

PLANNING PART 8 REPORT

TALLAGHT STADIUM

SOUTH DUBLIN COUNTY COUNCIL

DUBLIN 24

1st July 2020



CooneyArchitects



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DESIGN TEAM

Lead Consultants, Role Architects

Cooney 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

Quantity surveyor

Civil and Structural engineers

Mechanical and Electrical

Energy/Part L

DAC/Fire/Crowd control

Traffic consultants

Ecology /Environmental screening

Cooney Architects Box Architecture

McMinn O'Reilly Mahon

DBFL engineers

JV Tierney

JV Tierneys

MSA

DBFL engineers

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 / EIA/R
- 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

Tallaght Stadium

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.

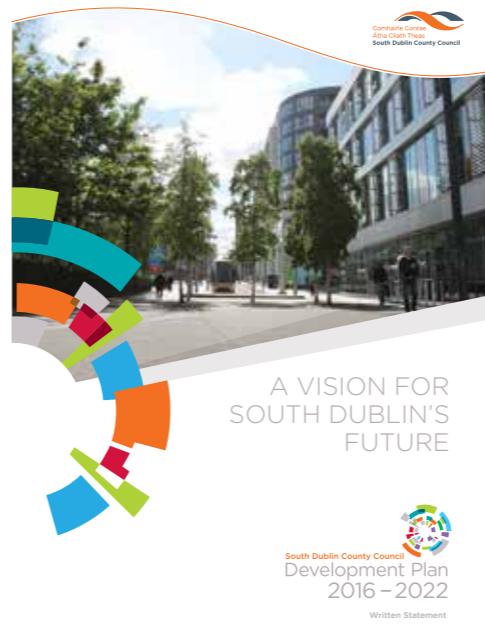
2. SITE



Tallaght Stadium

POLICY AND PLANNING

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



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	
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	✓
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 ^{ob}
Education	O	✓	✓	✓	✓	✓	O	✓	X	X	O ^b	O	O	O	O
Embassy	O	O	O	✓	O	O	X	O	X	X	X	X	X	O ^a	
Enterprise Centre	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	O	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
Health Centre	O	✓	✓	✓	✓	✓	✓	✓	O	✓	X	X	O ^{a,b}	X	X
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	O	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
Offices less than 100 sq.m	O	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	X	X	O ^b	
Offices 100 sq.m – 1,000 sq.m	O	O	✓	✓	✓	✓	O	O	O	O	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
Open Space	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outdoor Entertainment Park	X	X	X	O	X	X	O	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 ^e	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 ^j	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	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
Social Club	X	O	O	✓	✓	✓	✓	O	✓	O	X	X	X	X	O
Sports Club/Facility	O	✓	✓	✓	✓	✓	✓	O	O	O	O	O	O ^{f,g,h}	O ^{f,g,h}	✓
Stadium	O	✓	✓	✓	✓	✓	✓	O	O	O	O	O	O	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
Warehousing	X	X	O	O	O	O	X	O	X	✓	✓	X	X	X	X
Wholesale Outlet	X	O	O	O	O	O	O	O	✓	O	✓	✓	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

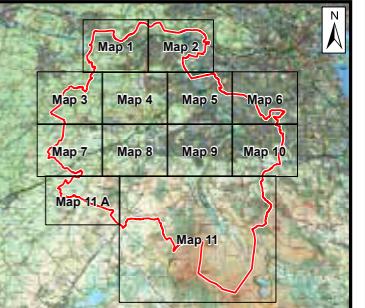
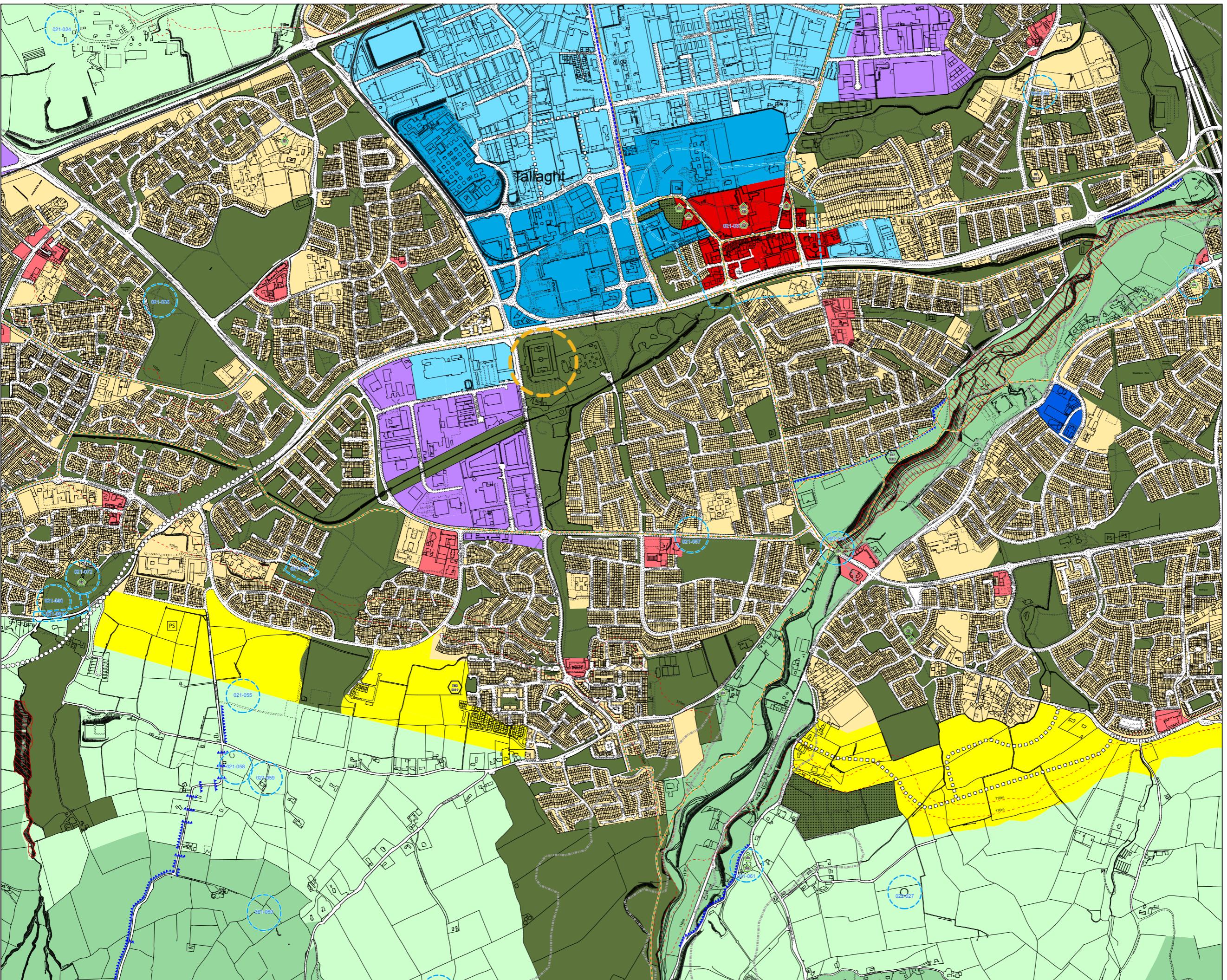
g All development classes shall not be permitted within 30m of the river bank, in order to protect recreational amenity.

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 (LV, 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:

- PPS Proposed Post Primary School
- PS Proposed Primary School
- Seveso Sites
- SL Specific Local Objectives (See Written Statement for Details)
- TA To provide for Traveller Accommodation Site to be Selected
- TA To provide for Traveller Accommodation
- TP To protect and / or provide for a Burial Ground
- Contour Lines
- SDZ Planning Scheme Boundaries
- County Boundary

Transport

- Junction Proposals
- RL Road Proposals - Long Term
- RL6 Road Proposals - 6 Year
- RLP Long Term High Capacity Public Transport (RPA Preferred Route)
- NTA Greater Dublin Cycle Network Plan
- PL Proposed Local Cycle / Pedestrian Link

Conservation

- PP To Preserve Prospects
- TPO Tree Preservation Order (See Written Statement for Details)
- RPS Record of Protected Structures (See Written Statement for Details)
- RP Record of Monuments and Places (See Written Statement for Details) (For Areas of Archaeological Potential see Index Map)
- PS Protect and Preserve Significant Views
- GS Geological Sites for Protection
- BHR Bohernabreena Reservoir Catchment
- ACA Architectural Conservation Areas (ACA)
- PNA Proposed Natural Heritage Areas (pNHA)
- SPA Special Protection Areas (SPA)
- LVAO Liffey Valley Special Area of Amenity Order 1990 (SAAO)
- SAC Special Area of Conservation (SAC)

NOTE:
See Index map for details of approach areas and height control zones for Casement Aerodrome, Baldonell 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.

2016/23C/MIA/South Dublin County Council

Map 9

SCALE 1:5,000

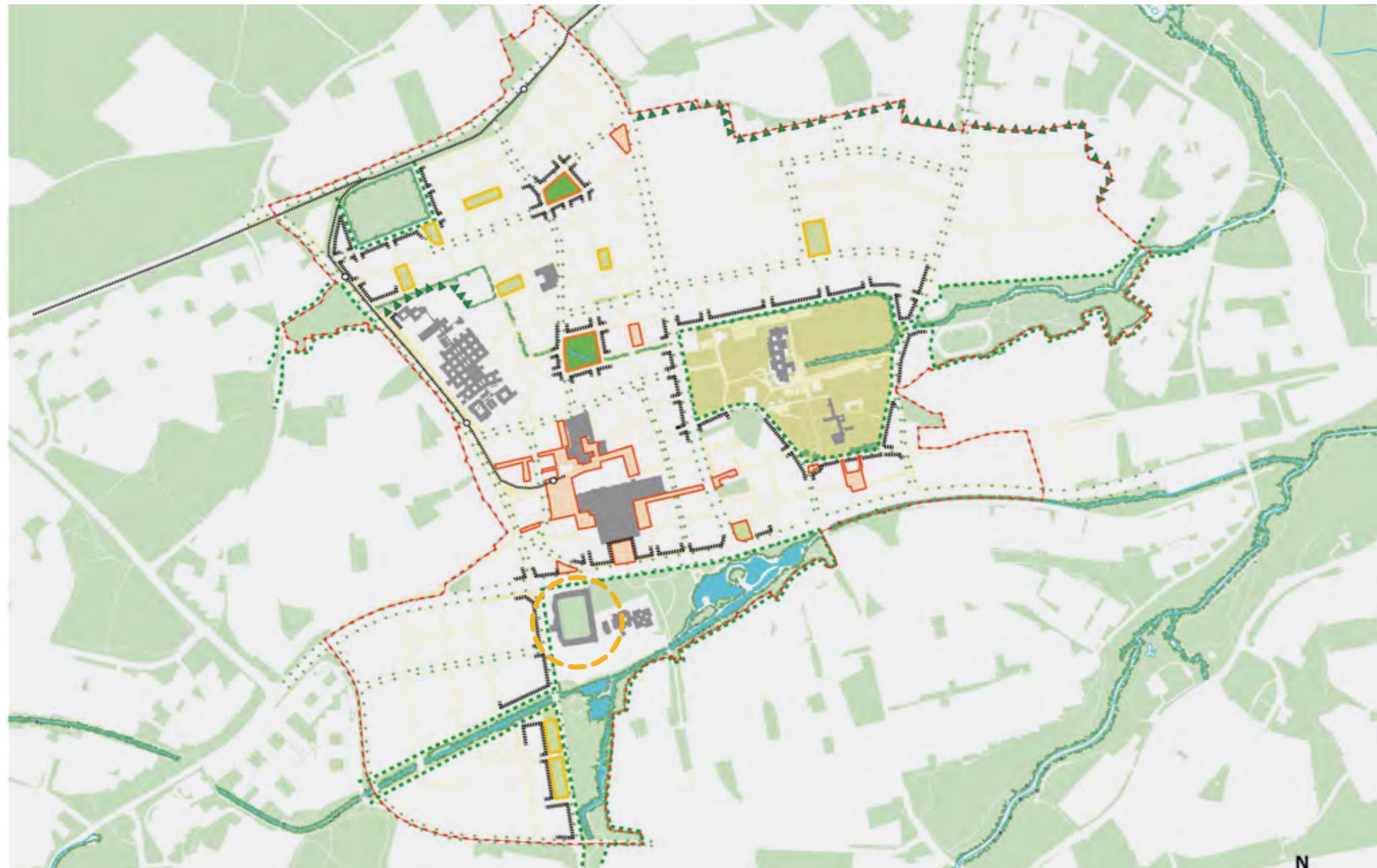
0 75 150 300 450 600 metres

Land Use Planning and Transportation Department

Laura Leonard
BA MSc
A/Director

Brian Keaney
MIPIM RTPI
Senior Planner

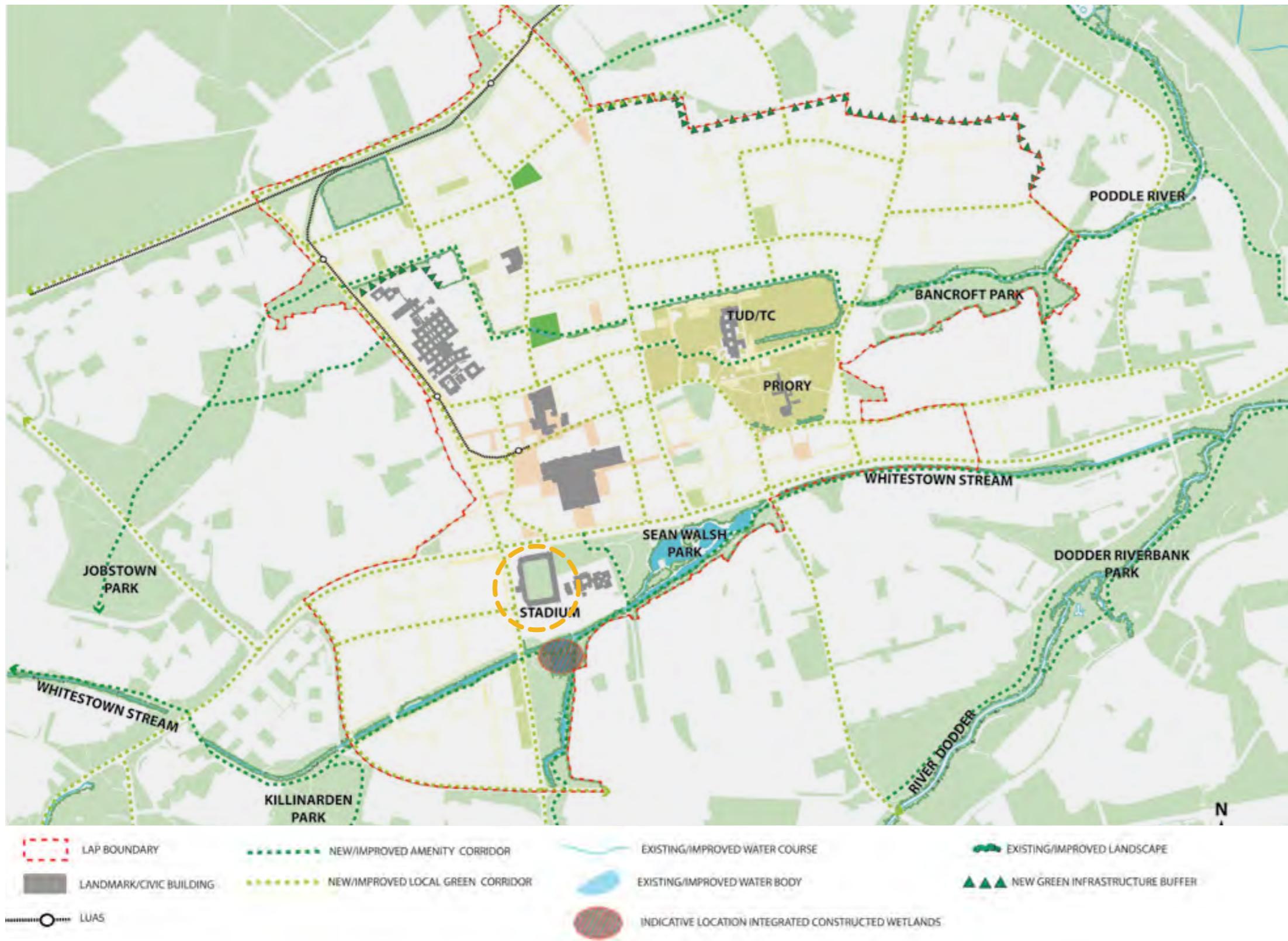
Tallaght Stadium
PUBLIC REALM



Proposed Draft Tallaght Town Centre Local Area Plan

Tallaght Stadium

OPEN SPACE



Tallaght Stadium THE TOWN PARK



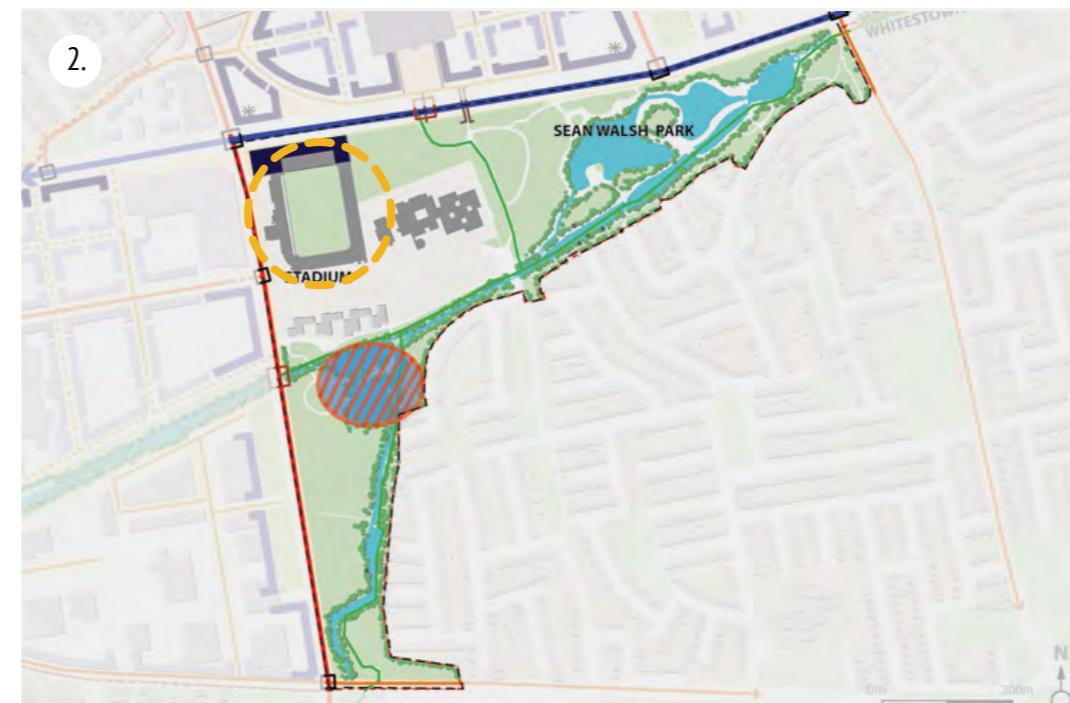
Legend:

- LAP BOUNDARY
- PLACE BOUNDARY
- EXISTING URBAN BLOCK
- LUAS
- WATER COURSE
- LANDMARK/CIVIC BUILDING
- EXISTING BUILDING
- EXISTING OPEN SPACE/AMENITY
- INSTITUTIONAL
- ARTERIAL ROUTE
- PRIMARY ROUTE
- SECONDARY ROUTE
- TERTIARY / LOCAL ROUTE
- PEDESTRIAN ROUTE



Legend:

- LAP BOUNDARY
- PLACE BOUNDARY
- MIXED USE A (HIGH USE MIX)
- MIXED USE B (RESIDENTIAL, AND MIXED USE)
- MIXED-USE FRONTAGE
- INSTITUTIONAL
- AMENITY / RECREATION
- COMMERCIAL
- INDUSTRY / DISTRIBUTION
- HOSPITAL



Legend:

