

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0063/C1	
1. Location	Sean Walsh Memorial Park, Tallaght Town, Co. Dublin.		
2. Development	10,000 seat football stadium, new all weather pitch, floodlights, Clubhouse incorporating changing rooms and team facilities, offices and administration, lounge bar, restaurant and function rooms, sports and club shop, ancillary facilities including car parking, to be constructed as a phased development. An Environmental Impact Statement accompanies this application. Compliance re. conditions (ABP) no.1,9,10,11,14,15,16.		
3. Date of Application	04/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Martin Noone, Address: Architect, 136 Lower Georges Street, Dun Laoghaire,		
5. Applicant	Name: Shamrock Rovers Football Club, Address: Mr. Alan McGrath, Spawell Leisure Complex, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 1119 Date 23/05/2000	Effect CR COMPLIANCE NOT ACCEPTABLE	
7. Grant	O.C.M. No. Date	Effect CR COMPLIANCE NOT ACCEPTABLE	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal

14.

Registrar

Date

Receipt No.

Martin Noone,
Architect,
136 Lower George's Street,
Dun Laoghaire,
Co. Dublin,

Reg. Ref. S97A/0063/C1

Date: 26th May 2000

Re: *10,000 seat football stadium, new all weather pitch, floodlights, Clubhouse incorporating changing rooms and team facilities, offices and administration, lounge bar, restaurant and function rooms, sports and club shop, ancillary facilities including car parking, to be constructed as a phased development. An environmental Impact Statement accompanies this application at Sean Walsh Memorial Park, Tallaght Town, Co. Dublin for Shamrock Rovers Football Club. Compliance re. Conditions (ABP) Nos. 1, 9, 10, 11, 14, 15 and 16*

Dear Sir,

I refer to your submission received on 04/02/2000 to comply with Condition Nos. 1, 9, 10, 11, 14, 15 and 16 of An Bord Pleanála's decision to Grant Permission Order No. PL.06S.102312 dated 14/01/1998, in connection with the above.

With regard to the following:

- Condition No. 1:** The revised drawings received indicating a reduction in stadium capacity to 6,000 persons are deemed to be acceptable. Therefore the submission is in compliance with Condition No. 1.
- Condition No. 9:** Details of the proposed access onto Cookstown/Old Bawn Road from the site to be submitted prior to the commencement of development before a compliance can be issued. Therefore Condition No. 9 remains to be complied with.
- Condition No. 10:** Details of the access onto Cookstown/Old Bawn Road to be submitted before development commences. Therefore Condition No. 10 remains to be complied with.
- Condition No. 11:** Details regarding the site position of the well to be submitted to the Planning Authority. Full compliance with this condition cannot be granted until this information has been supplied. Therefore Condition No. 11 remains to be complied with.

Condition No. 14: Discussions to be entered into with representative of Old Bawn Community College with a view of ascertaining the views of the school with regard to the proposed design of the boundary wall to the west of the school grounds. Following discussions, with the School Authorities and having ascertained the opinion of the School, you should re-submit details of the proposed boundary wall. Any proposal submitted to the Planning Authority should take cognisance of and comply with the requirements of An Bord Pleanála Condition No. 14.

Compliance for the second part of Condition No. 14 relating to the construction of a 2.5 metre wall along the eastern and southern boundaries of the site shall be reserved until future proposals for the 3.5 metre wall which is to be from the western boundary of Old Bawn Community School have been submitted to the Planning Authority. However, option B does not meet the requirements of Condition No. 14. Therefore, Condition No. 14 remains to be complied with.

Condition No. 15: In order to ensure the pedestrian walkway along the northern boundary of the site be kept free of obstruction and maintained for pedestrian use, from the pedestrian bridge over the N81 to the Nestle factory, a suitable monitoring system would have to be put in place to ensure future and ongoing compliance with this condition. The intention to keep the walkway open is, however, noted and deemed satisfactory.

Condition No. 16: Confirmation in writing to be made to the Planning Authority of the specific colour and texture of Kingscourt Craftsman brickwork to be used during construction. Similarly the colour coating on the aluminium window frames and gutters and down pipes should be specified in writing. Specification of Snowcem render to be used and the colours intended for use in construction of the site should also be included. Therefore, Condition No. 16 remains to be complied with.

