Services

-  Ambulance parking
-  Emergency access to pitch

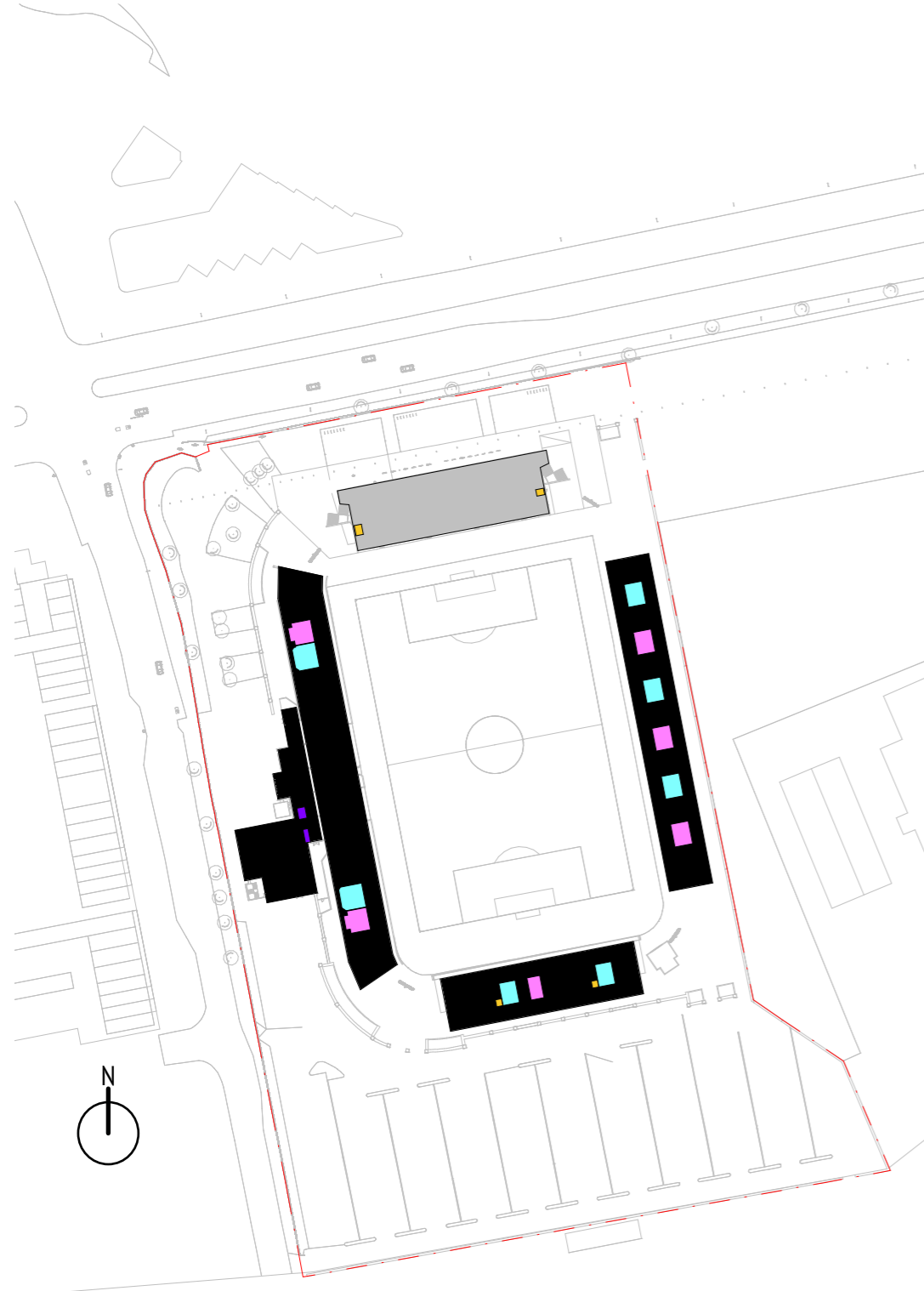


CIRCULATION

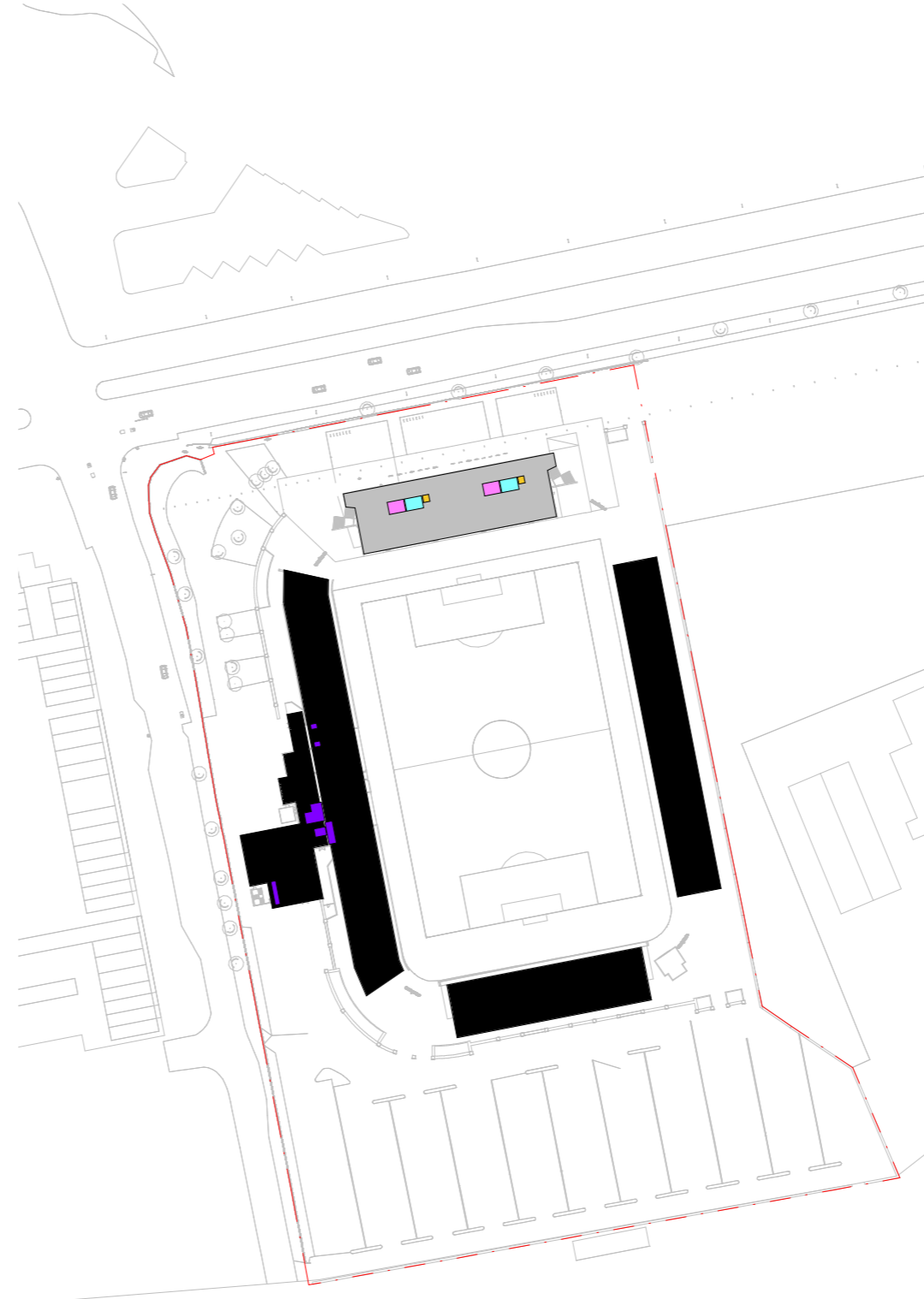