- LAP BOUNDARY
- PLACE BOUNDARY
- LANDMARK/CIVIC BUILDING
- LUAS
- REMOVED PEDESTRIAN BRIDGE
- SIGNAL JUNCTION
- PEDESTRIAN/CYCLE CROSSING
- TRANSPORT INTERCHANGE
- EXISTING/IMPROVED ARTERIAL ROUTE
- EXISTING/IMPROVED PRIMARY ROUTE
- EXISTING/IMPROVED SECONDARY ROUTE
- PROPOSED SECONDARY ROUTE
- EXISTING/IMPROVED TERTIARY ROUTE / LOCAL ROUTE / HOMEZONE
- PROPOSED TERTIARY ROUTE / LOCAL ROUTE / HOMEZONE
- EXISTING/IMPROVED STRATEGIC AMENITY ROUTE
- PROPOSED STRATEGIC AMENITY ROUTE
- NEW/IMPROVED PEDESTRIAN ROUTE
- EXISTING BUILDING
- INSTITUTIONAL
- EXISTING OPEN SPACE/AMENITY
- NEW URBAN SQUARE
- LOCAL POCKET PARK
- URBAN SPACE
- EXISTING/IMPROVED LANDSCAPE
- EXISTING/IMPROVED WATER COURSE
- EXISTING/IMPROVED WATER BODY
- 6-7 STOREYS RESIDENTIAL OR 5-6 STOREYS COMMERCIAL
- 4-6 STOREYS RESIDENTIAL OR 3-5 STOREYS COMMERCIAL
- 5-4 STOREYS - COMMERCIAL OR RESIDENTIAL
- POTENTIAL FOR HIGHER BUILDINGS (ADDITIONAL 4 STOREYS RESIDENTIAL OR 3 STOREYS COMMERCIAL)
- URBAN GRAIN
- INDICATIVE LOCATION INTEGRATED CONSTRUCTED WETLAND



Comhairle Contae
Bhéal Átha Cliath
South Dublin County Council

Proposed Draft
Tallaght Town Centre
Local Area Plan
2020-2026

Proposed Draft Tallaght Town Centre Local Area Plan

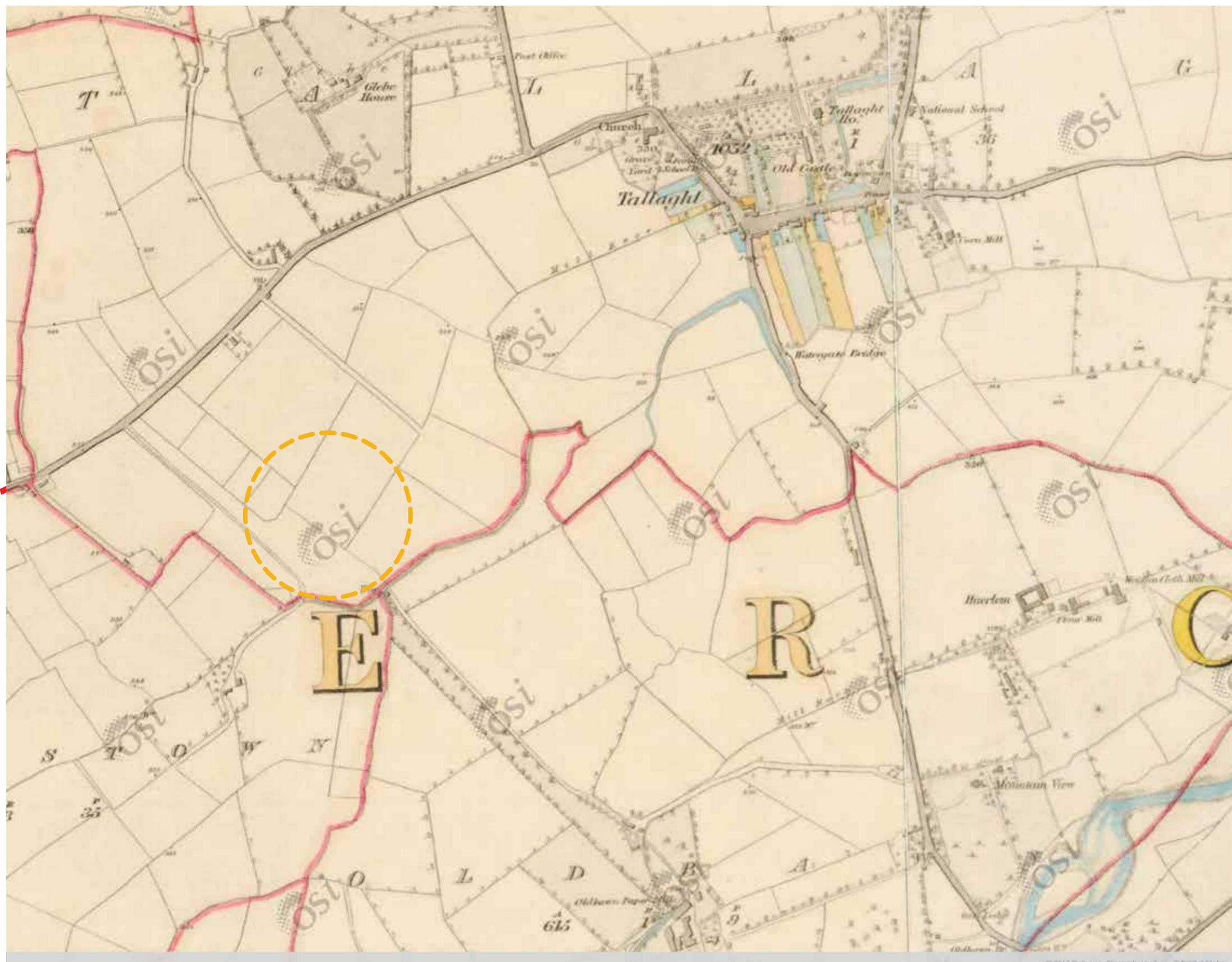
1. Existing context/environment
2. Urban function/uses
3. Overall urban structure

MAPPINGS



Tallaght Stadium
HISTORICAL MAP

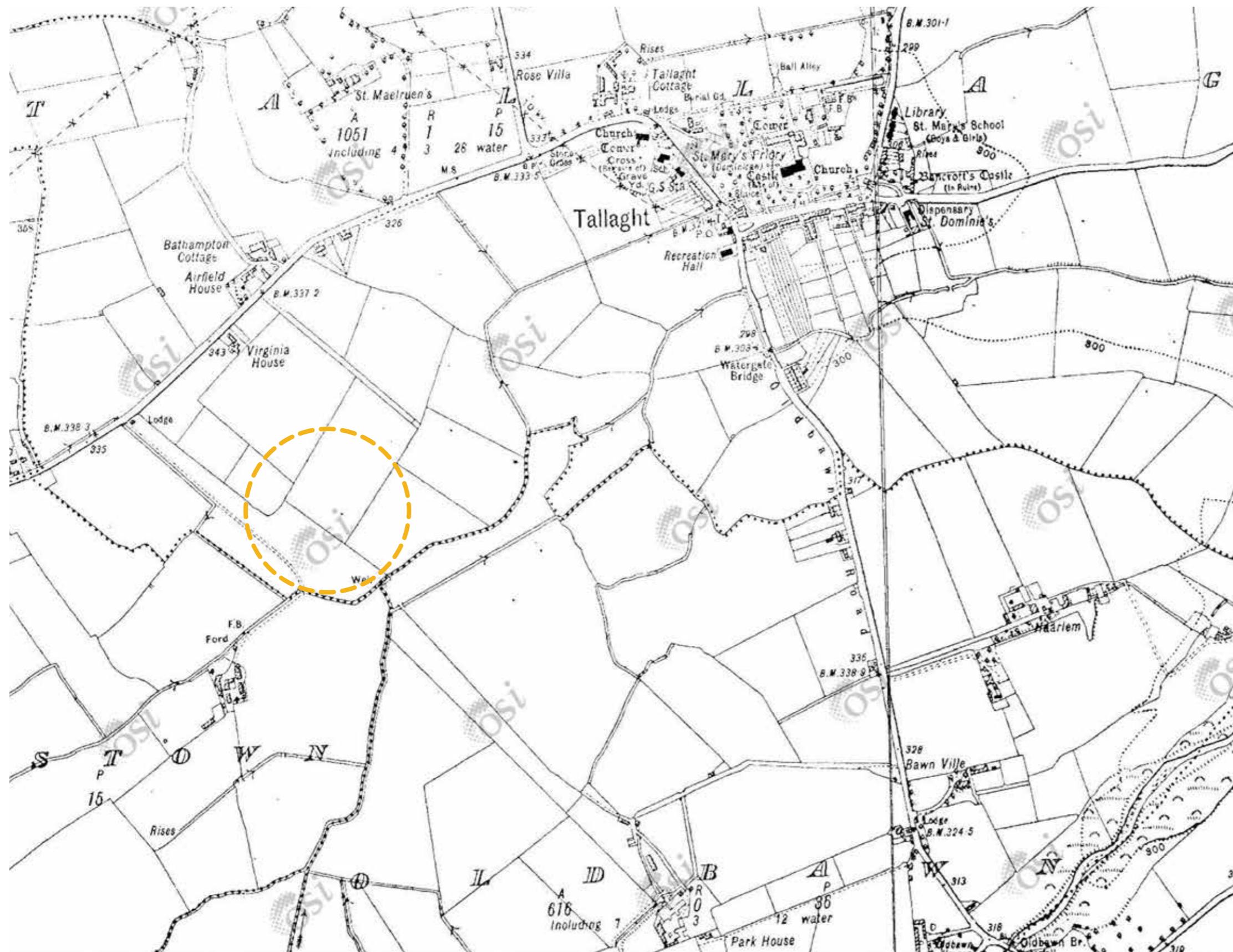
Circa 1837-1842



Tallaght Stadium

HISTORICAL MAP

Cassini 6-inch
circa 1890





Tallaght Stadium

HISTORICAL MAP

Development Plan Map 1972

Tallaght Stadium

AERIAL MAP



Tallaght Stadium
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

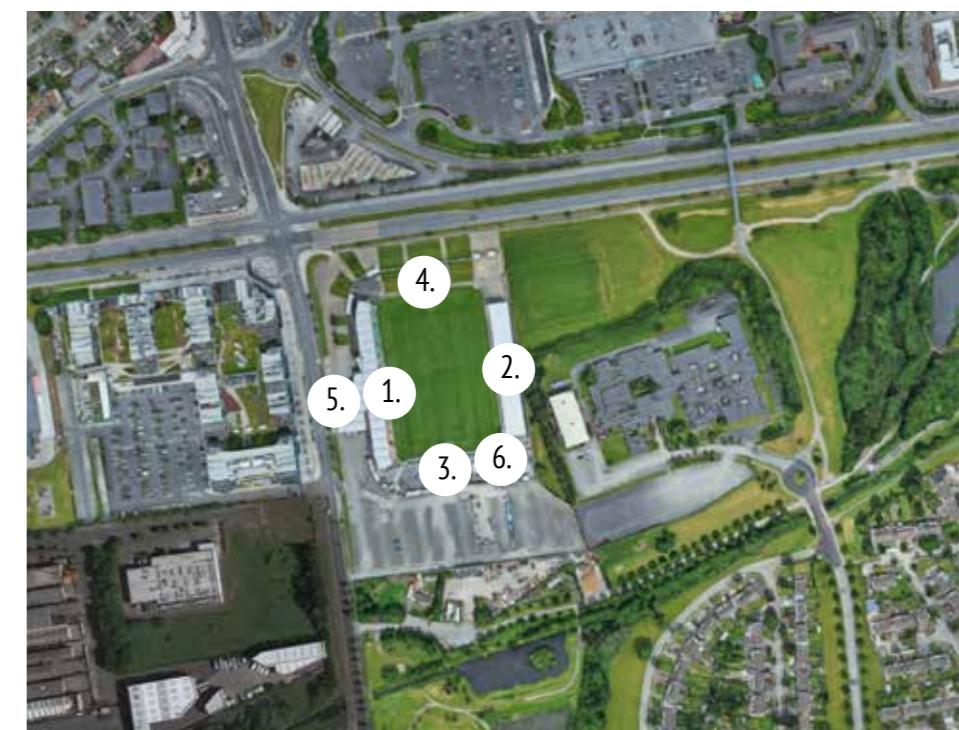
6. Sean Walsh Memorial Park Petting Zoo/Depot





EXISTING STRUCTURES

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

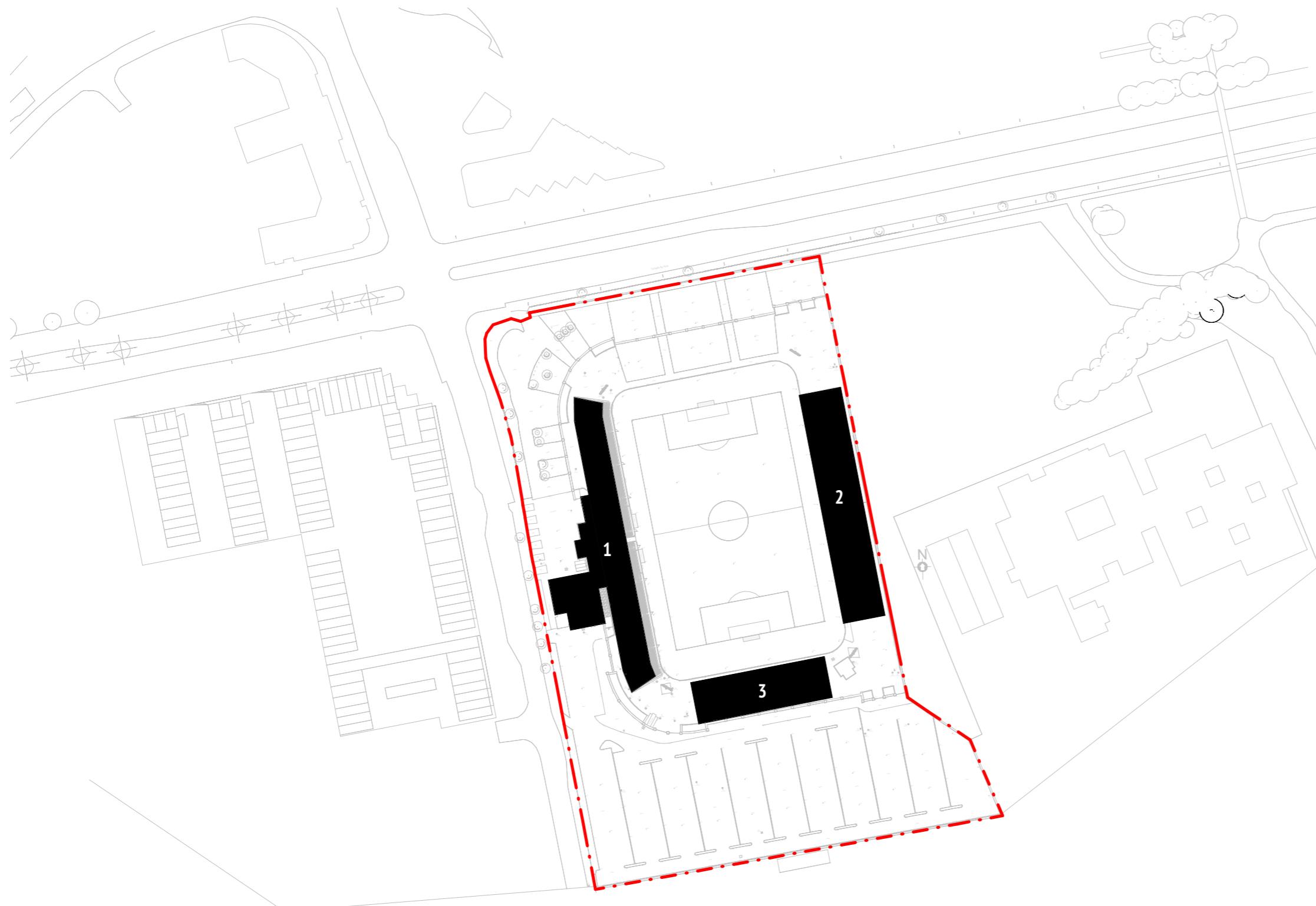


EXISTING CONDITIONS



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

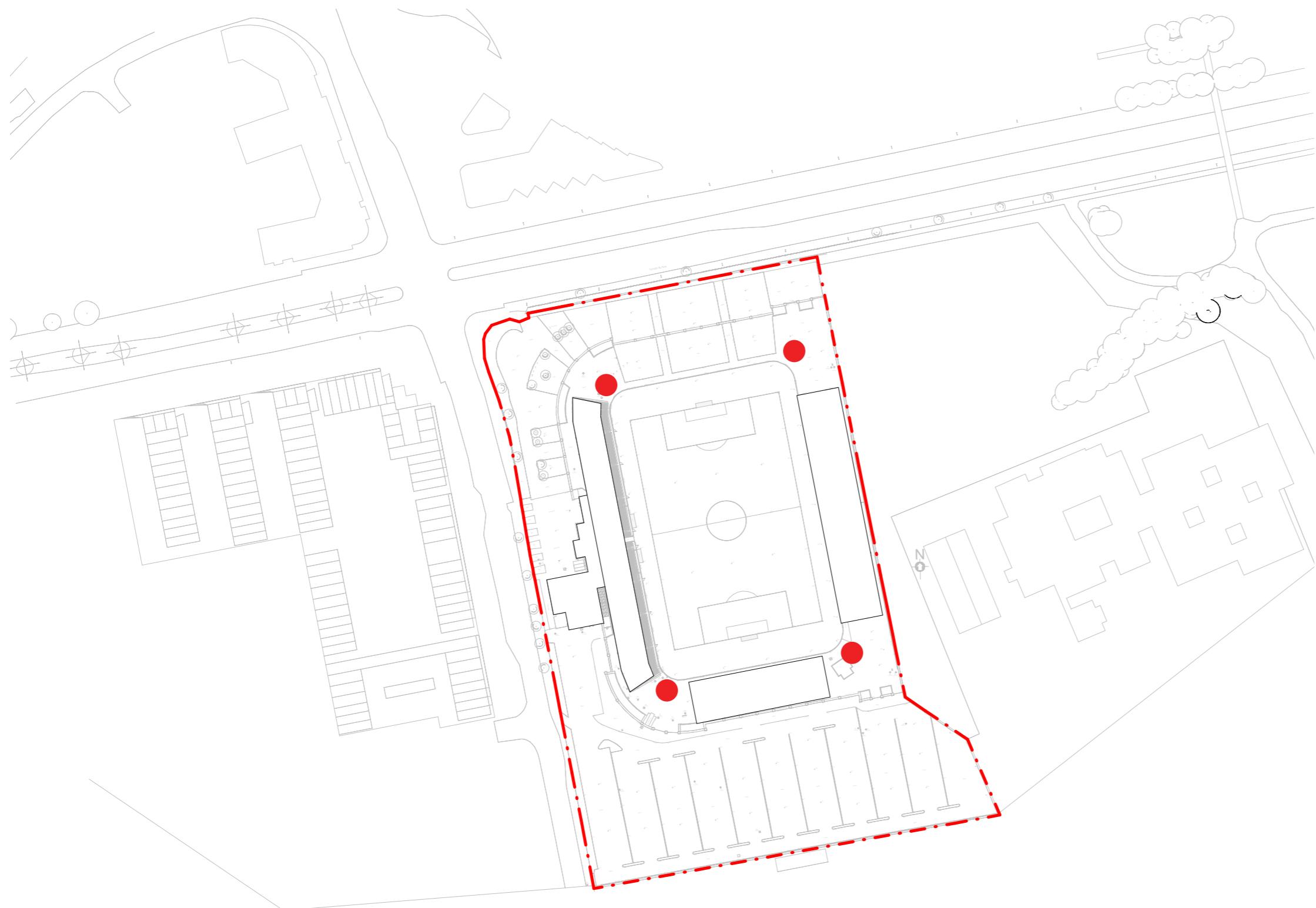
Tallaght Stadium
EXISTING SITE BOUNDARY



Walls Types

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

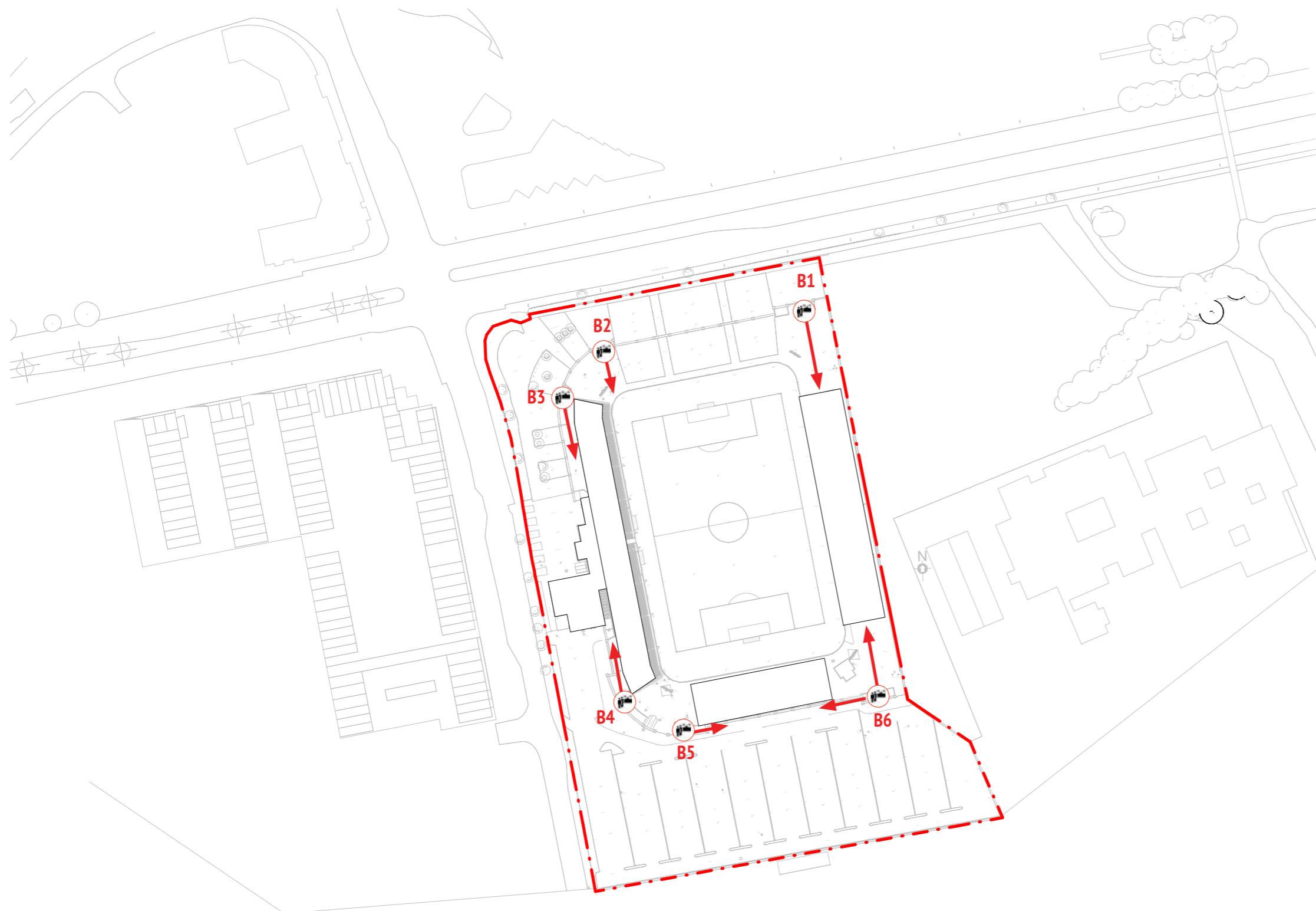
Tallaght Stadium
EXISTING FLOODLIGHTS



● Floodlights (No works proposed)

Tallaght Stadium

EXISTING ACCESS



Main Entrance



Entrance blocks

B1

Block 1

Turnstiles

4no.