Yours faithfully,

LAH

for Senior Administrative Officer

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0063	
1. Location	Sean Walsh Memorial Park, Tallaght Town, Co. Dublin.		
2. Development	10,000 seat football stadium, new all weather pitch, floodlights, clubhouse incorporating changing rooms and team facilities, offices and administration, lounge bar, restaurant and function rooms, sports and club shop, ancillary facilities including car parking, to be constructed as a phased development. An Environmental Impact Statement accompanies this application.		
3. Date of Application	12/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Martin Noone, Address: Architect, 136 Lower Georges Street, Dun Laoghaire,		
5. Applicant	Name: Shamrock Rovers Football Club, Address: Mr. Alan McGrath, Spawell Leisure Complex, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 0676 Date 10/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	29/04/97	Written Representations	
9. Appeal Decision	14/01/98	Grant Permission	
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14.

dd

Registrar

Date

Receipt No.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

County South Dublin

Planning Register Reference Number: S97A/0063

APPEAL by Tymon Bawn Community Association care of Ray McKeown of Firhouse Road West, Tallaght, Dublin and by the Board of Management of Old Bawn Community School care of Frank McCarthy of Old Bawn Community School, Old Bawn, Tallaght, Dublin and by Saint Maelruans A.F.C. care of John Farrell of 17 Watergate, Tallaght, Dublin against the decision made on the 10th day of April, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission to Shamrock Rovers Football Club care of Martin Noone of 136 Lower George's Street, Dun Laoghaire, County Dublin for development comprising a 10,000 seat football stadium, new all weather pitch, floodlights, club house incorporating changing rooms and team facilities, offices and administration, lounge bar, restaurant and function rooms, sports and club shop, ancillary facilities including car parking, to be constructed as a phased development at Sean Walsh Memorial Park, Tallaght Town, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the zoning objectives set out in the current development plan for the area, the location of the site relative to public transport facilities and the nature and extent of the existing and proposed road network, it is considered that, subject to compliance with the conditions set out in the Second Schedule (including, in particular, those relating to the times of operation and the capacity of the stadium), the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would be in accordance with the proper planning and development of the area.

8. All temporary structures associated with Phase I of the development shall be removed from the site within two years of the date of this order. Subject to other conditions in this Schedule, the development shall be completed in accordance with the phased programme of development submitted to An Bord Pleanála on the 22nd day of August, 1997.

Reason: In the interest of the visual amenities of the area.

9. Details of the proposed temporary access from the National Secondary Route N81 shall be agreed in writing with the planning authority prior to the commencement of development. This access shall be closed and replaced by the proposed access off the Cookstown/Old Bawn Road on completion of the Cookstown/Old Bawn Road.

Reason: In the interest of traffic safety.

10. There shall be a reservation 24.3 metres wide along the western boundary of the site. The western boundary shall be laid out and agreed with the planning authority prior to the commencement of development. The location and design of the access to the car park shall also be agreed with the planning authority prior to the commencement of development.

Reason: To facilitate the implementation of necessary road and transport schemes and in the interest of traffic safety.

11. The developer shall notify the planning authority of the position of the well on site when it has been opened.

Reason: In the interest of the proper planning and development of the area.

12. Adequate on-site storage facilities shall be provided for waste from the development.

Reason: In the interest of public health.

13. Floodlighting shall be angled and constructed so that floodlights are fully cut off with no light emitted above a horizontal plane through the fitting. Positioning and design shall also ensure that no glare is caused to users of public roads in the vicinity of the development.

Reason: In the interest of aircraft safety and traffic safety.

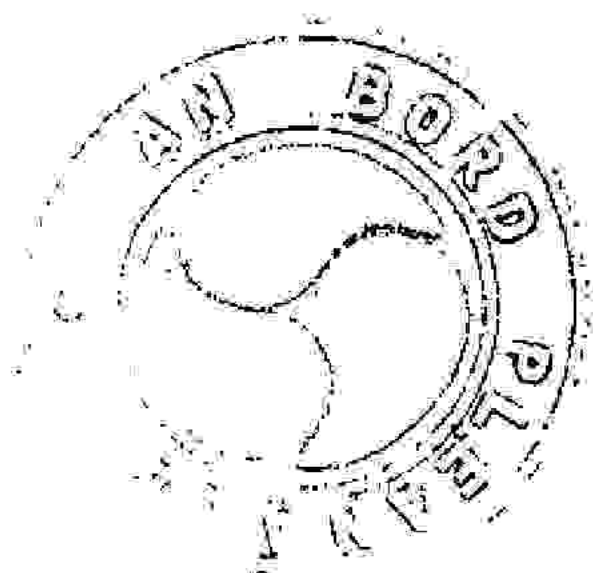
In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Council in respect of works facilitating the proposed development.

19. The developer shall pay a sum of money to South Dublin County Council as a contribution towards expenditure that was and/or that is proposed to be incurred by the Council in respect of road construction/improvement works and traffic management facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the Council in respect of works facilitating the proposed development.



Margaret Byrne

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 14th day of January 1998.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0676	Date of Decision 10/04/97
Register Reference S97A/0063	Date 12th February 1997

Applicant Shamrock Rovers Football Club,

Development 10,000 seat football stadium, new all weather pitch, floodlights, clubhouse incorporating changing rooms and team facilities, offices and administration, lounge bar, restaurant and function rooms, sports and club shop, ancillary facilities including car parking, to be constructed as a phased development. An Environmental Impact Statement accompanies this application.