Sanitary Facilities

- Females
- Males
- Universal
- Staff/Others

Ground Floor



First Floor



5. PARKING



PARKING

Emergency Services



Carparking



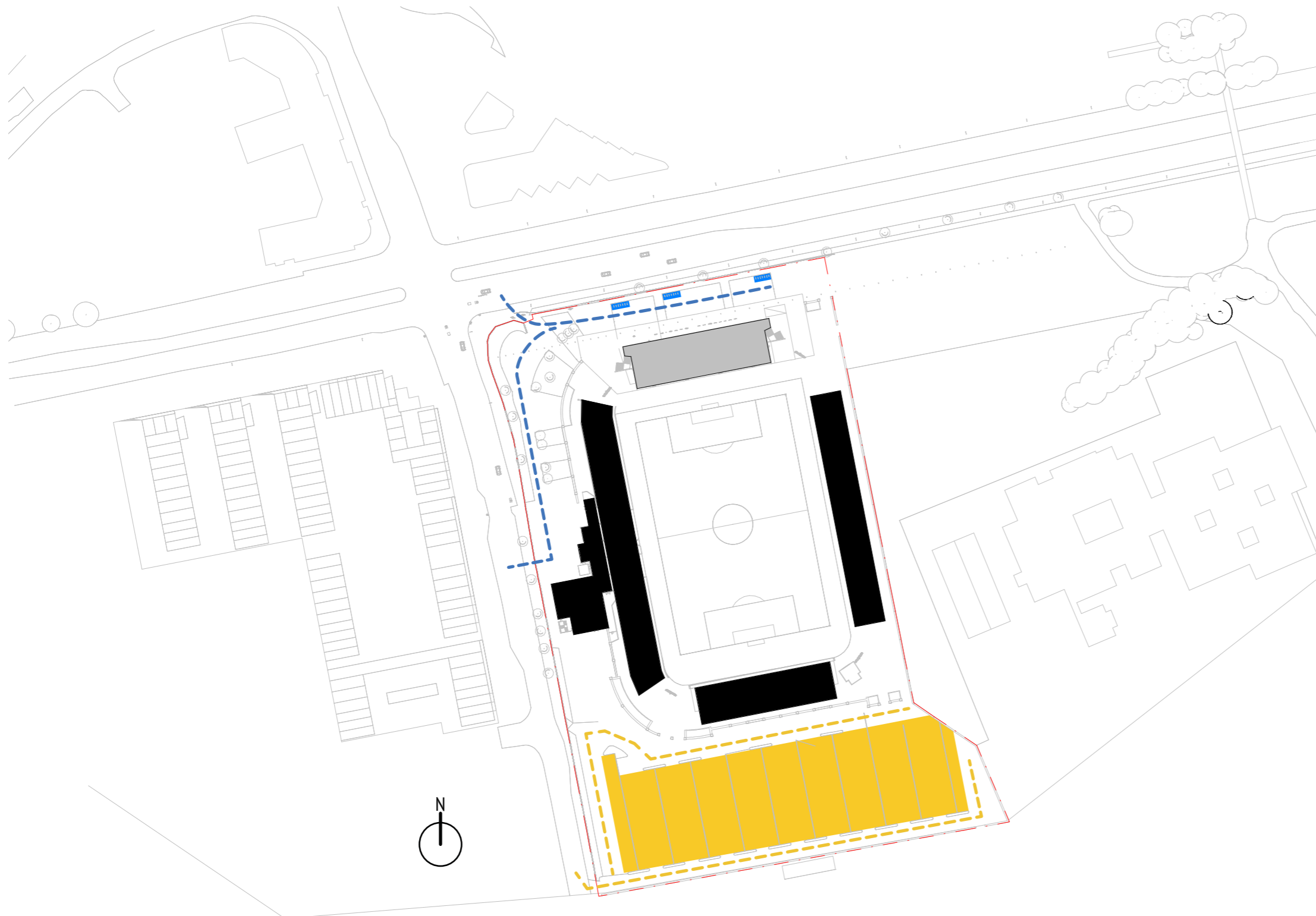
Entrance



Bicycle parking (50 spaces)



Entrances



6.