4 existing

East

B2

Block 2

Turnstiles

5no.

5 existing

West

B3

Block 3

Turnstiles

6no.

6 existing

West

B4

Block 4

Turnstiles

6no.

6 existing

West

B5

Block 5

Turnstiles

6no.

6 existing

South

B6

Block 6

Turnstiles

4no.

4 existing

South & East

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.



Tallaght Stadium

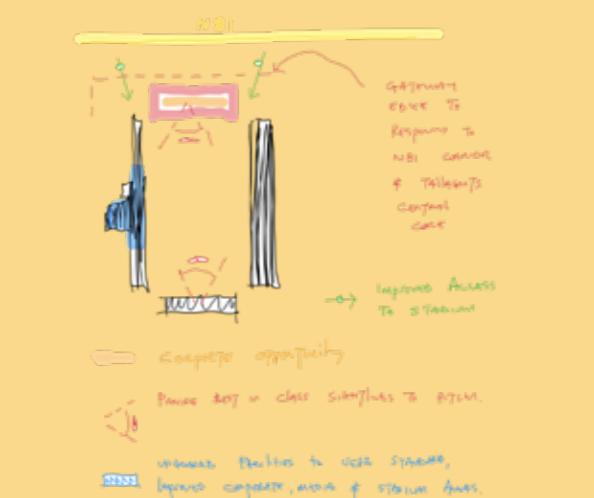
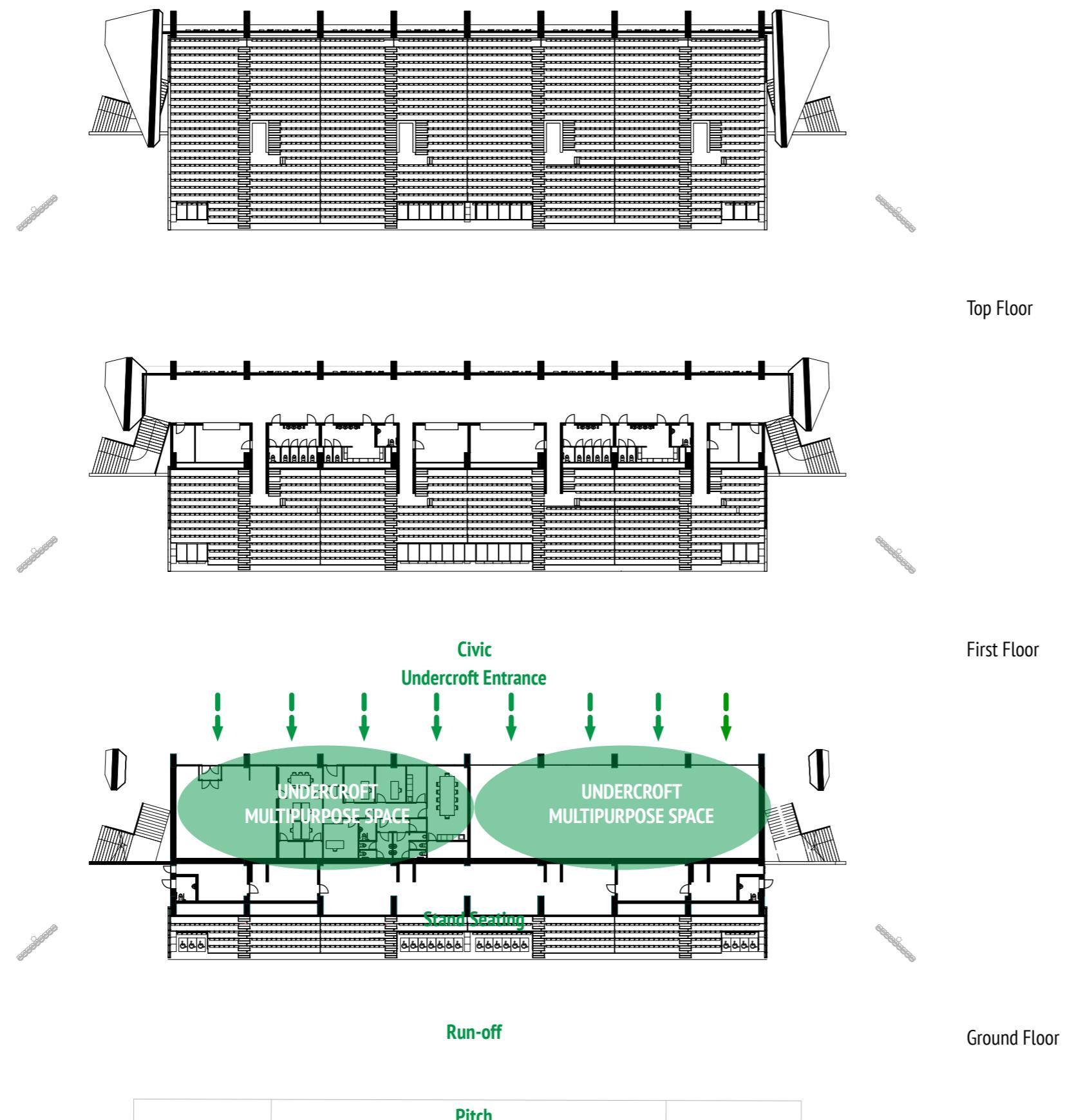
SITE ORGANISATION

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

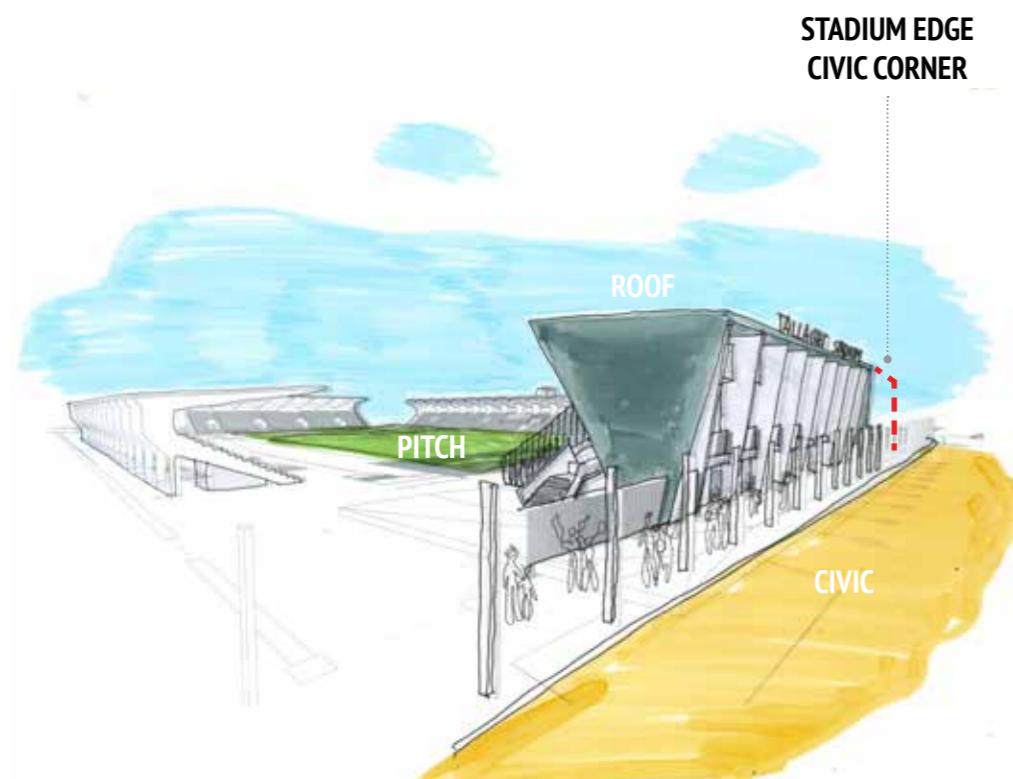
Proposed North Stand

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.

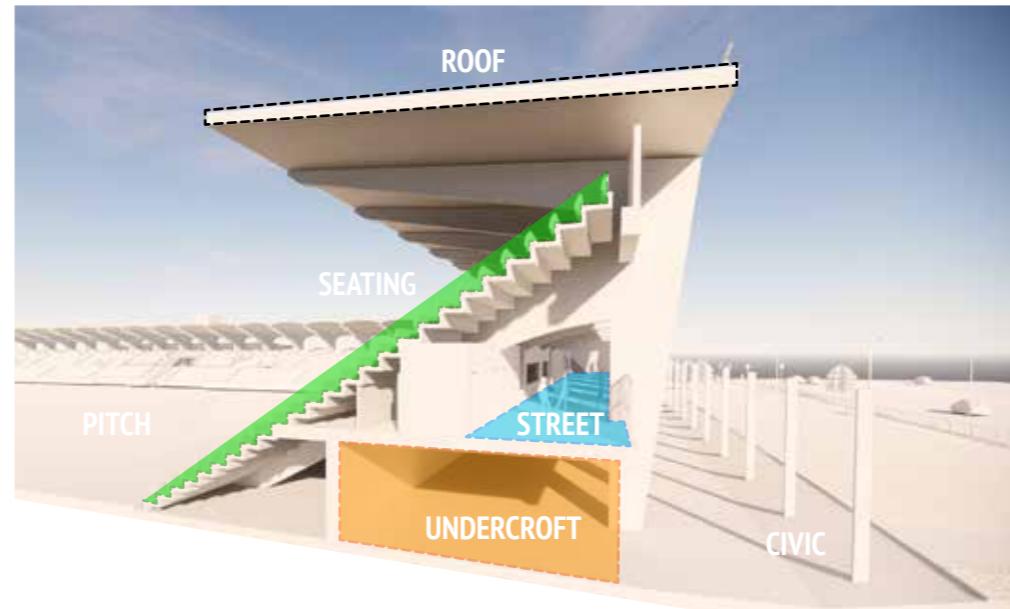
The ground floor level, the traditional undercroft of the stadium was utilized to respond to the human/street level to provide multipurpose accommodation facing the public domain

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

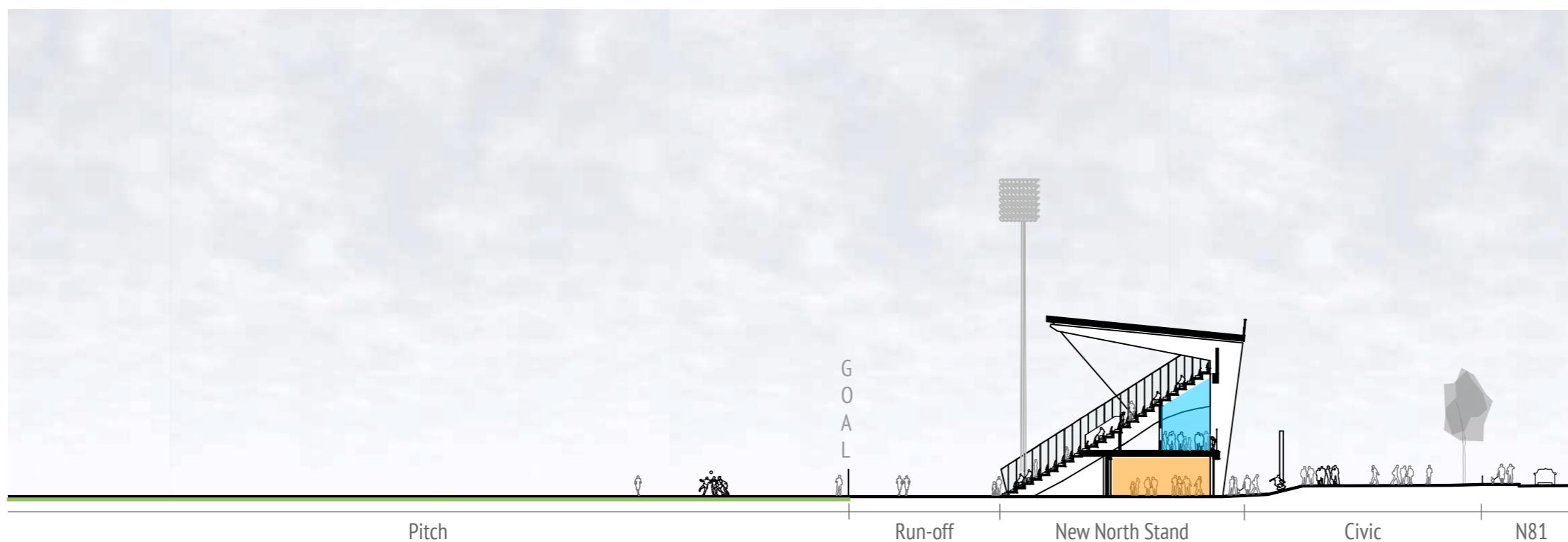
The 2,500 spectator seating is provided with best in class views of the playing pitch, with a wrapped covered roof to maximize the shelter from the cold Dublin mountain wind and rain.



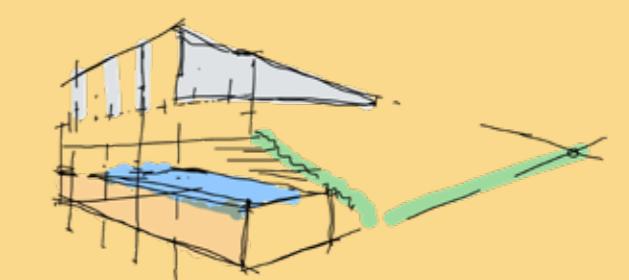
Sketch Perspective View



3D Model View



New North Stand Section



commercial opportunity
 Seating to Pitch
 area from corner to plan
 Spectator circulation, seating & access



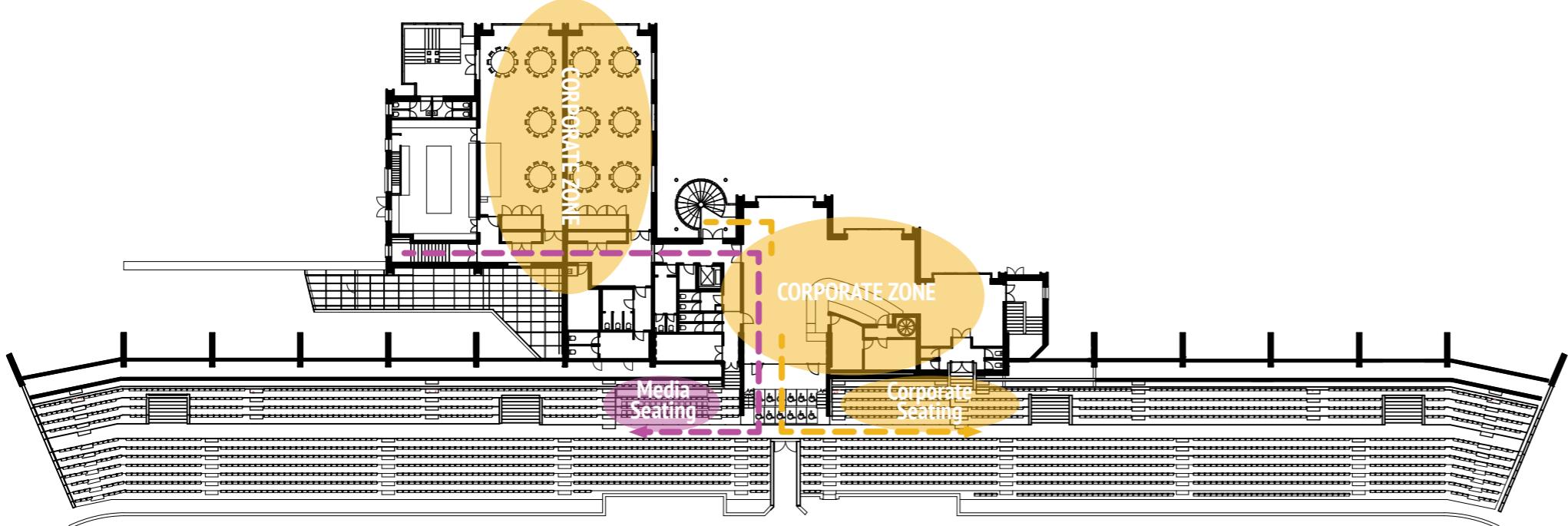
HIERARCHY OF SPACES

West Stand Upgrade

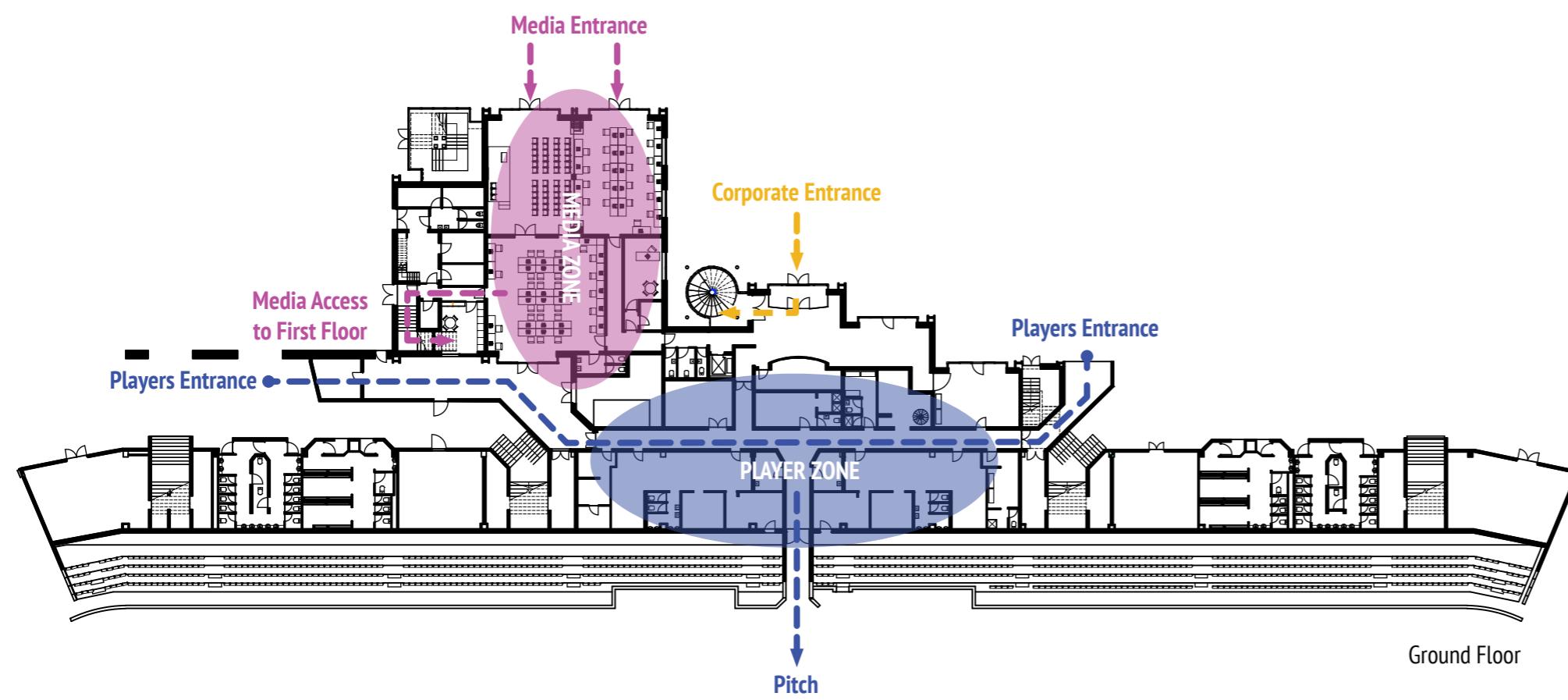
The west stand upgrades were carefully developed to ensure that all aspects and functions of a stadium could be accommodated during match days, while also maximizing the flexibility of spaces for non-match days.