Location Sean Walsh Memorial Park, Tallaght Town, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (25) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

10/04/97

Martin Noone,
Architect,
136 Lower Georges Street,
Dun Laoghaire,
co. Dublin.

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



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

REG REF. S97A/0063

**PLANNING
DEPARTMENT**

P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000

Fax: 01-462 0104

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Unsolicited Additional Information received by the Planning Authority on 17.02.1997, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 3 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

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Facs: 01-462 0104

PLANNING
DEPARTMENT
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- 5 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 6 All temporary structures proposed for this site shall be removed permanently from the site not later than TWO years following the date of final grant of planning permission, unless before that date, planning permission is granted for their retention by the Planning Authority or An Bord Pleanála on appeal.

REASON:

To ensure that temporary facilities remain on site long enough to permit establishment of the club and the construction of permanent stadium and facilities in the interest of visual amenity and proper planning and development.

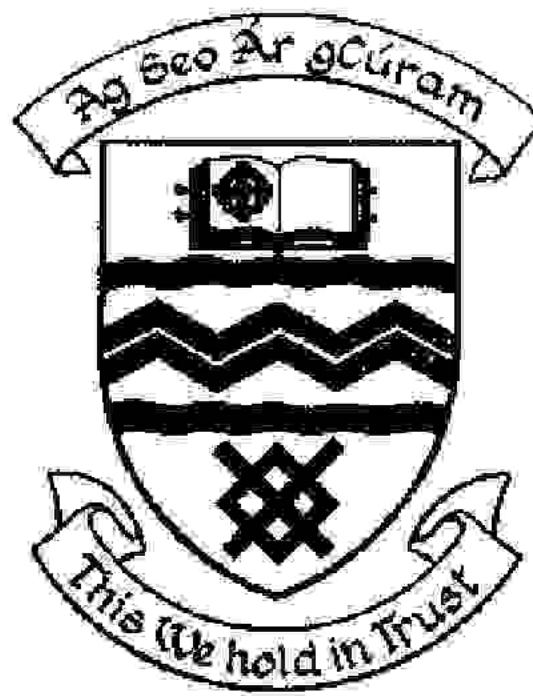
- 7 Temporary access for construction and matches onto the N81 shall be agreed with the Roads Department of South Dublin County Council, in writing, pending the construction of the Cookstown/Old Bawn Road on the western boundary of the site.

REASON:

In the interest of traffic safety.

- 8 The western boundary line of the site shall be agreed and set out on site with an engineer from the Roads Planning Section, South Dublin County Council. Drawings submitted with this application show a 22m reservation for this road. The reservation is in fact 24.3m. The exact location and design of the access to the car park shall also be agreed with Roads Design Section, South Dublin County Council.

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REASON:

In the interest of traffic safety.

- 9 Any proposal to connect into the surface water drain on the Cookstown/Old Bawn Road shall be subject to the written agreement of the Planning Authority. Pending the construction of the road, alternative proposals for surface water disposal shall be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.

REASON:

In the interest of public health and proper planning and development.

- 10 Prior to commencement of development on site the applicant shall submit for the written agreement of the Planning Authority a detailed foul and surface water sewerage layout and a watermain and hydrant layout for the entire site to include pipe sizes, gradients, invert and cover levels, up to and including connection points to public mains.

REASON:

In the interest of public health.

- 11 The Planning Authority shall be notified of the position of the well on site when it has been opened.

REASON:

In the interest of proper planning and development of the area.

- 12 All food preparation and wash-up areas shall be fitted with suitable grease traps on outfalls to the foul sewer.

REASON:

In the interest of public health.

- 13 The applicant shall ensure that adequate on-site storage facilities for waste from the development are provided.

REASON:

In the interest of public health.

- 14 The applicant shall submit a further planning application for any external signage or advertising for the club. Advertising signage which is not visible from outside the stadium shall not require planning permission.

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Lár an Bhaile, Tamhlacht,
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Facs: 01-462 0104

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DEPARTMENT
P.O. Box 4122,
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REASON:

In the interest of visual amenity and proper planning and development.

- 15 Floodlighting shall be angled and constructed so that floodlights are fully cut off with no light emitted above a horizontal plane through the fitting. Positioning and design shall also ensure that no glare is caused to users of public roads in the vicinity of the development.

REASON:

In the interest of aircraft safety and traffic safety.