APPENDICES

CONTENTS

Traffic and Transport Assessment Report

Infrastructure Design Report

Site Specific Floor Risk Assessment

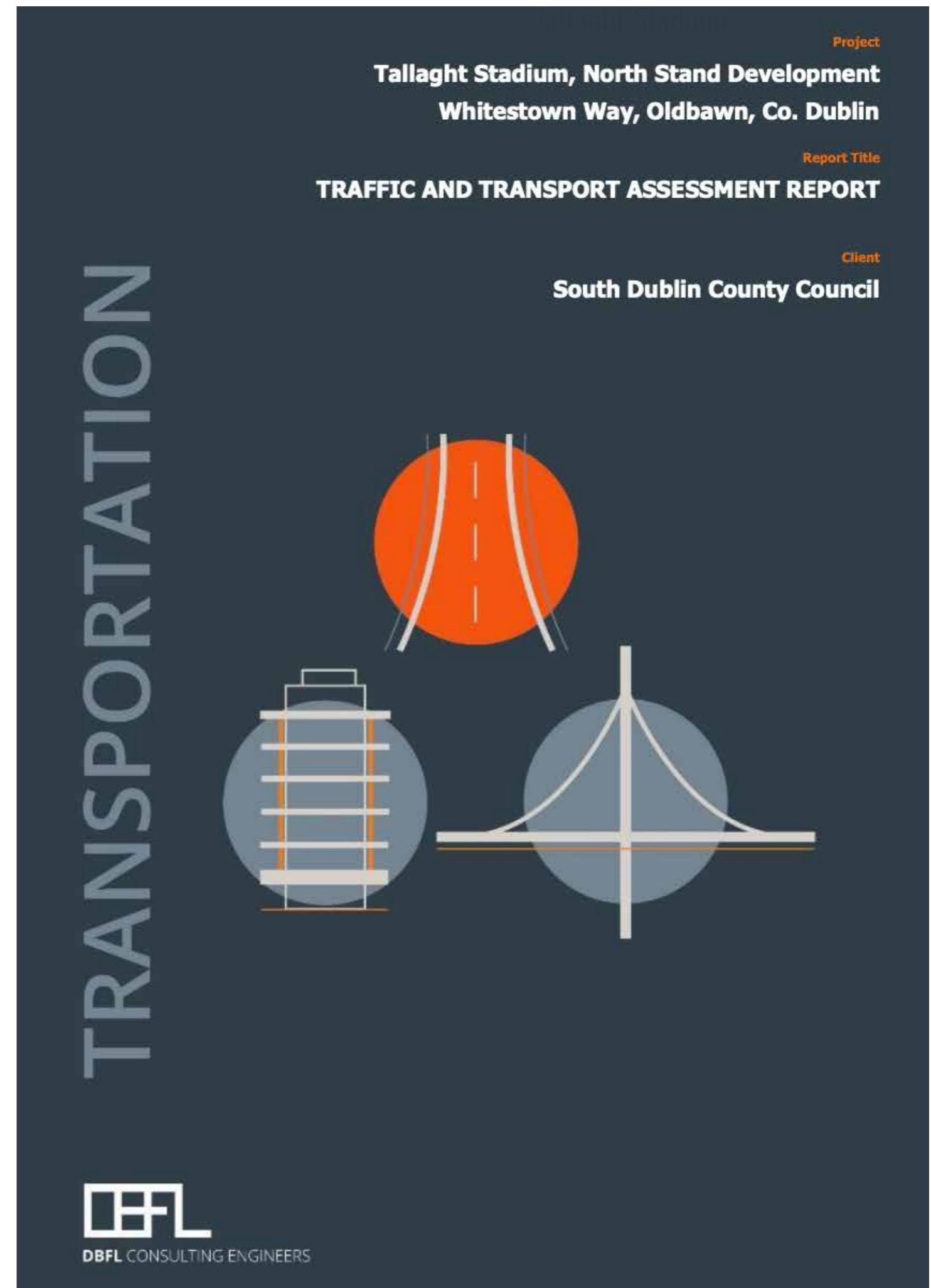
EIA Screening Report

Ecological Survey & Appropriate Assessment Screening Report

Tallaght Stadium

Cover page shown for information only.