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.

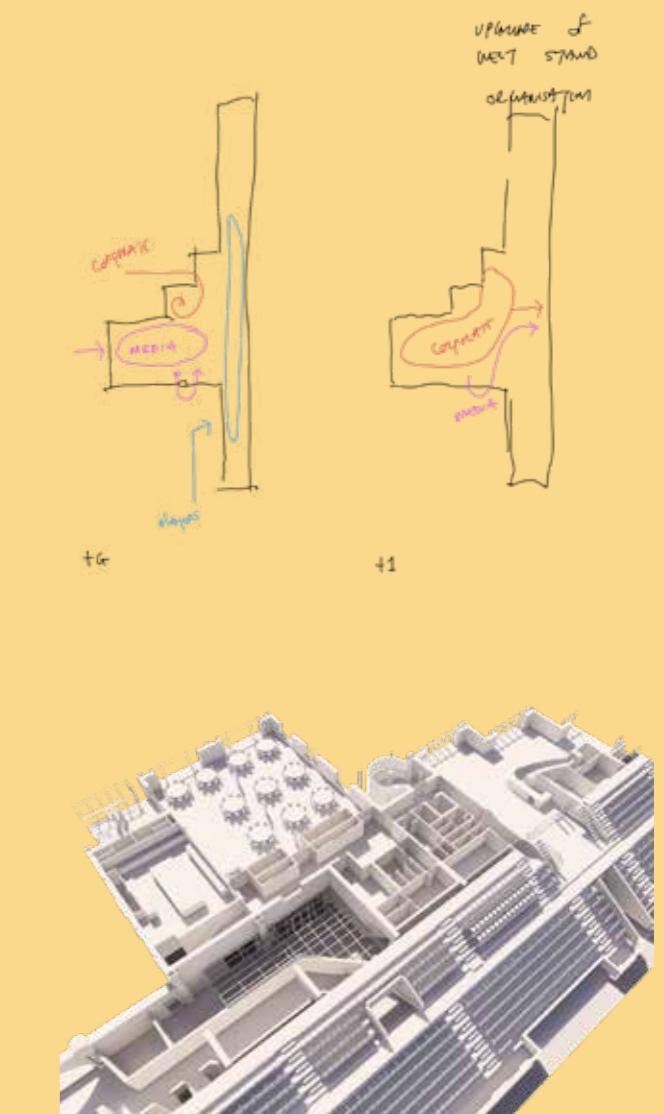
Enhanced accommodation, circulation, seating layouts and viewing positions will cater for Stadium support; players; media; corporate; Health and safety; and other ancillary uses.



First Floor

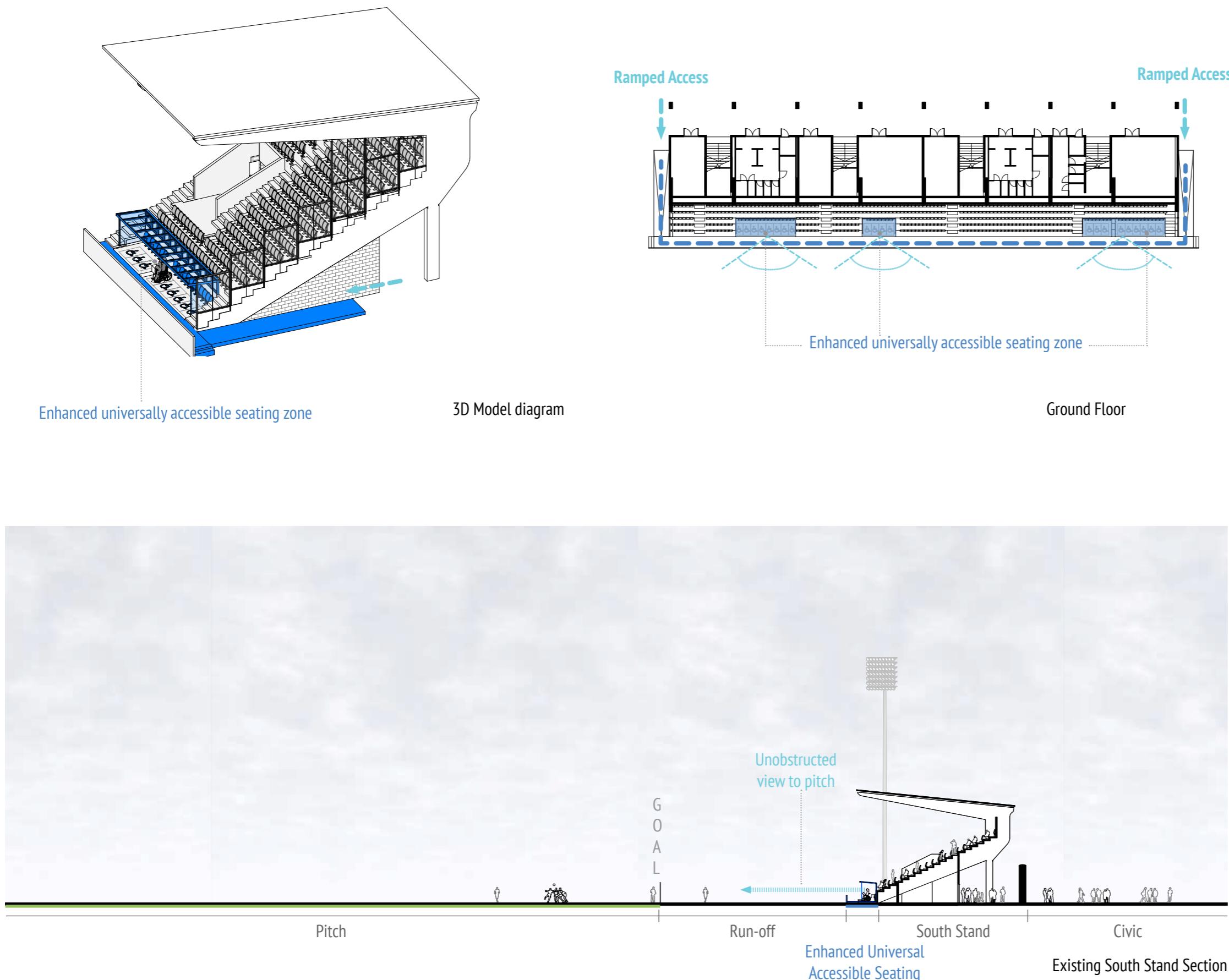


Ground Floor



Tallaght Stadium

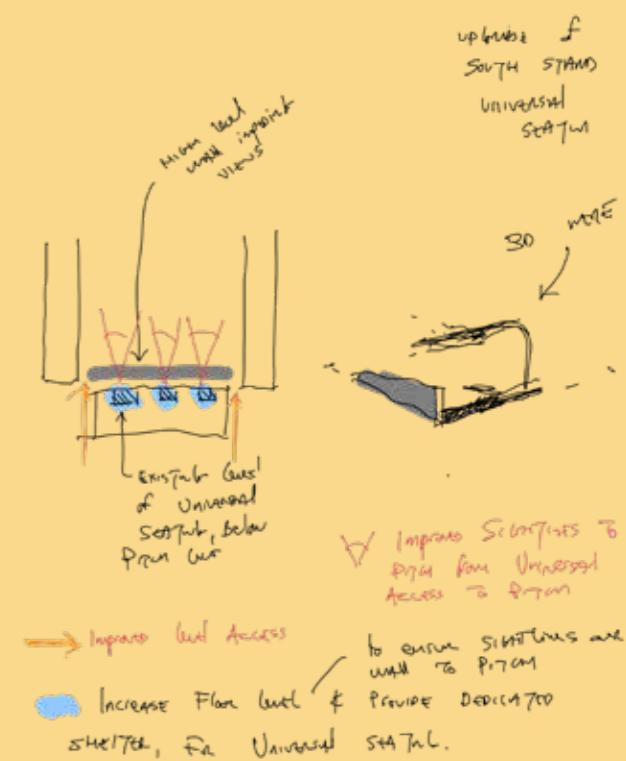
HIERARCHY OF SPACES



South Stand Upgrade

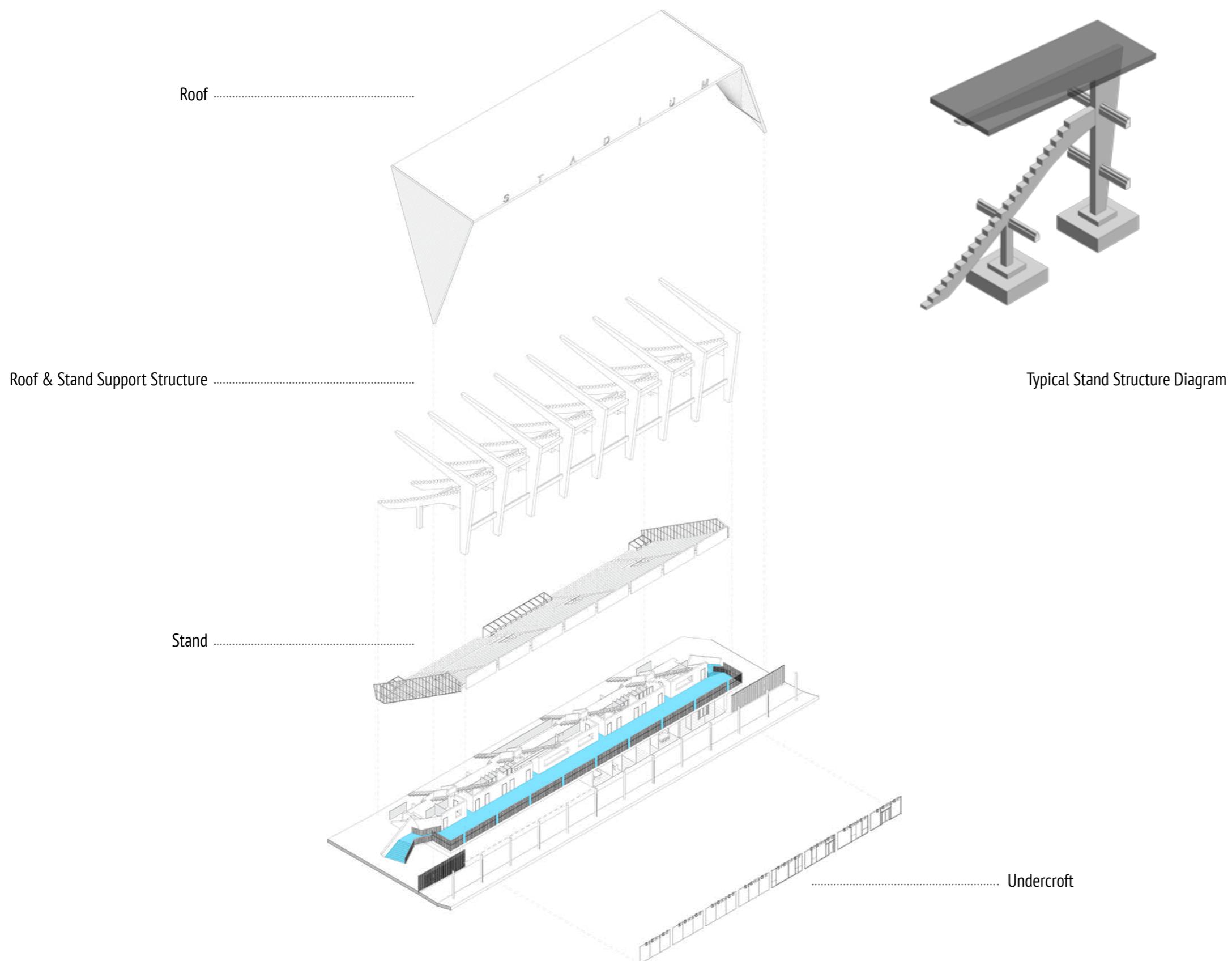
The South stand universal seating upgrades are required to enhance the current seating views, shelter, access and circulation routes.

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.



Tallaght Stadium

FORM AND STRUCTURE

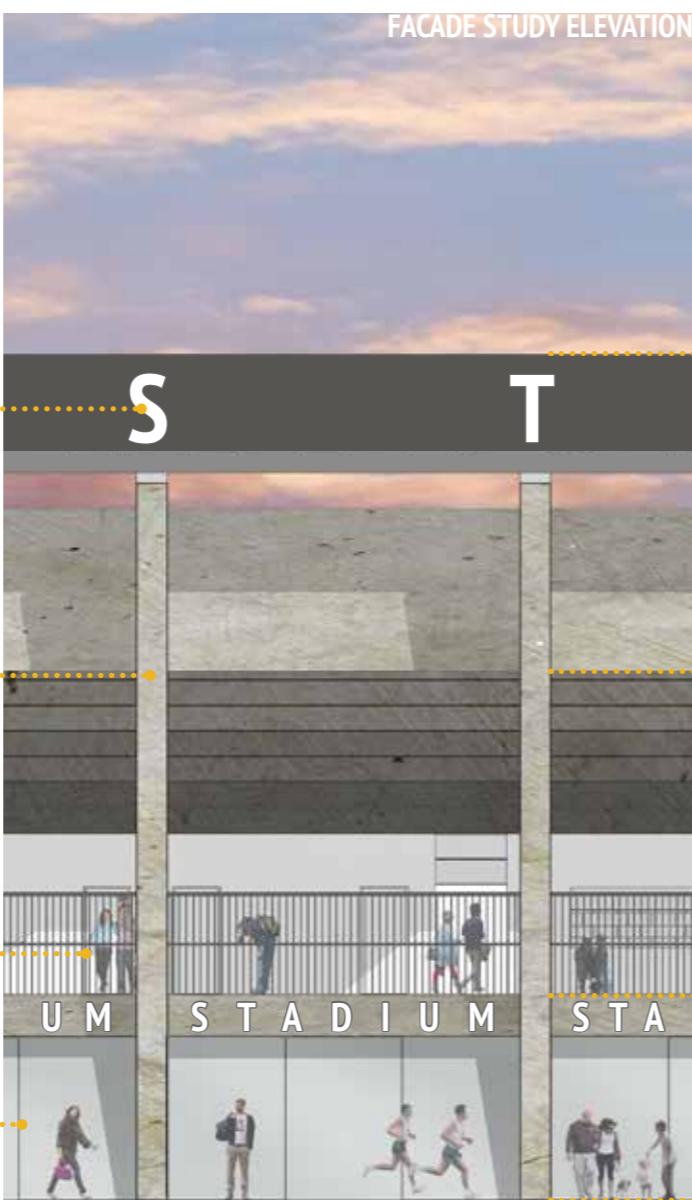
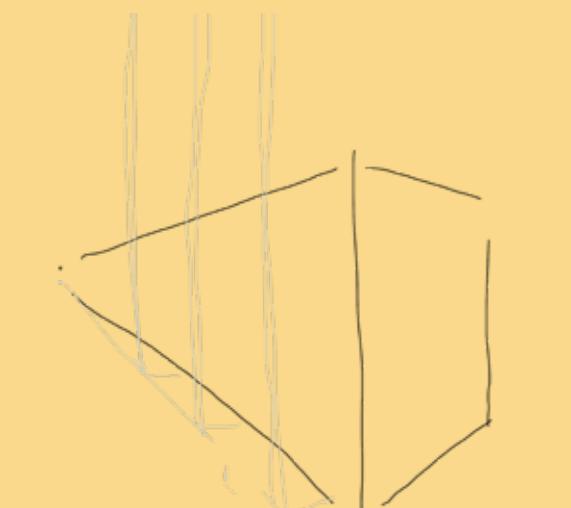
Facade

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.



CONCRETE



CONCRETE



CONCRETE & METAL

GLAZING



GLAZING



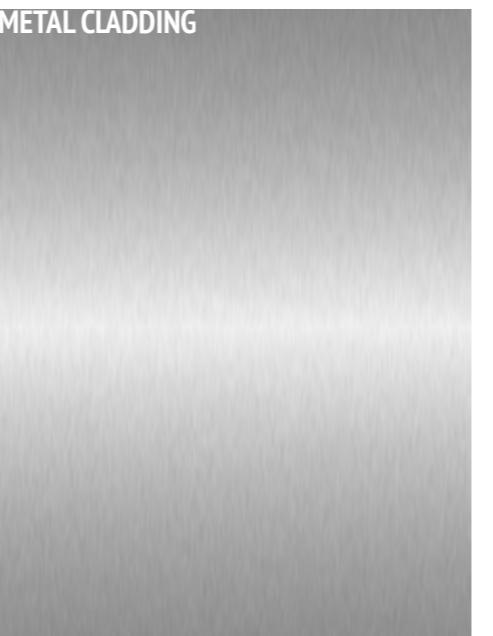
METAL PAINTED RAILINGS



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.

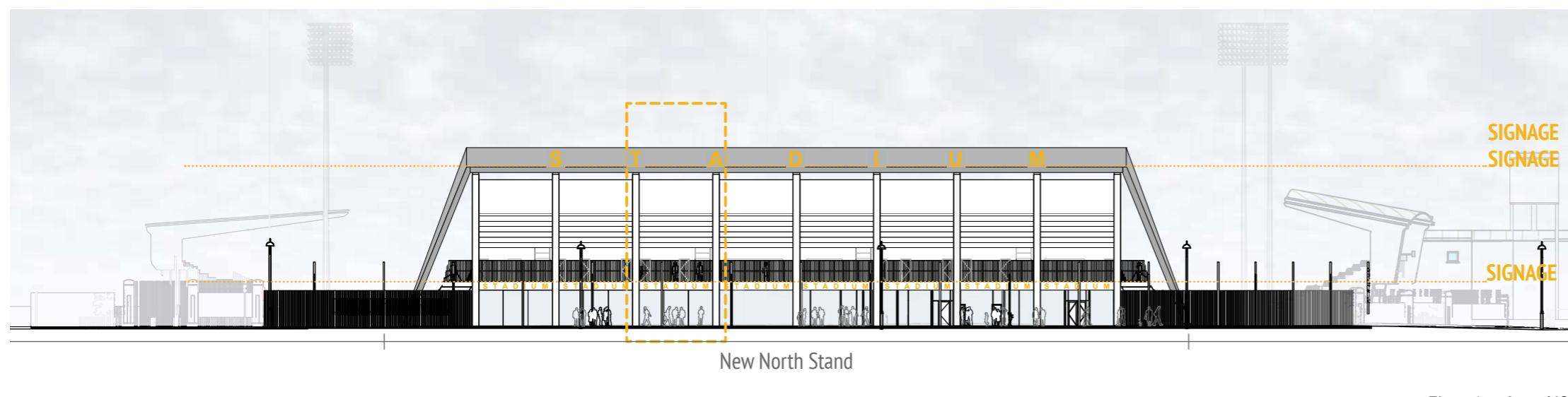
Metal

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.