- 16 A revised car parking layout shall be submitted for the written agreement of the Planning Authority such that the area or part of it will be available as a kick-about area if required. The position of the vehicular access to the parks depot shall be repositioned to the east (to be agreed with Parks Department, South Dublin County Council). A pedestrian access shall be provided in the southern boundary plinth wall and railings for access from the car park to the public open space area to the south. These details should be submitted on a revised site layout plan to scale 1:250 or greater prior to the commencement of development on site.

REASON:

In the interest of the proper planning and development of the area.

- 17 Prior to playing of any matches on site the applicant shall construct a 3.5m high boundary wall along the new western boundary of Old Bawn Community School. The western and south boundaries of the car park shall be 2.2m high plinth wall and railings or alternate solid block wall (capped and plastered) with provision for pedestrian access to public open space to the south of the site.

REASON:

In the interest of the proper planning and development.

- 18 Prior to the commencement of development on site the applicant shall submit for the written agreement of the Planning Authority details of the proposed site boundary treatment with the Cookstown/Old Bawn Road.

REASON:

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In the interest of visual amenity and proper planning and development of the area.

- 19 The 3 phase ESB cables which traverse the car parking area of the site shall be undergrounded or rerouted to the site boundary.

REASON:

In the interest of the proper planning and development.

- 20 The pedestrian walkway along the northern boundary of the site shall be kept free of obstruction and maintained for pedestrian use for journeys from the pedestrian bridge over the N81 to the Nestle factory and ultimately the Cookstown/Old Bawn Road.

REASON:

In the interest of the proper planning and development.

- 21 Prior to the commencement of development on site the applicant shall submit for the written agreement of the Planning Authority colour brochures or samples of all external finishes to stadium club house, boundary walls and water tank.

REASON:

In the interest of the proper planning and development and visual amenity.

- 22 Prior to the commencement of development on site the applicant shall submit a comprehensive landscape plan (hard and soft landscape) for the written agreement of the Planning Authority. This plan shall include all public areas particularly along the Tallaght By-pass (N81) and Cookstown/Old Bawn Road.

REASON:

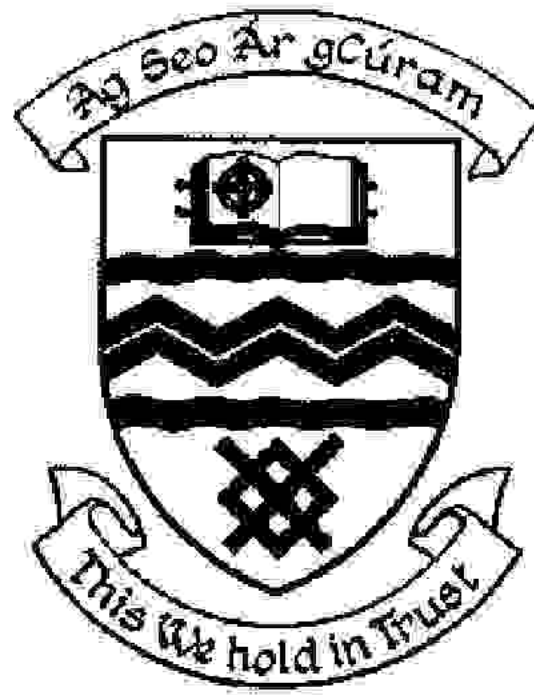
In the interest of visual amenity.

- 23 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

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- 24 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 25 That a financial contribution in the sum of £18,569 (eighteen thousand, five hundred and sixty nine pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 26 That a financial contribution to a value to be agreed between the developer and the Planning Authority shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; arrangements to be agreed and the contribution to be paid before the commencement of development on the site.

REASON:

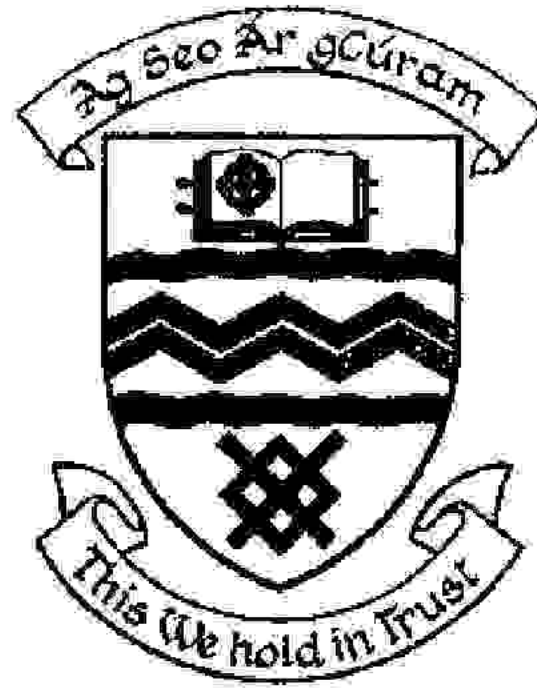
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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