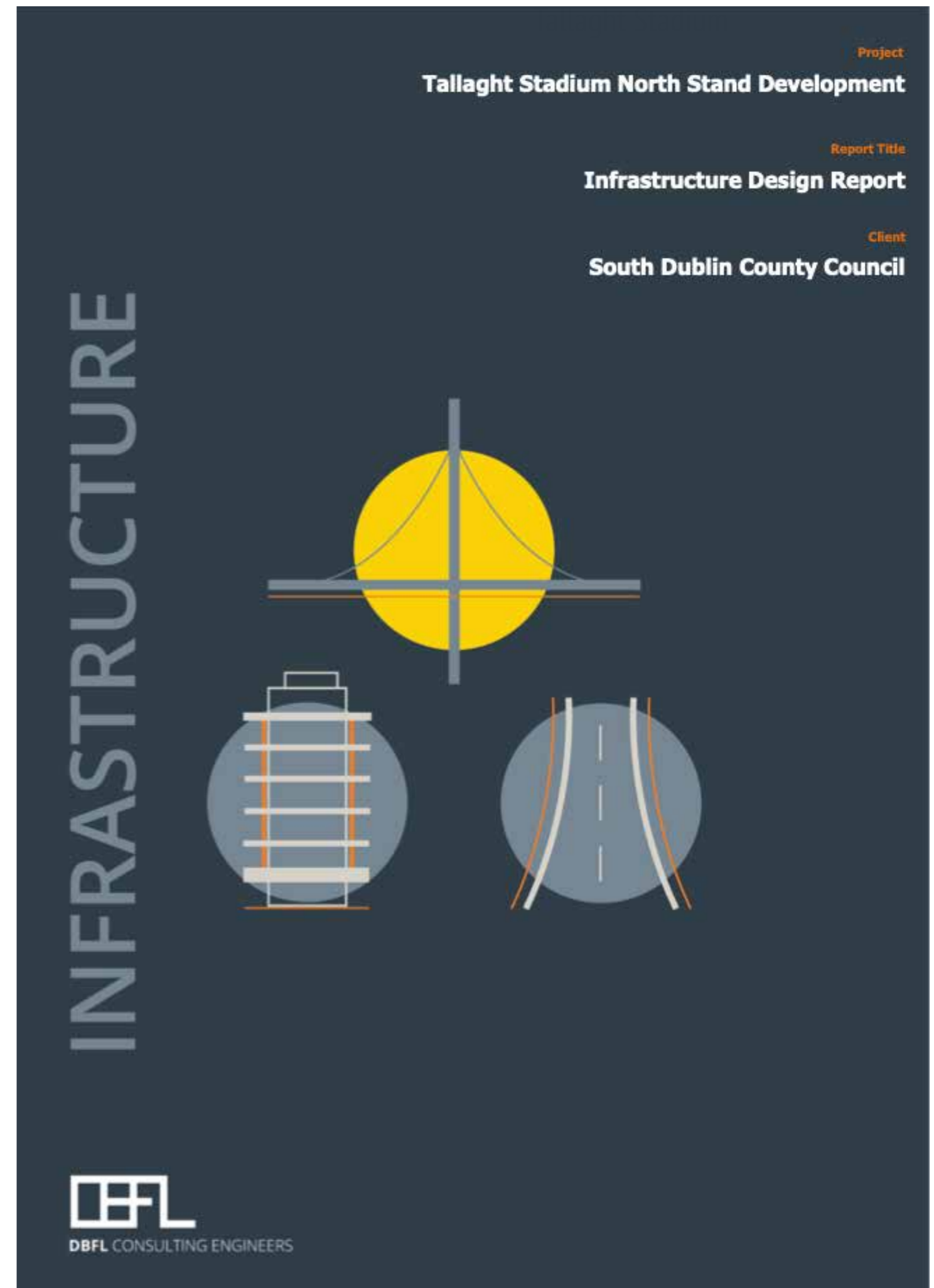
Refer to separate stand alone report/separate pdf documents.



Tallaght Stadium

Cover page shown for information only.