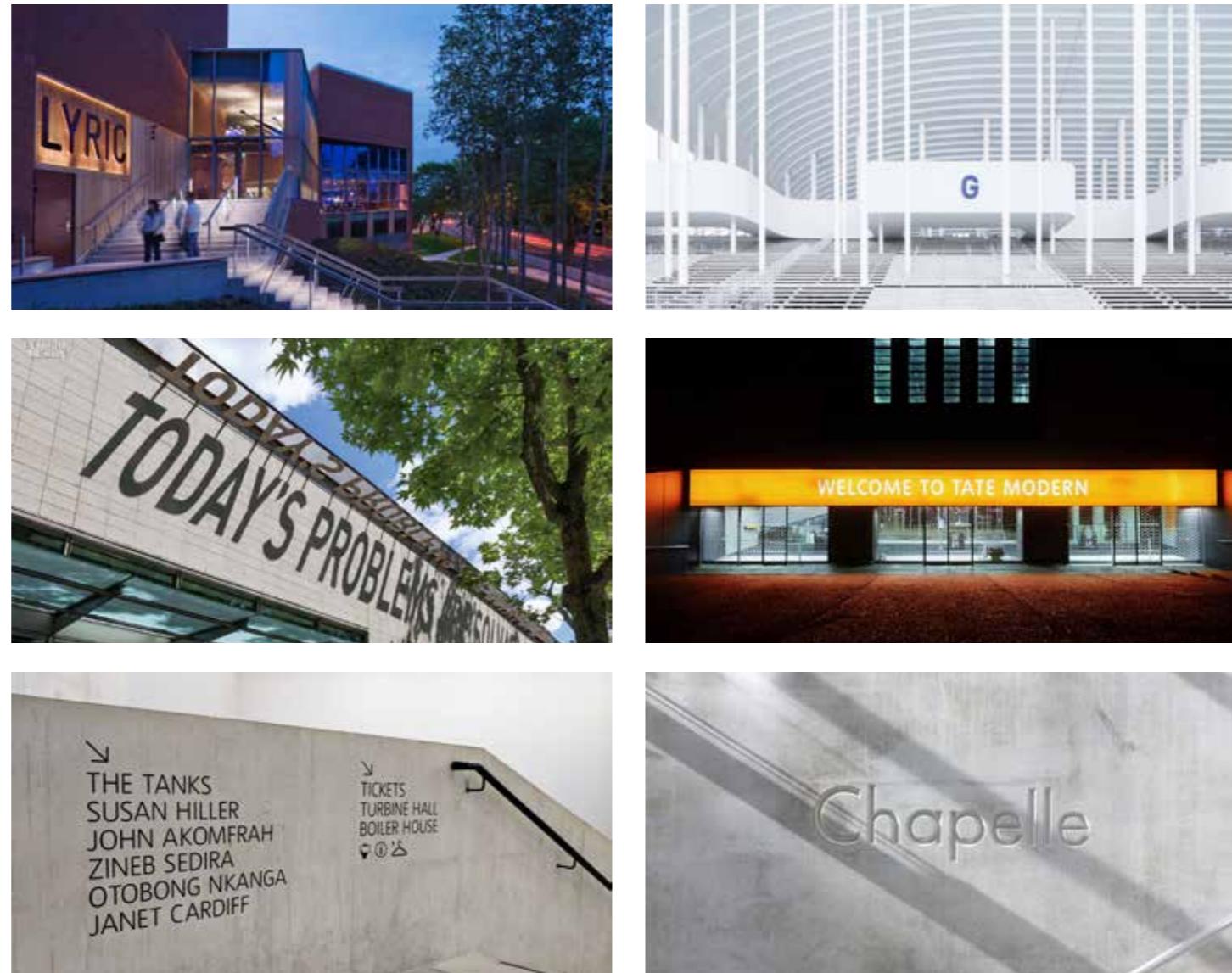
Tallaght Stadium

FORM AND STRUCTURE



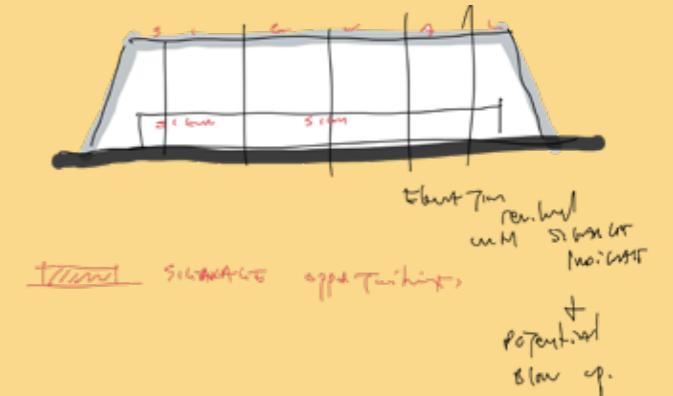
Signage

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.

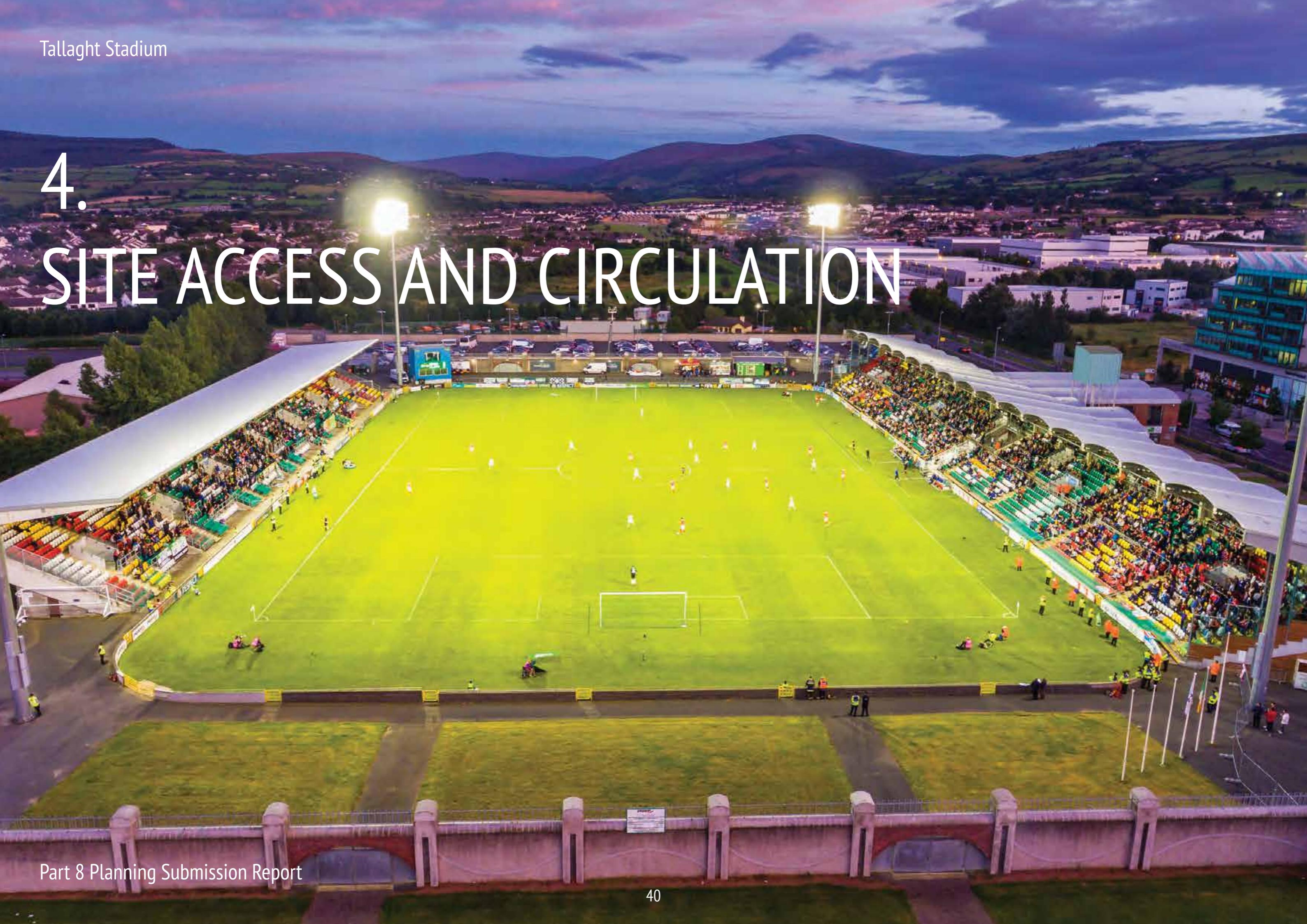


Typically starting with appropriately scaled larger stadium signage at the stadium edge viewed from far, to its entrance nodes / blocks for the bustling gathering of spectators, through to the spectator circulation zones, and ending with the smaller scaled seat numbering for the individual.

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.

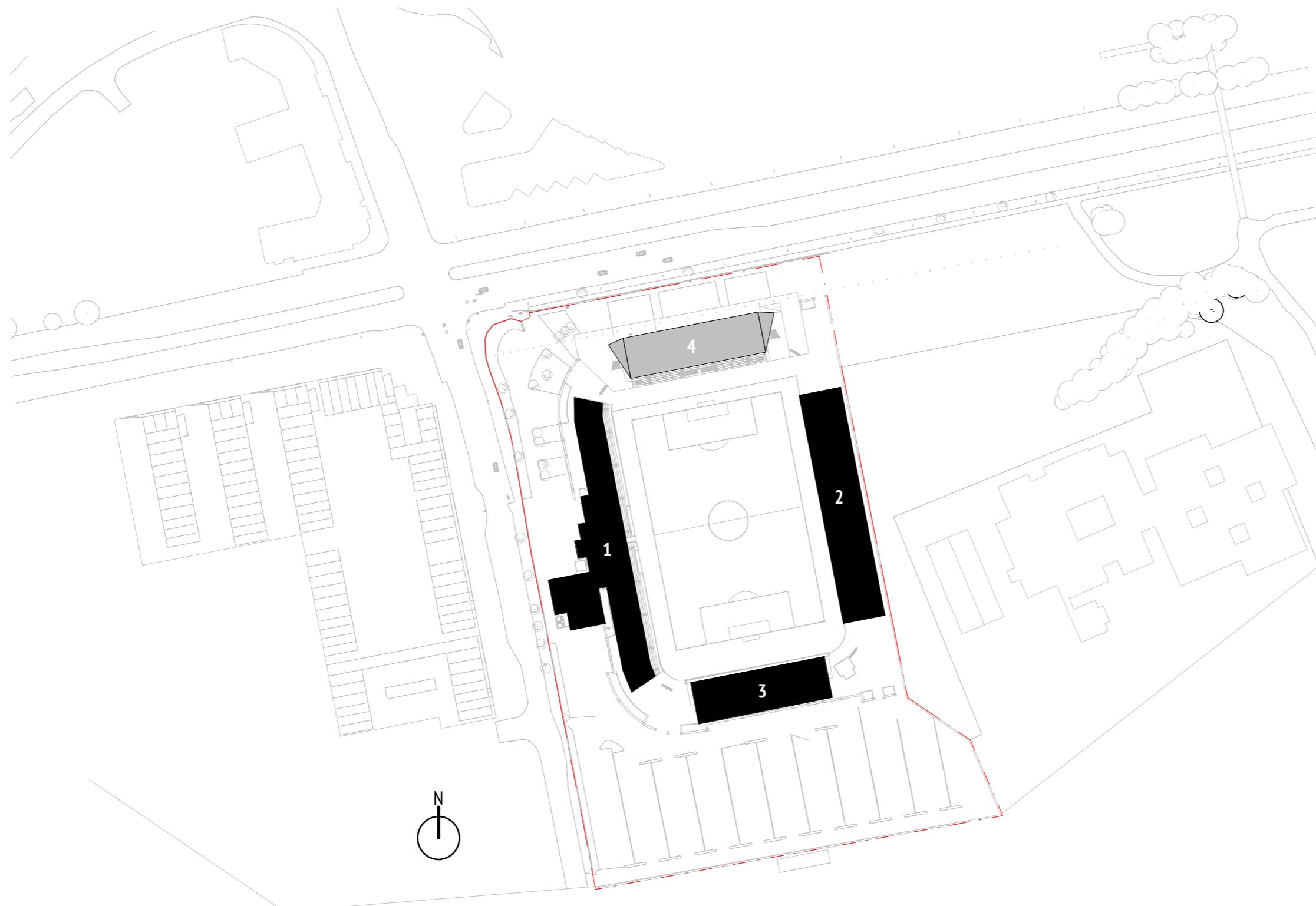


4. SITE ACCESS AND CIRCULATION



Tallaght Stadium

PROPOSED



Existing

1. West Stand
Capacity 3,079

2. East Stand
Capacity 2,983

3. South Stand
Capacity 2,160

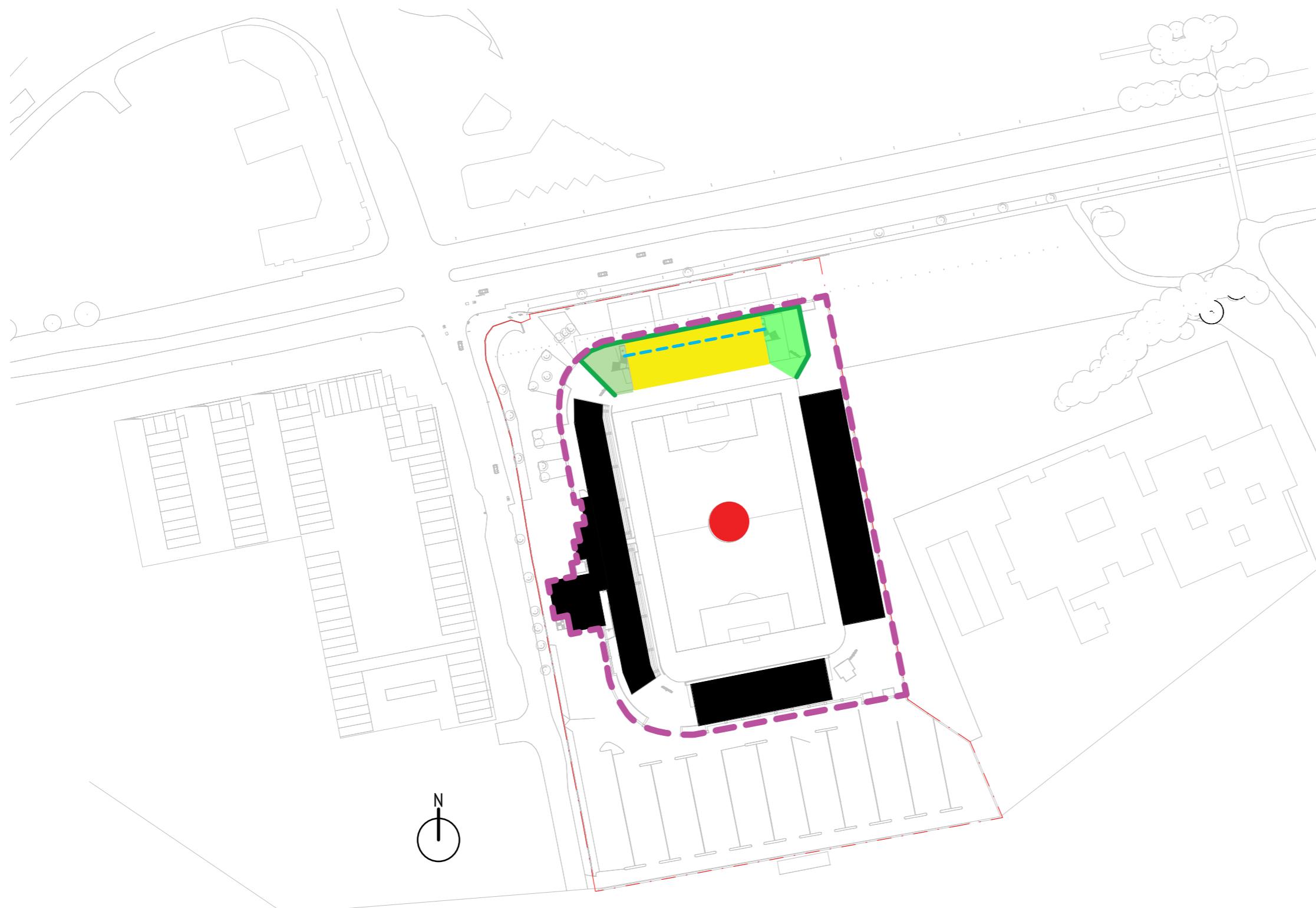
Proposed

4. North Stand
Capacity 2,500

Grand Total 10,000 (circa)

Tallaght Stadium

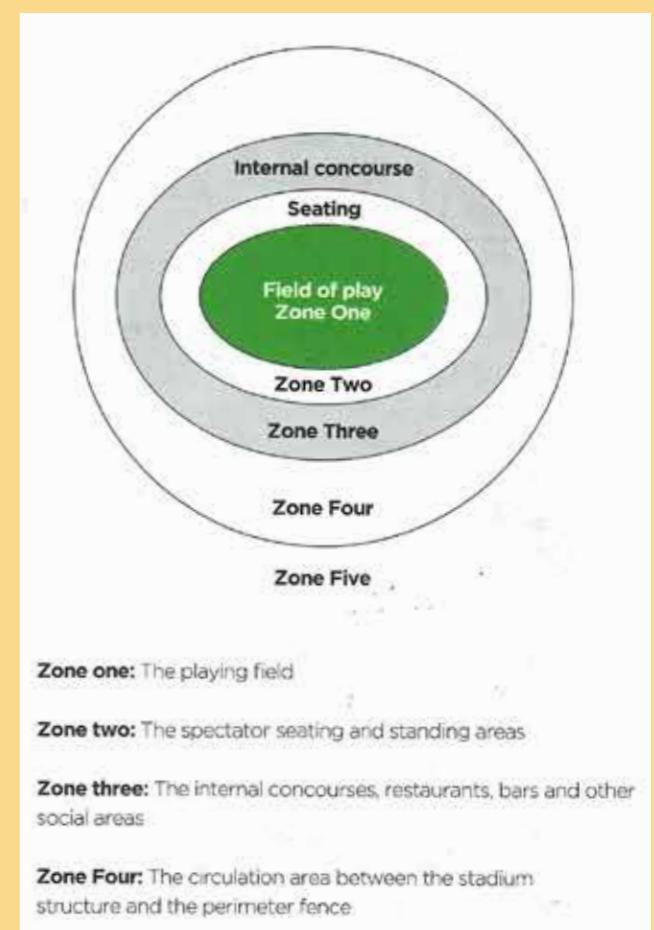
CIRCULATION



North Stand

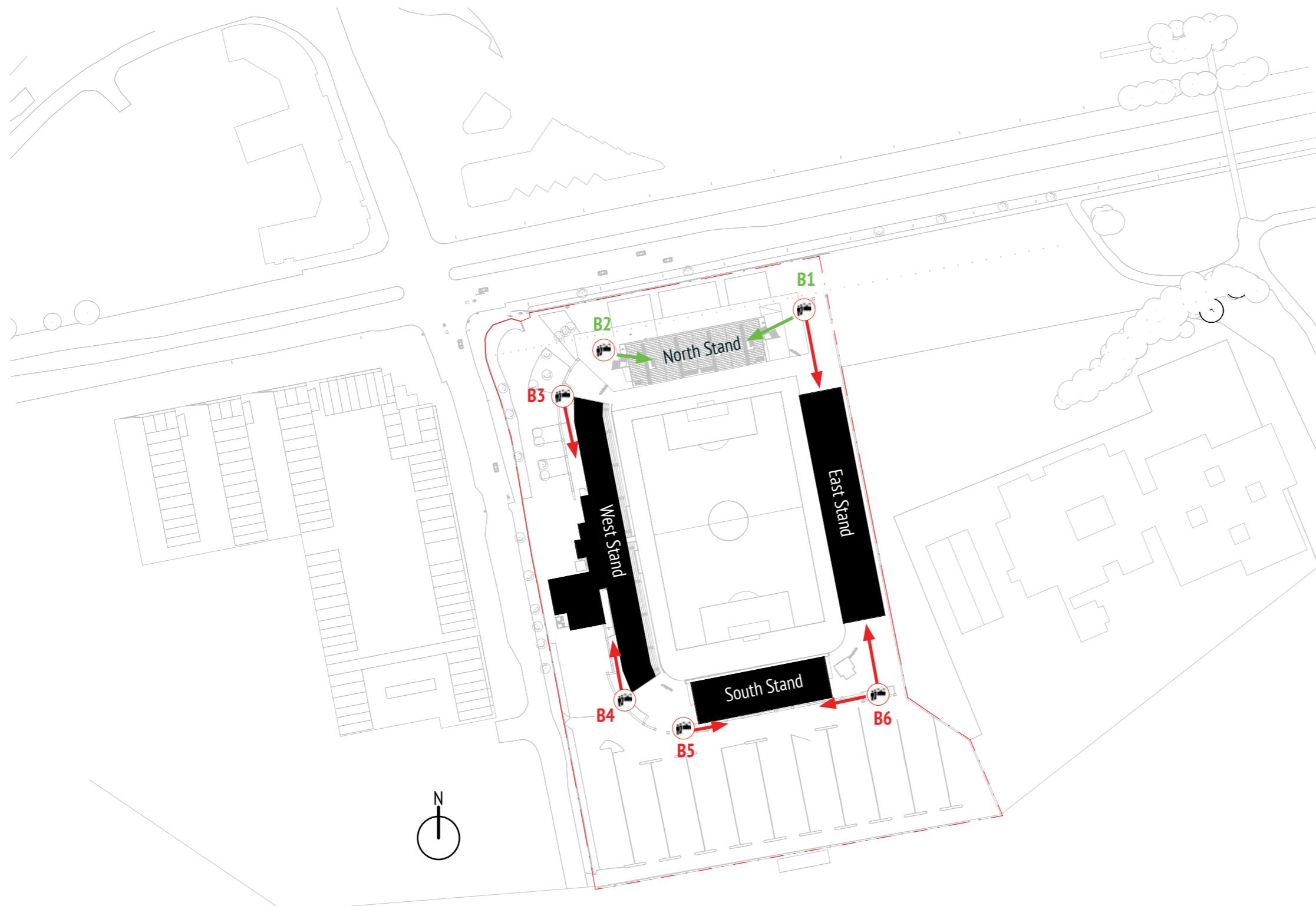
- Zone 5 (Purple line)
- Zone 4 (Green line)
- Zone 3 (Dashed blue line)
- Zone 2 (Yellow box)
- Zone 1 (Red circle)