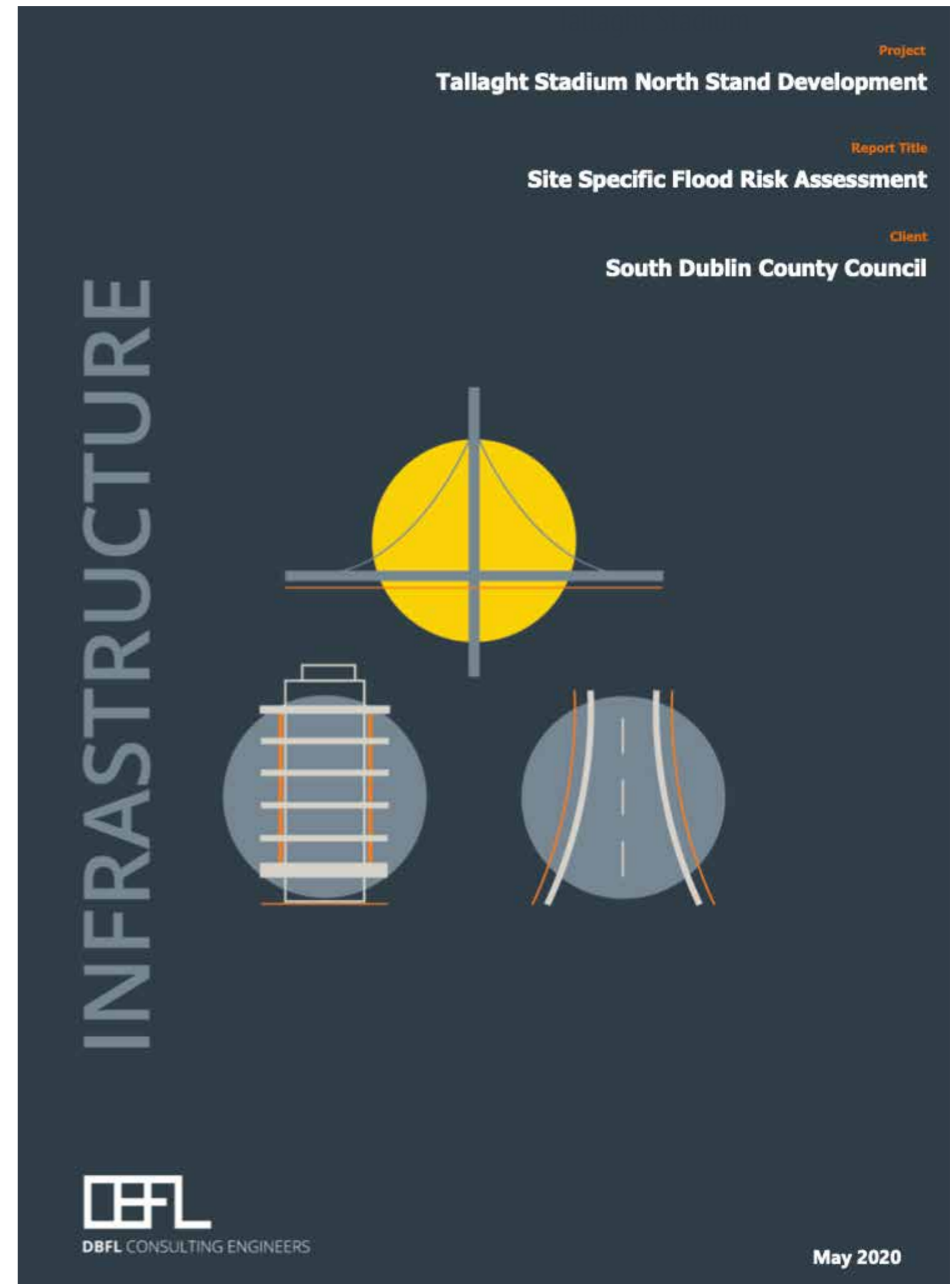
Refer to separate stand alone report/separate pdf documents.