Zoning Diagram



Tallaght Stadium

CIRCULATION



Main Entrance



Entrance blocks

B1

Block 1

Turnstiles

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

B2

Block 2

Turnstiles

2no.
2 new
North

B3

Block 3

Turnstiles

6no.
6 existing
West

B4

Block 4

Turnstiles

6no.
6 existing
West

B5

Block 5

Turnstiles

6no.
6 existing
South

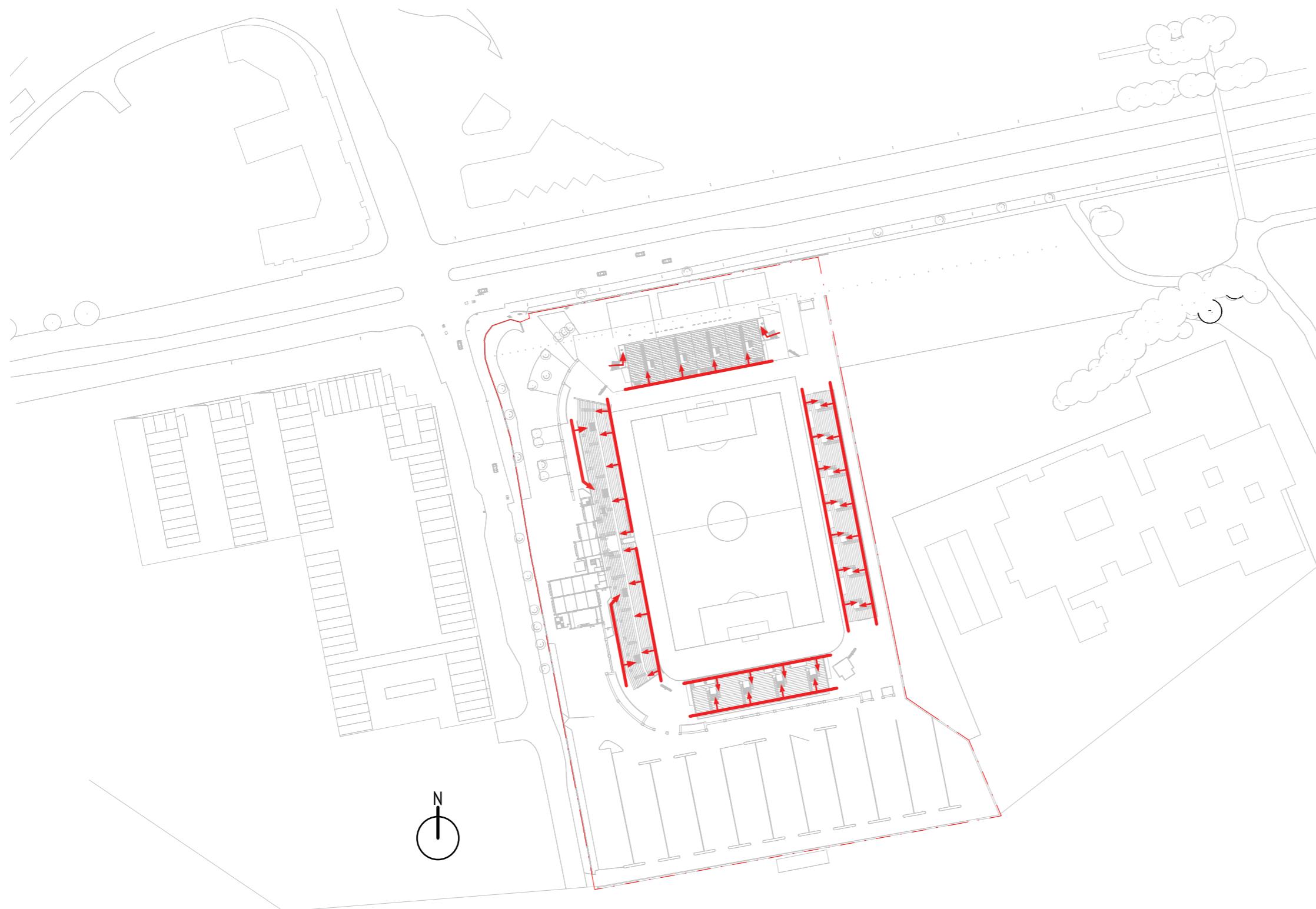
B6

Block 6

Turnstiles

4no.
4 existing
South & East

CIRCULATION



Stand Entrance



Entrance Zone 4

CIRCULATION

Gangways

 Gangways Zone 1/2



CIRCULATION



Stairs + Vomitory



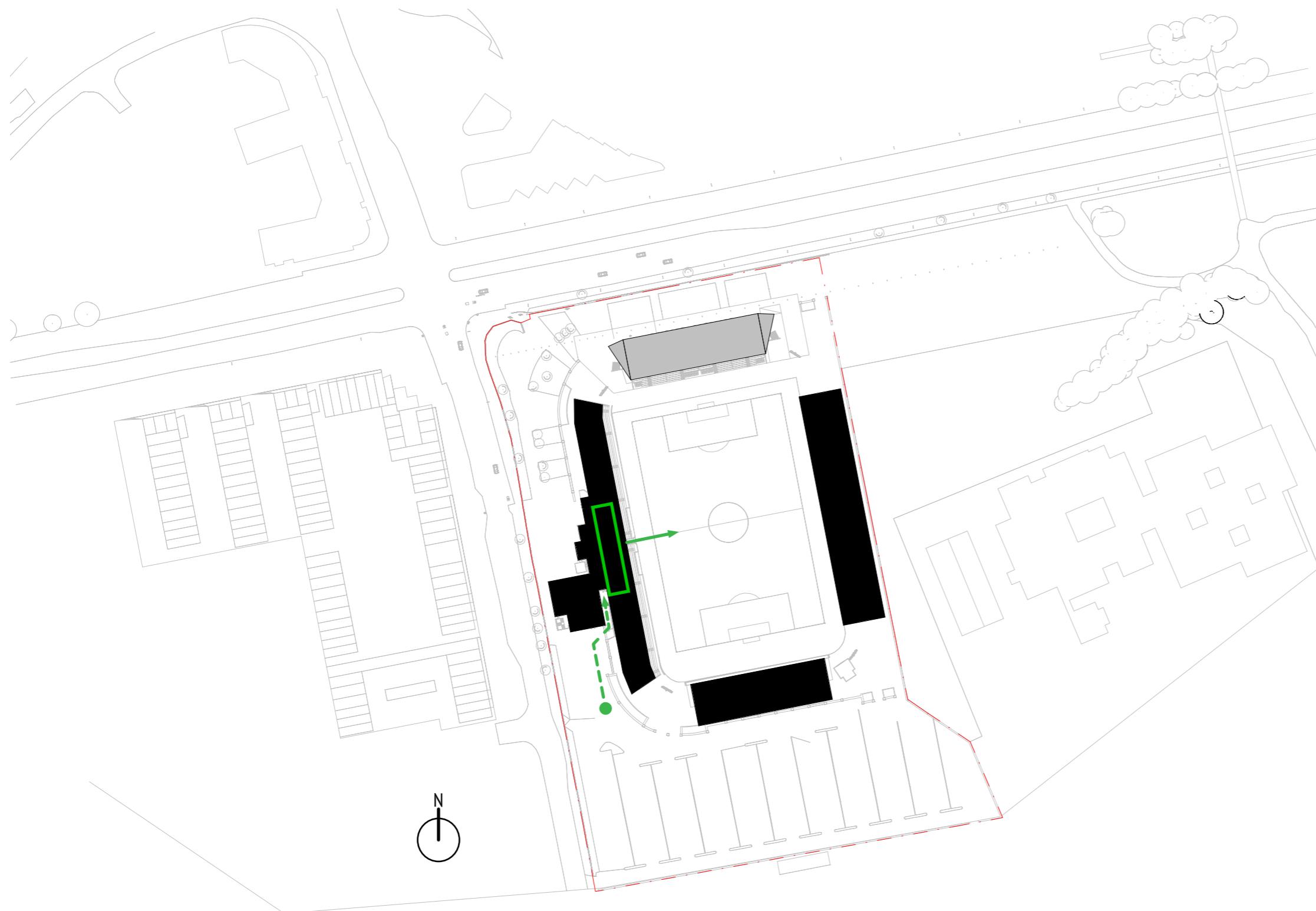
Staircases



Lift

Tallaght Stadium

CIRCULATION

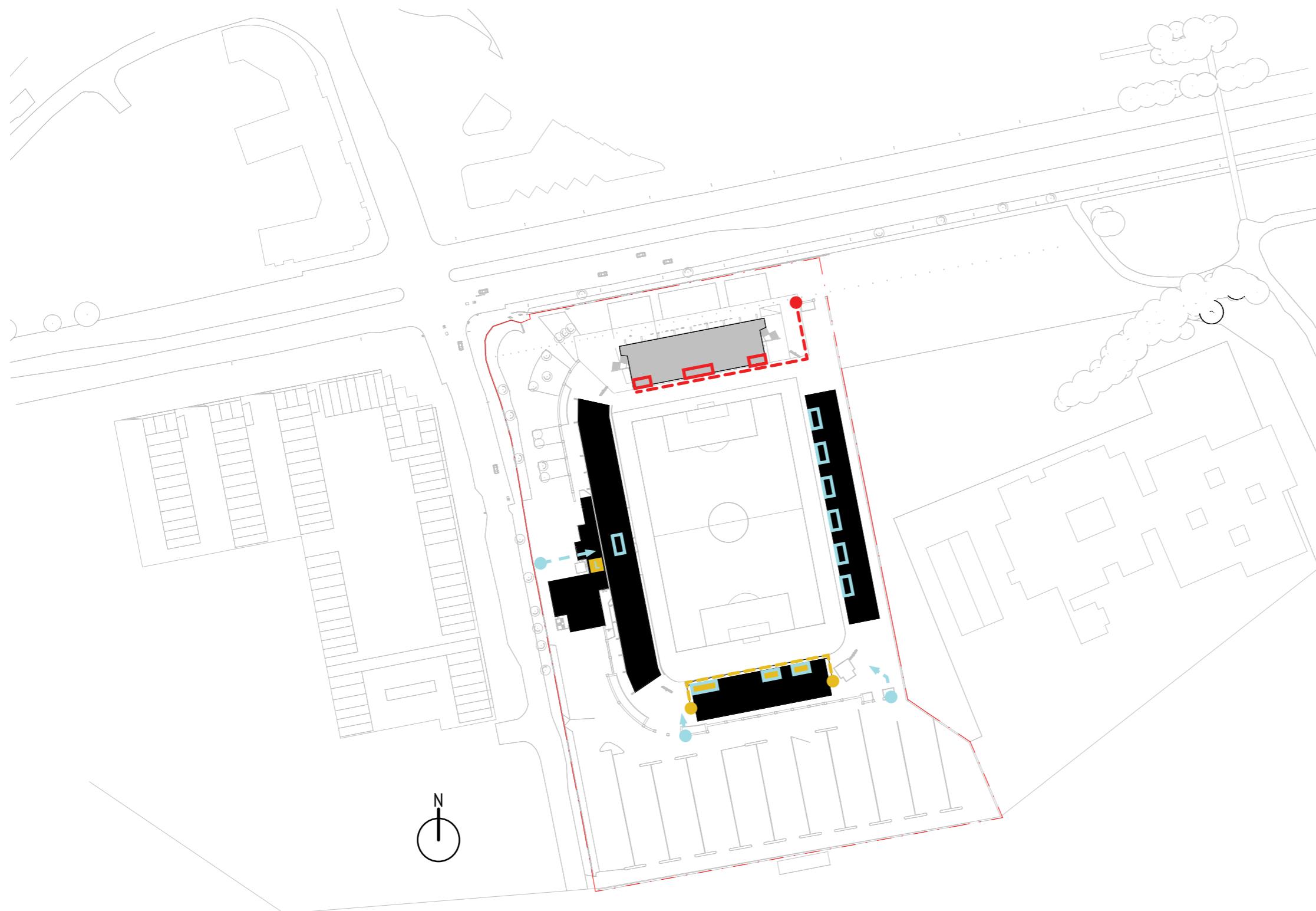


Players + Officials

- Access to Stadium
- Changing
- Access to pitch

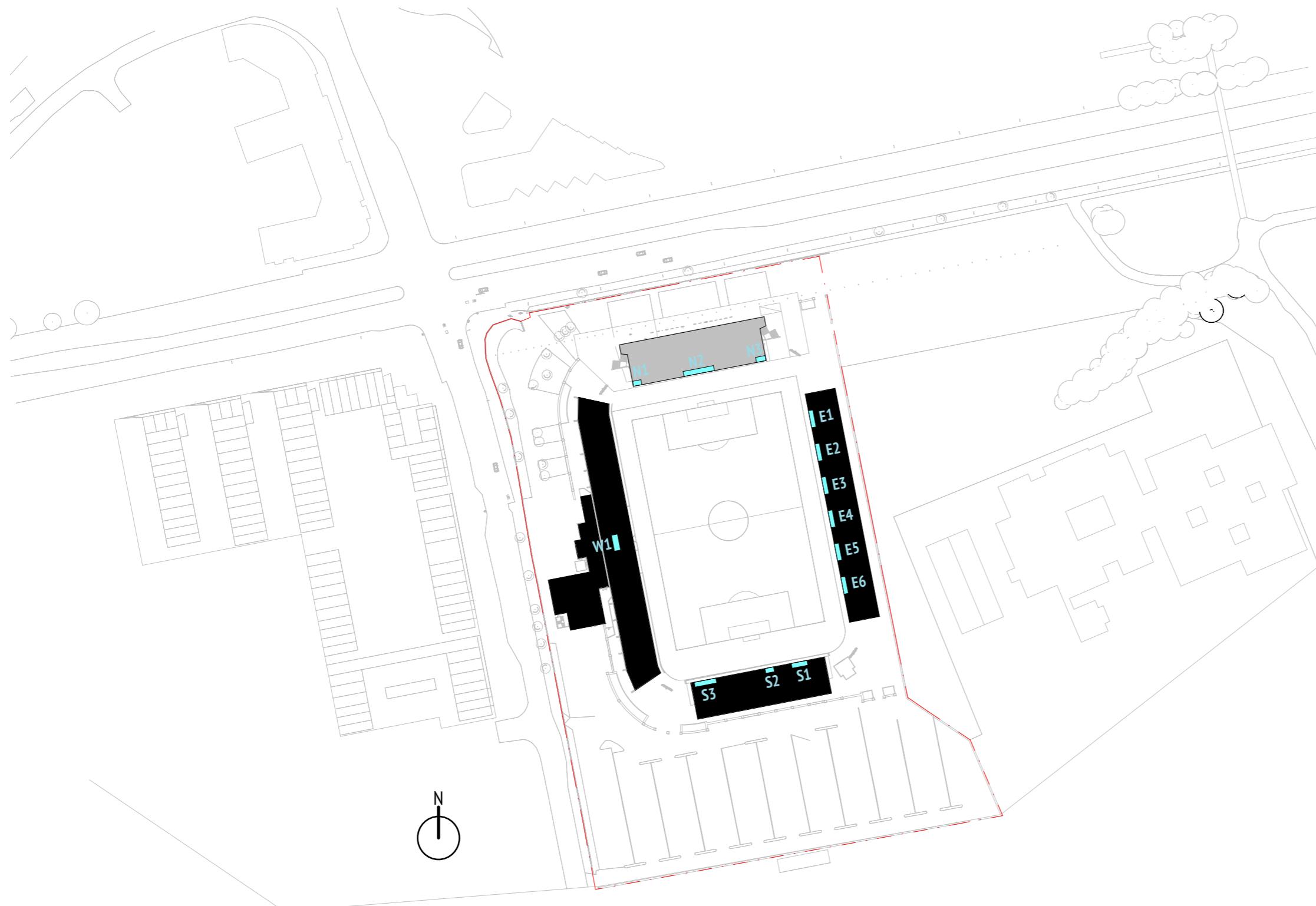