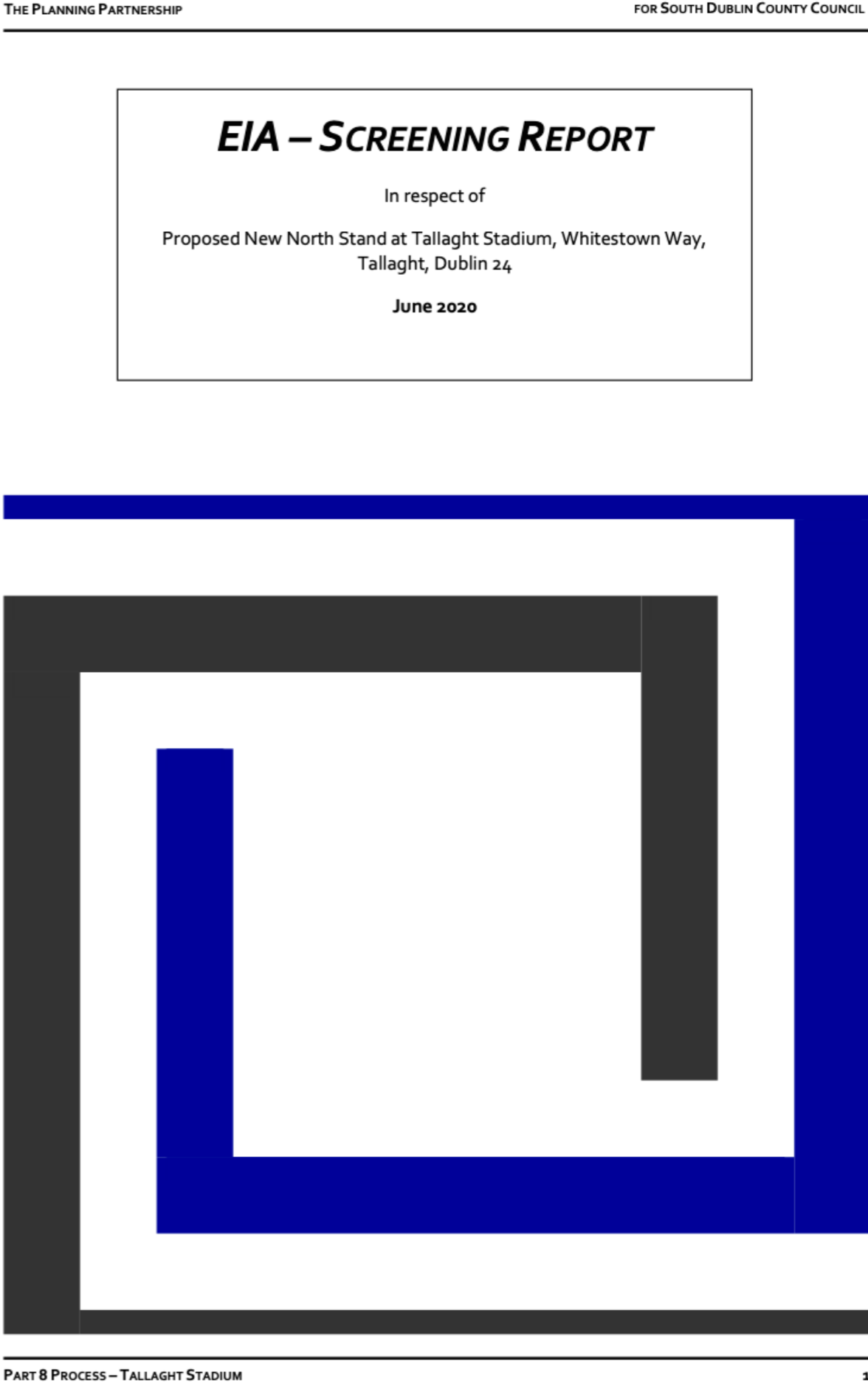
Tallaght Stadium

Cover page shown for information only.

Refer to separate stand alone report/separate pdf documents.



Cover page shown for information only.
Refer to separate stand alone report/separate pdf documents.



Cover page shown for information only.

Refer to separate stand alone report/separate pdf documents.



Ecological Survey & Appropriate Assessment Screening Report:

**Proposed North Stand development at Tallaght Stadium,
Dublin 24**

Prepared for Cooney Architects Limited

Issue Date: 22nd June 2020



PLANNING PART 8 REPORT

1st July 2020

TALLAGHT STADIUM



CooneyArchitects