Tallaght Stadium

CIRCULATION



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

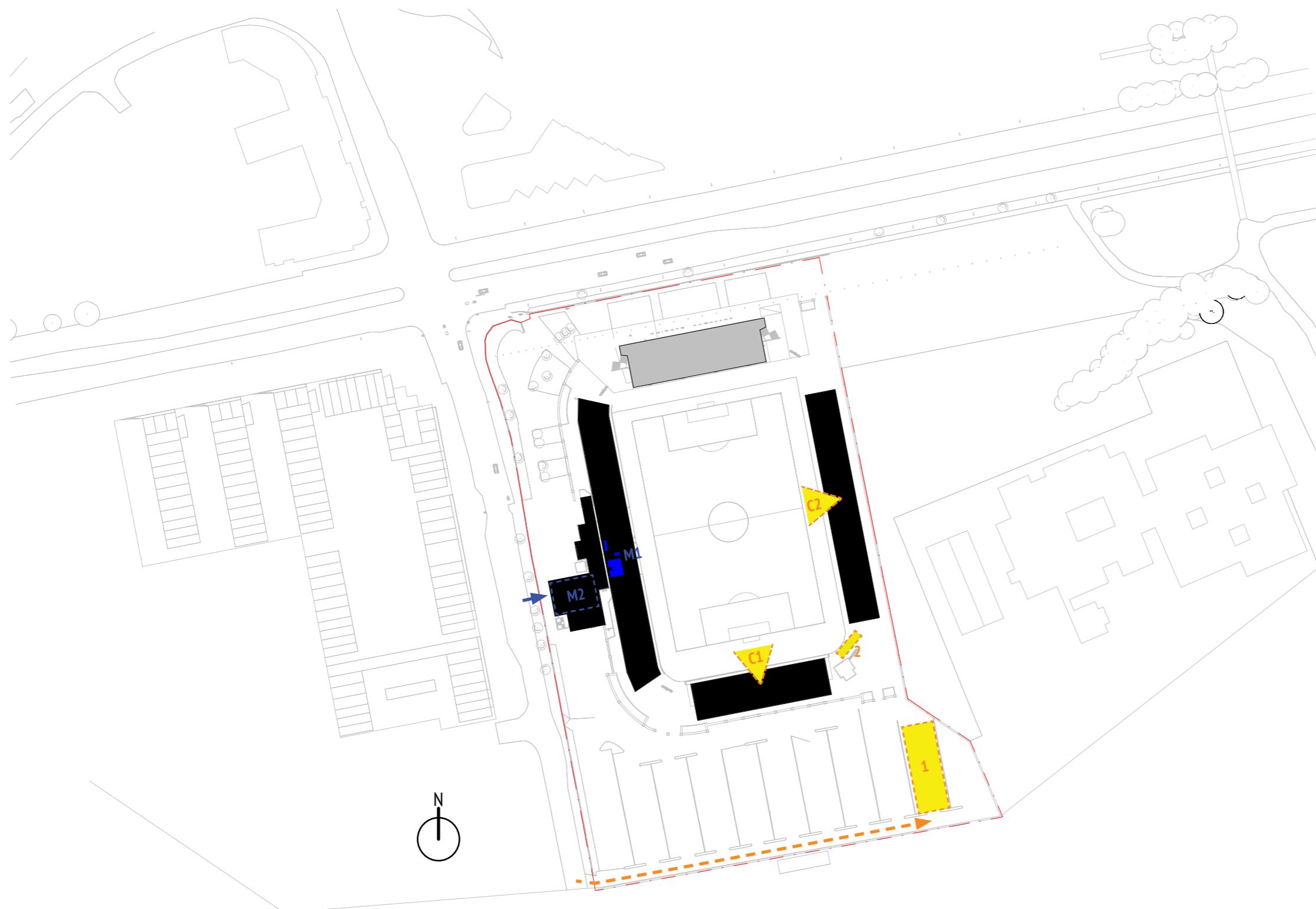
W1	12
----	----

Total 12

Grand Total 101

Tallaght Stadium

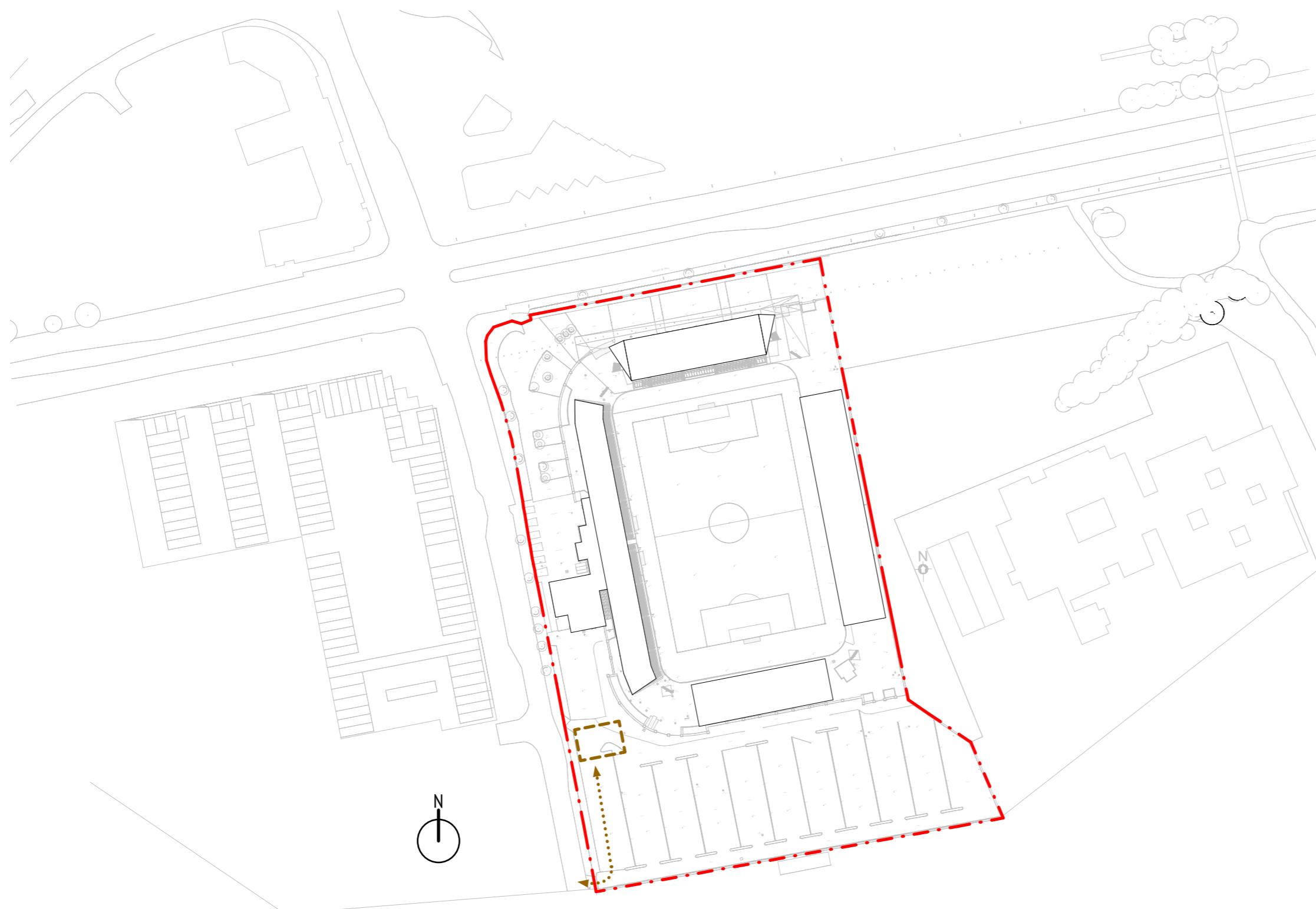
CIRCULATION



Media + Outside Broadcast

Media Entrance	→
M1	Media seating
Seating types	Number
TV table	30
Folding table	30
No table	37
Total	97
Media Zone	M2
Broadcasting Entrance	→
Broadcasting Trucks Parking	1
Broadcasting stand	2
Cameras	C

CIRCULATION



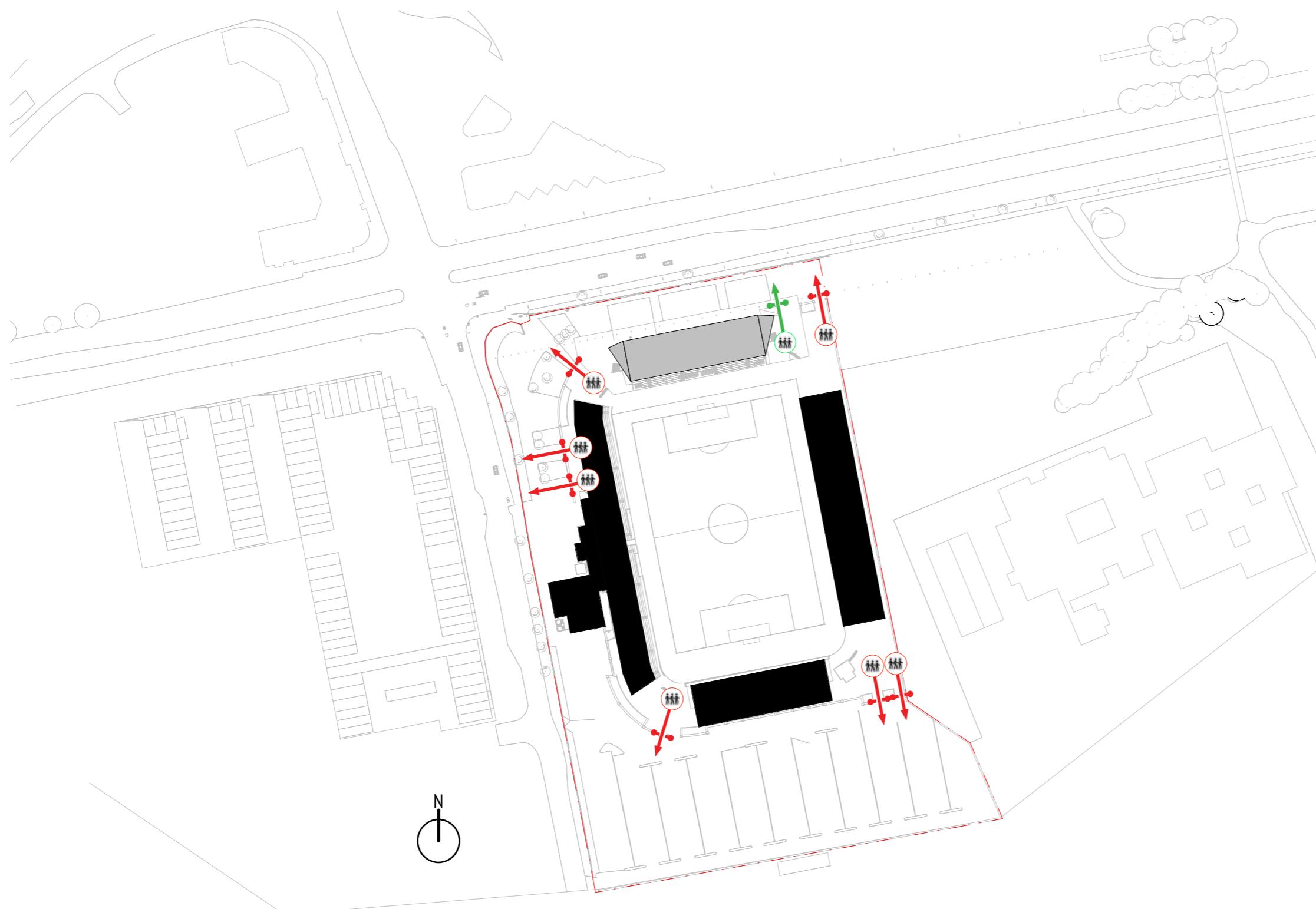
Refuse

←→ Entrance / exit route

Collection point

Tallaght Stadium

CIRCULATION

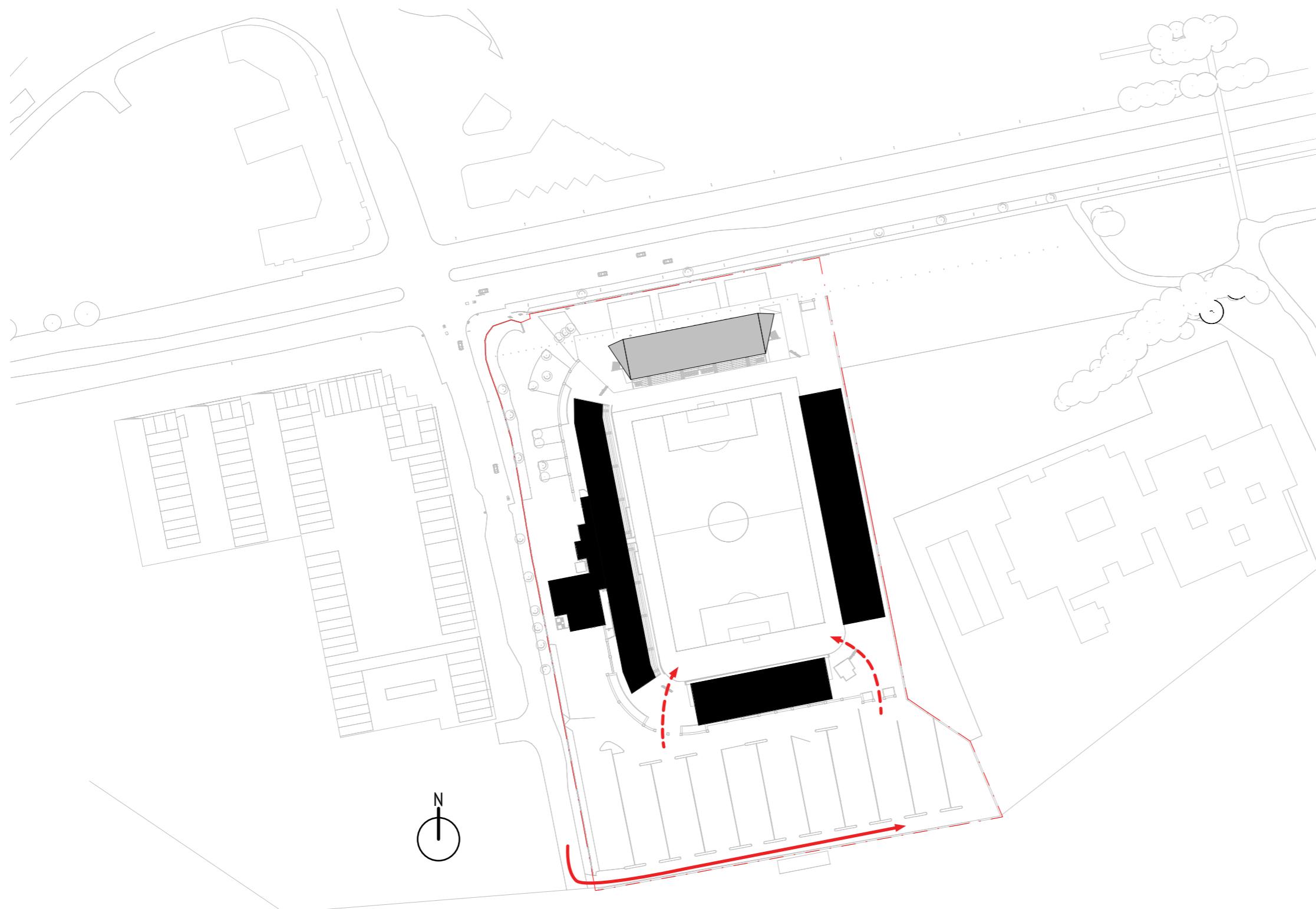


Egress

- Exit Gate (existing) (Red arrow)
- Exit Gate (new) (Green arrow)
- Gates (Red dashed line with green dashed line)

Tallaght Stadium

CIRCULATION

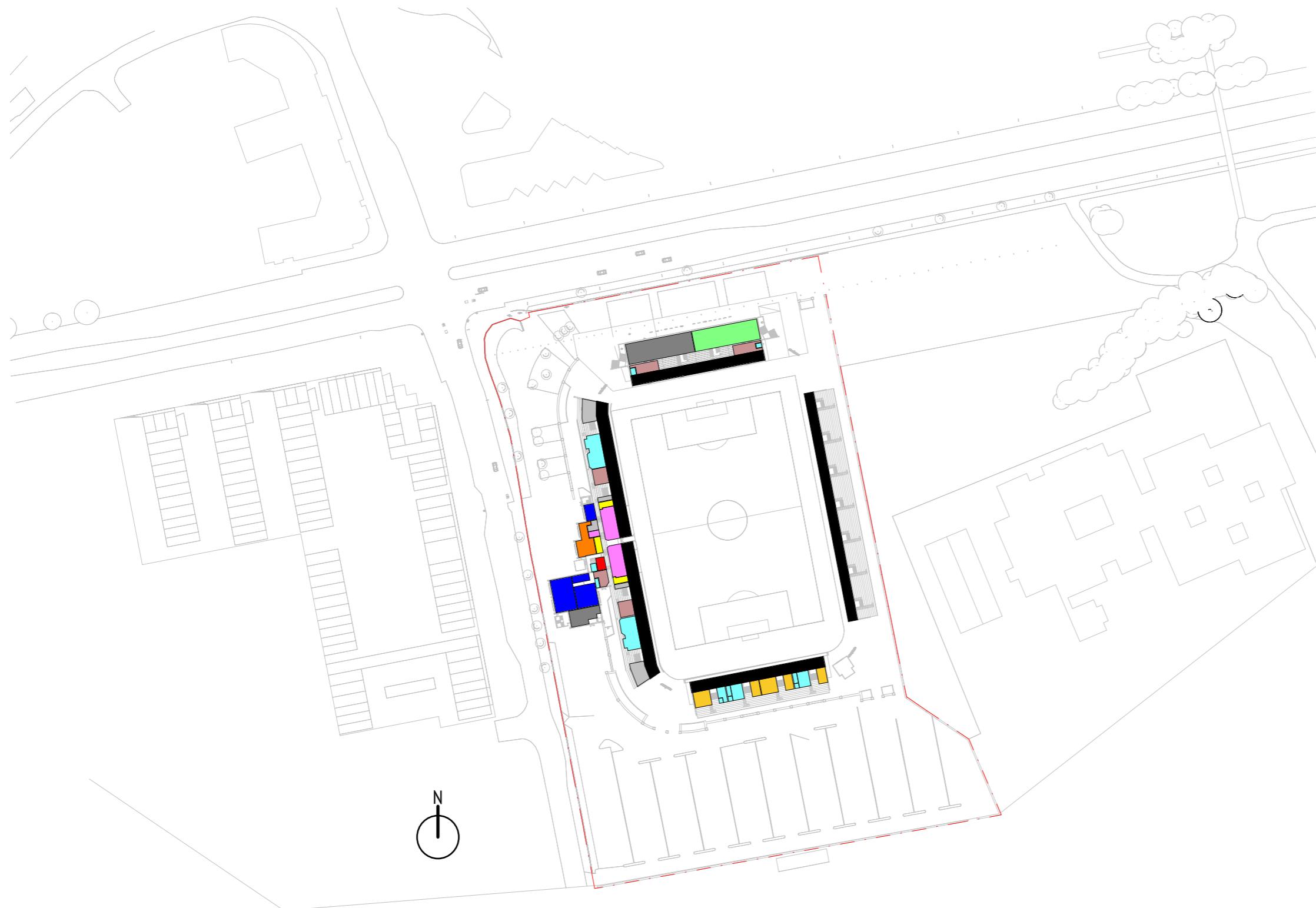


Fire Truck Access to Site

- Entrance route
- Pitch entrances

Tallaght Stadium

CIRCULATION

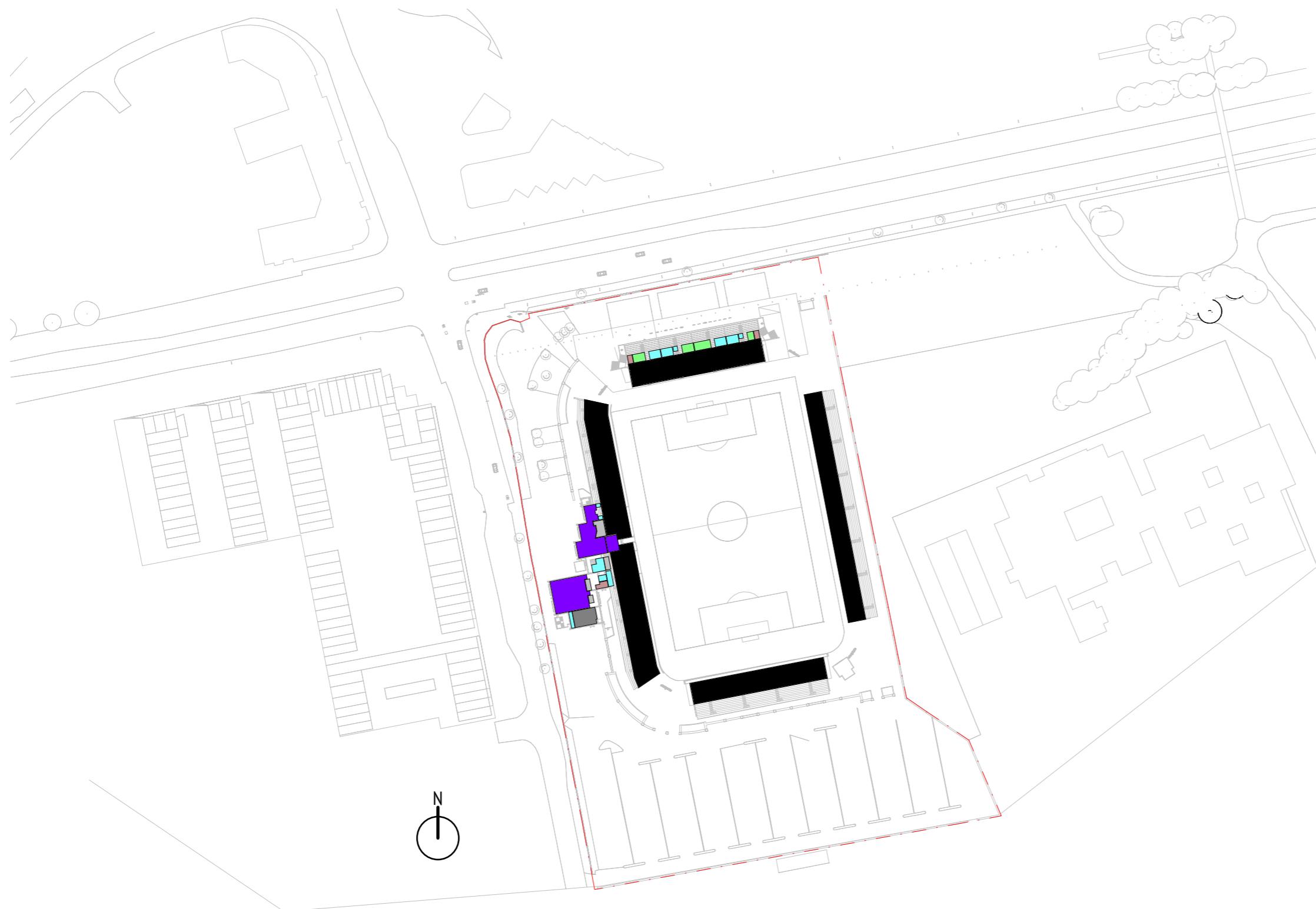


Accommodation Type and Location

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

Tallaght Stadium

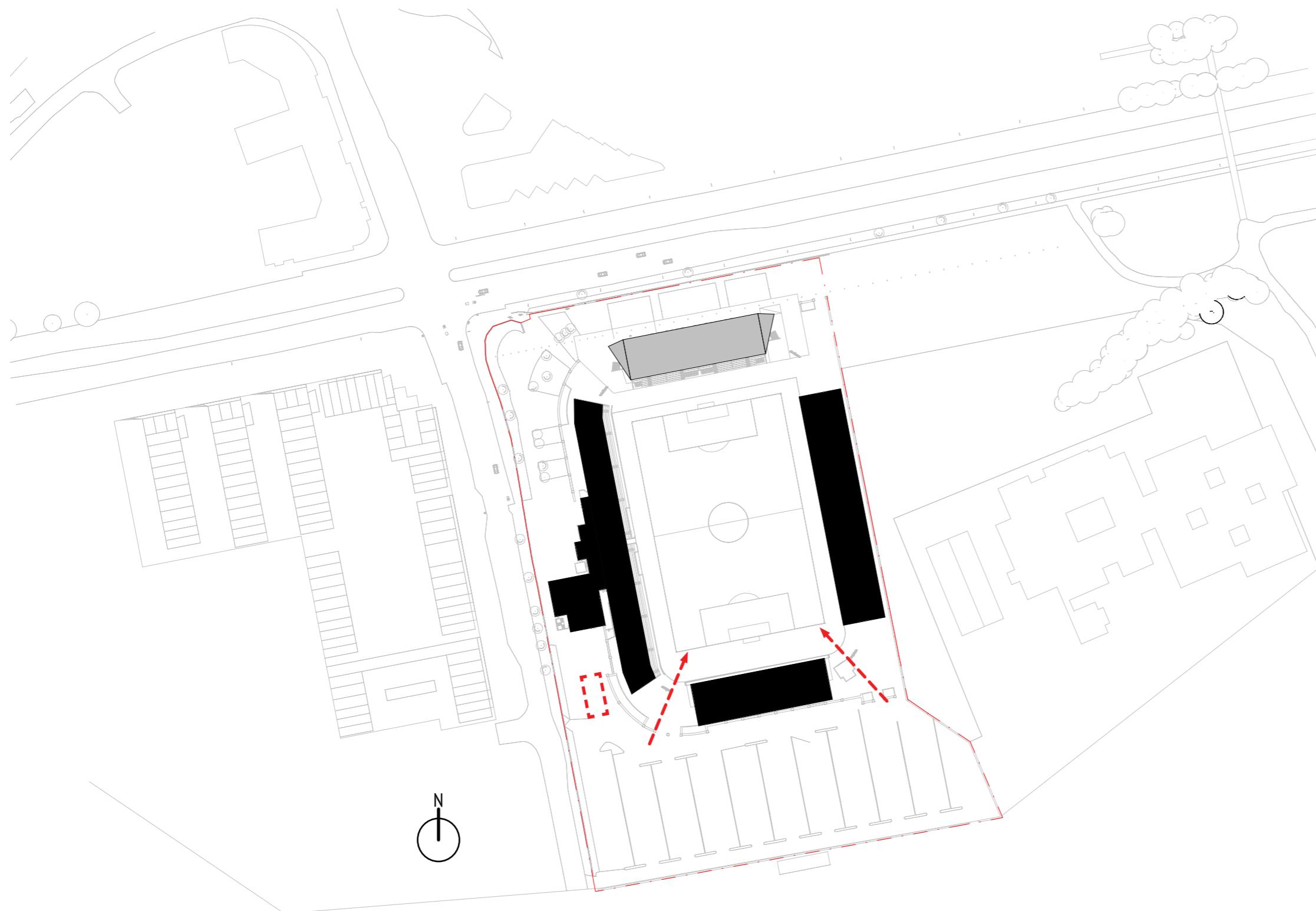
CIRCULATION



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

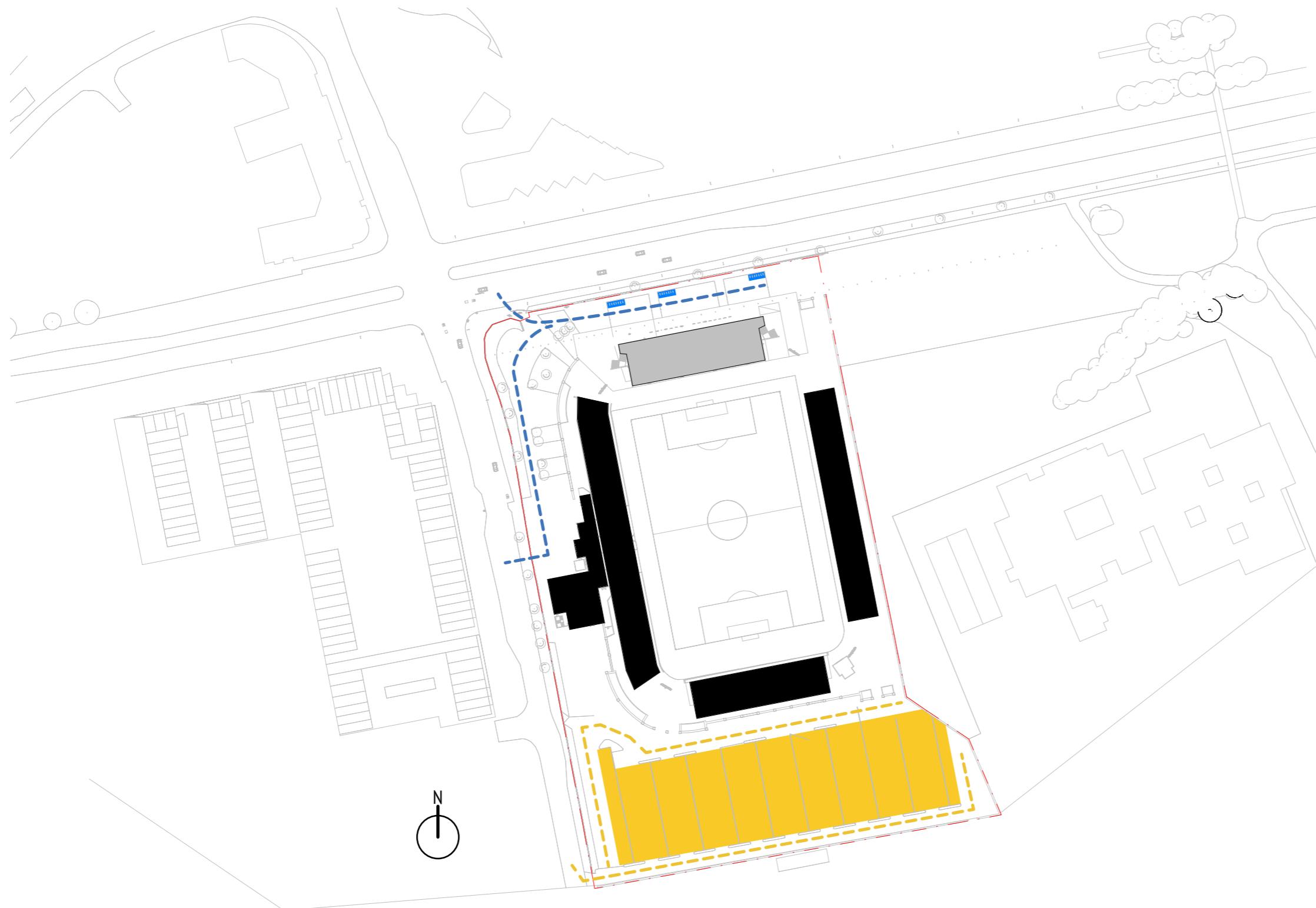


5. PARKING



Tallaght Stadium

PARKING



Emergency Services

- Carparking
- Entrance
- Bicycle parking (50 spaces)
- Entrances

6. APPENDICES

CONTENTS

Traffic and Transport Assessment Report

Infrastructure Design Report

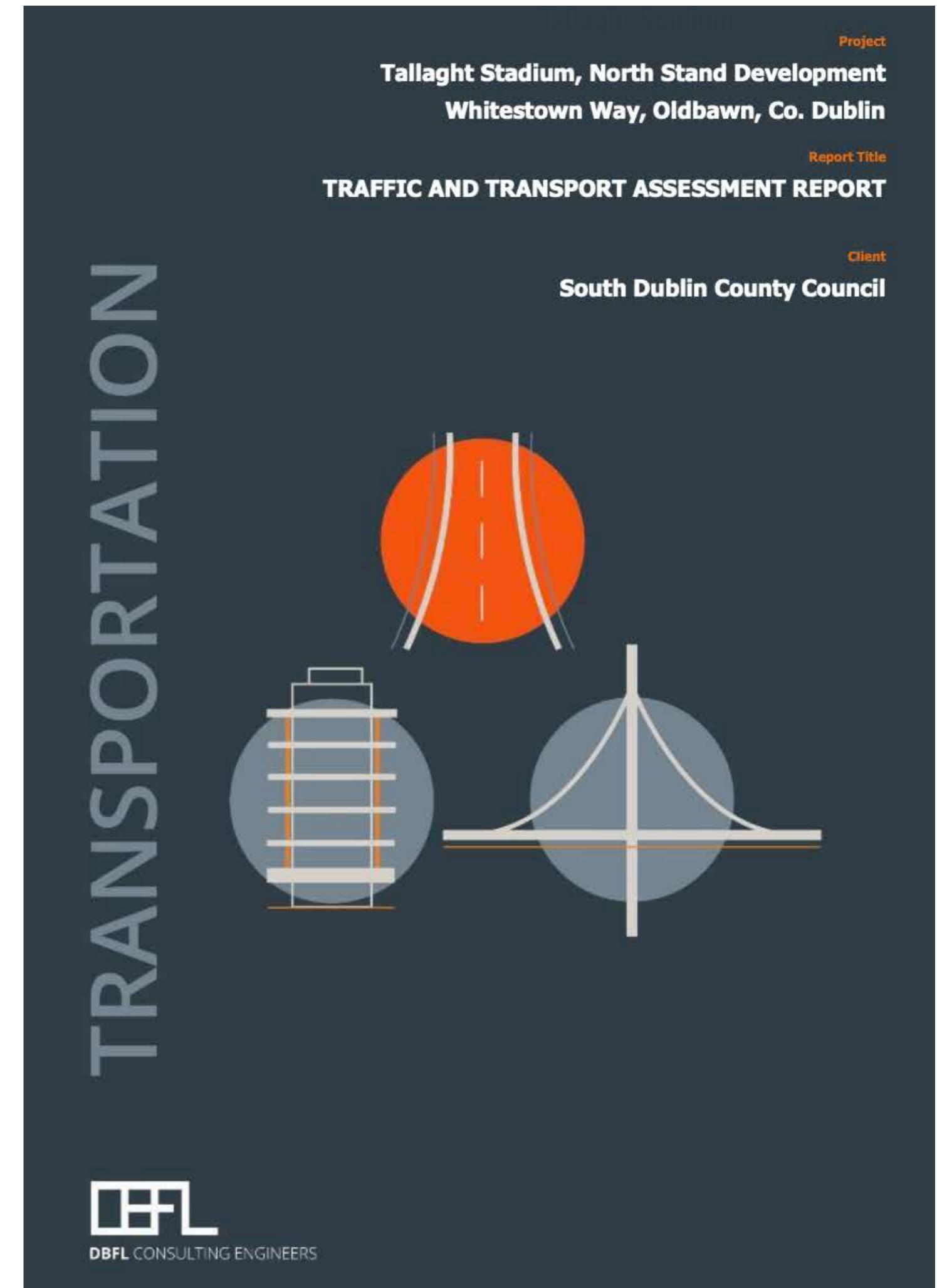
Site Specific Floor Risk Assessment

EIA Screening Report

Ecological Survey & Appropriate Assessment Screening Report

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.

Project
Tallaght Stadium North Stand Development

Report Title

Infrastructure Design Report

Client

South Dublin County Council

INFRASTRUCTURE

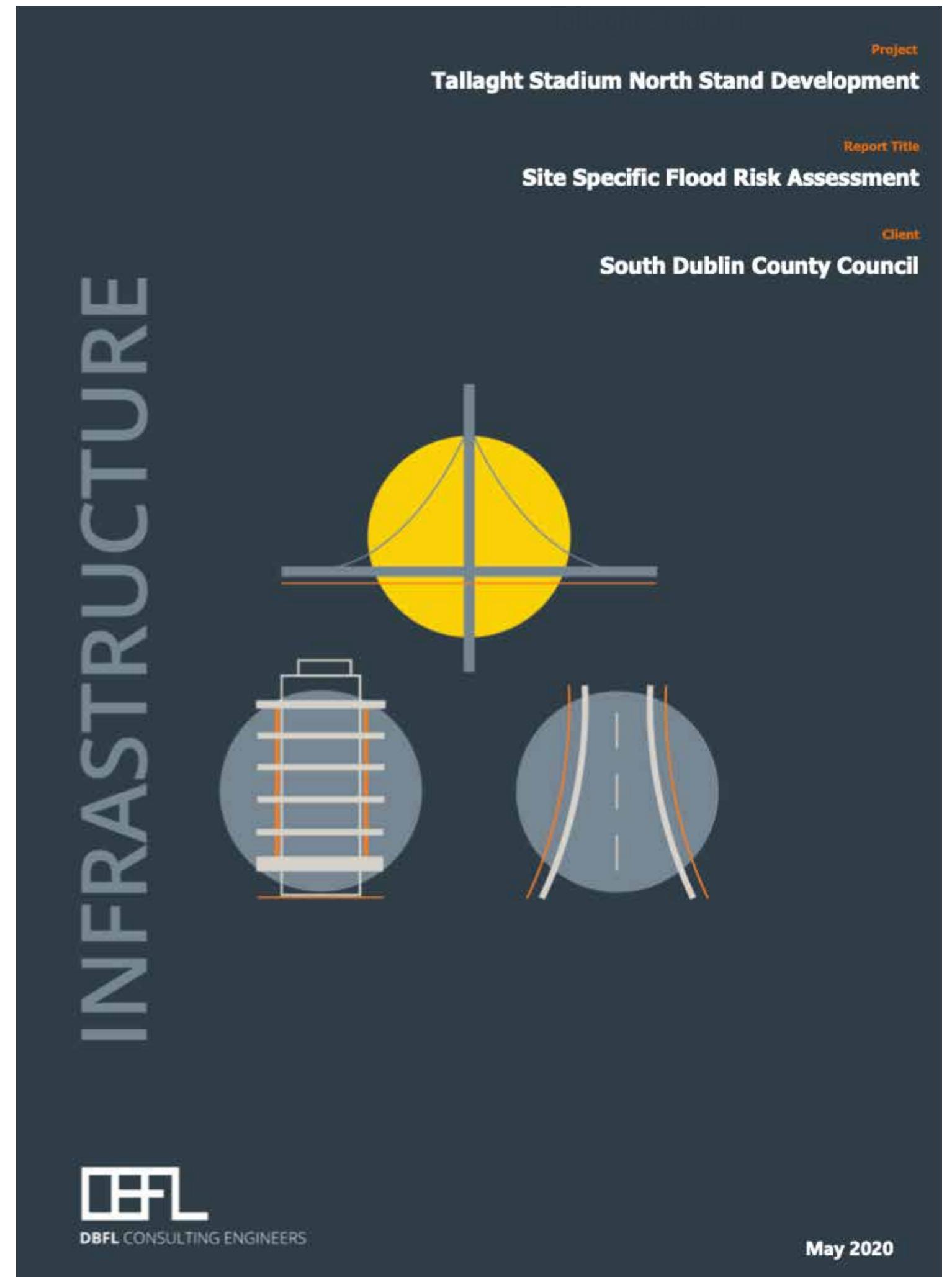


DBFL CONSULTING ENGINEERS



Cover page shown for information only.

Refer to separate stand alone report/separate pdf documents.



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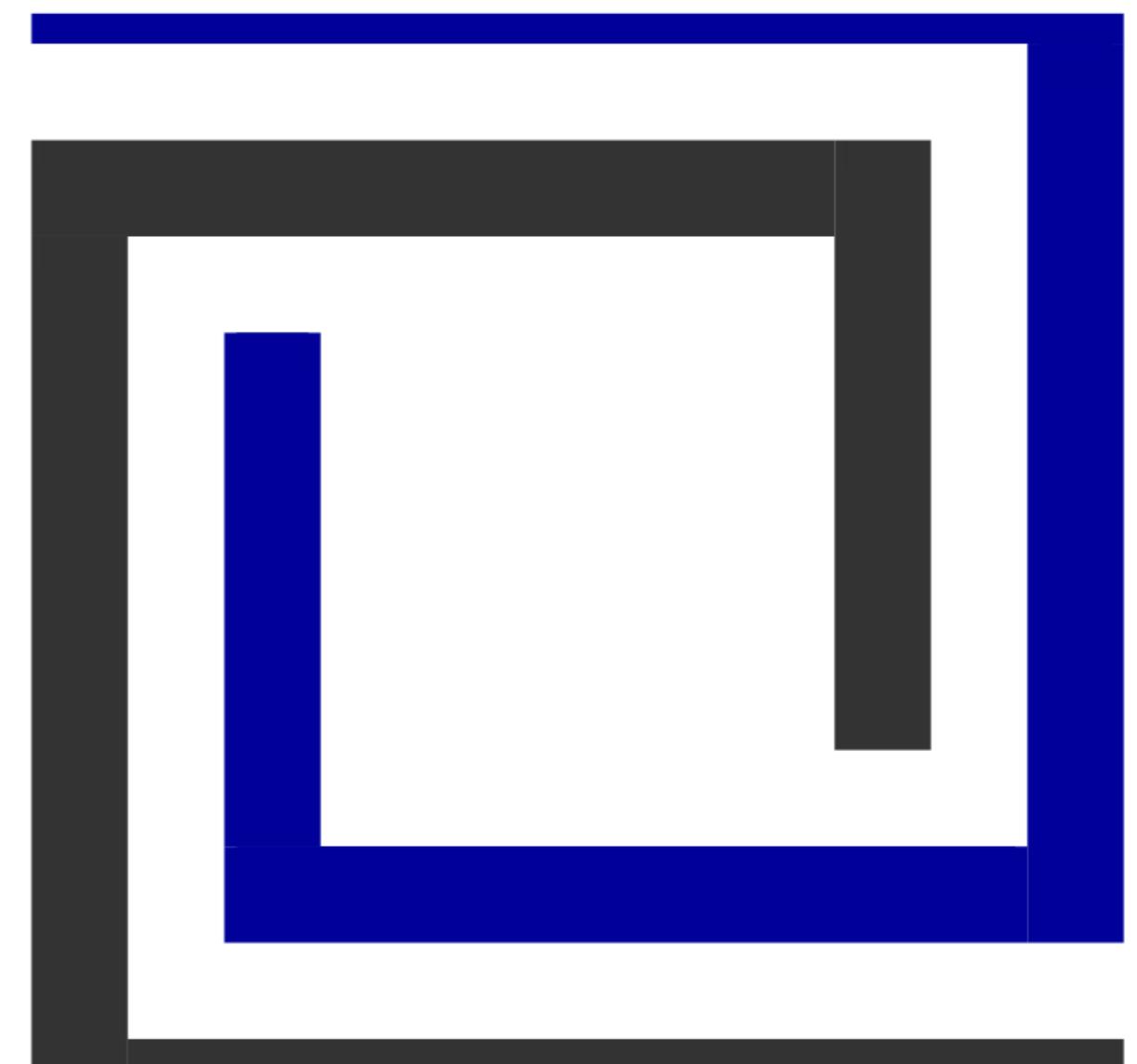
Refer to separate stand alone report/separate pdf documents.

EIA – SCREENING REPORT

In respect of

Proposed New North Stand at Tallaght Stadium, Whitestown Way,
Tallaght, Dublin 24

June 2020



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