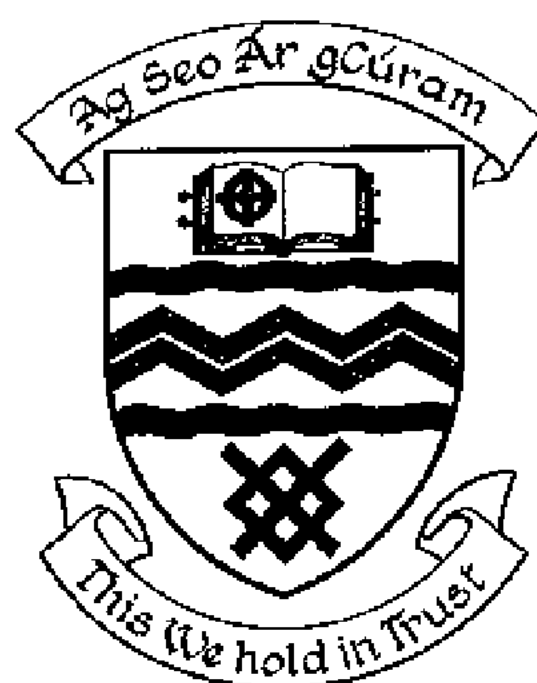


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0708	
1. Location	Gibbons and Fortunestown, Tallaght, Dublin 24.			
2. Development	Circa 45,000 all seater recreational and performance arena on a circa 23.3 hectare (57.6 acre) site. The development includes; (i) a 47m high arena with a gross floor space of 91,319 sq.m. incorporating a retractable roof and retractable playing/performance surface of 7,140 sq.m., (ii) circa 3,000 on site car parking spaces, (iii) circa 120 coach parking spaces and passenger waiting/boarding areas, (iv) 3 training pitches, (v) a 12,926 sq.m. three storey above parking level 'School of Excellence' containing training facilities, (vi) landscaping and planting, site development and boundary works including retaining walls, (vii) the relocation of the 1200mm and 600mm watermains and the underground ESB cables traversing the site, (viii) floodlighting. Vehicular and pedestrian access to the proposed development is by way of a new roundabout at the junction of the Blessington Road (N81) and Citywest Road (proposed N82) and from the improved existing roundabout off the Citywest Road (proposed N82) link to the N7. The proposed arena will be used for events such as international football and other sports, musical concerts, trade shows, exhibitions, public gatherings and other appropriate similar events and will be used for circa 50 significant such events per annum i.e. those with an anticipated attendance of more than 20,000 persons. The structure will incorporate ancillary accommodation including bars, restaurants, conference facilities, exhibition space, viewing boxes, media facilities, national, regional and local FAI offices and sports museum, local sports club facilities, retail sports outlets, players/performers facilities, communications/control centre, plant, storage and circulation. The scheduling of significant events will be subject to the location, availability, extent and planning status of 'park & ride' facilities and measures to be undertaken as operational procedures for traffic management and environmental protection and an ongoing environmental monitoring programme will be put in place to assess the effect on the environment, particularly the residential environment over a distance of 1.5 km radius from the arena of traffic parking, public transport provision, pedestrian movement and impacts and environmental considerations and noise, arising out of the use of the arena. An environmental impact statement has been submitted with this application.			
3. Date of Application	08/10/99	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 08/02/2000	1.	
		2.	2.	

4. Submitted by	Name: Henry J. Lyons & Partners, Address: 47/48 Pearse Street, Dublin 2.		
5. Applicant	Name: Centime Limited, Address: (a wholly owned company of the Football Association of Ireland), 80 Merrion Square, Dublin 2.		
6. Decision	O.C.M. No. 0235 Date 08/02/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.	

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

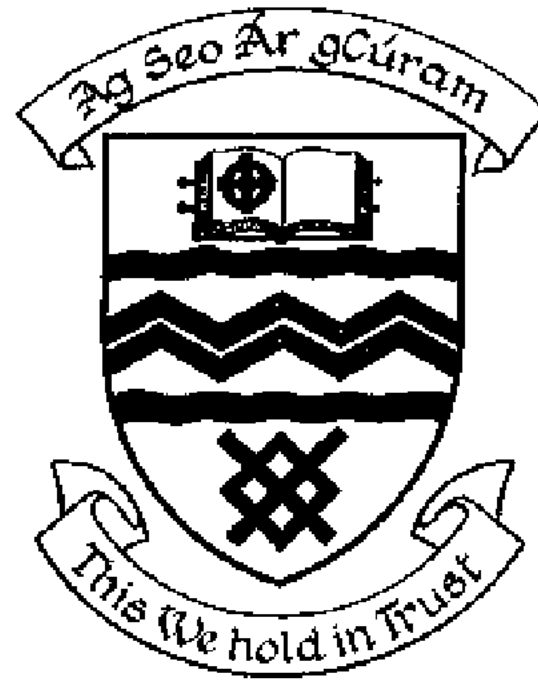
Decision Order Number 0235	Date of Decision 08/02/2000 <i>AM</i>
Register Reference S99A/0708	Date: 08/10/99

**Applicant
Development**

Centime Limited,
Circa 45,000 all seater recreational and performance arena on a circa 23.3 hectare (57.6 acre) site. The development includes; (i) a 47m high arena with a gross floor space of 91,319 sq.m. incorporating a retractable roof and retractable playing/performance surface of 7,140 sq.m., (ii) circa 3,000 on site car parking spaces, (iii) circa 120 coach parking spaces and passenger waiting/boarding areas, (iv) 3 training pitches, (v) a 12,926 sq.m. three storey above parking level 'School of Excellence' containing training facilities, (vi) landscaping and planting, site development and boundary works including retaining walls, (vii) the relocation of the 1200mm and 600mm watermains and the underground ESB cables traversing the site, (viii) floodlighting. Vehicular and pedestrian access to the proposed development is by way of a new roundabout at the junction of the Blessington Road (N81) and Citywest Road (proposed N82) and from the improved existing roundabout off the Citywest Road (proposed N82) link to the N7. The proposed arena will be used for events such as international football and other sports, musical concerts, trade shows, exhibitions, public gatherings and other appropriate similar events and will be used for circa 50 significant such events per annum i.e. those with an anticipated attendance of more than 20,000 persons. The structure will incorporate ancillary accommodation including bars, restaurants, conference facilities, exhibition space, viewing boxes, media facilities, national, regional and local FAI offices and sports museum, local sports club facilities, retail sports outlets, players/performers facilities, communications/control centre, plant, storage and circulation. The scheduling of significant events will be subject to the location, availability, extent and planning status of 'park & ride' facilities and measures to be

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47/48 Pearse Street,
Dublin 2.

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undertaken as operational procedures for traffic management and environmental protection and an ongoing environmental monitoring programme will be put in place to assess the effect on the environment, particularly the residential environment over a distance of 1.5 km radius from the arena of traffic parking, public transport provision, pedestrian movement and impacts and environmental considerations and noise, arising out of the use of the arena.

An environmental impact statement has been submitted with this application.

Location Gibbons and Fortunestown, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

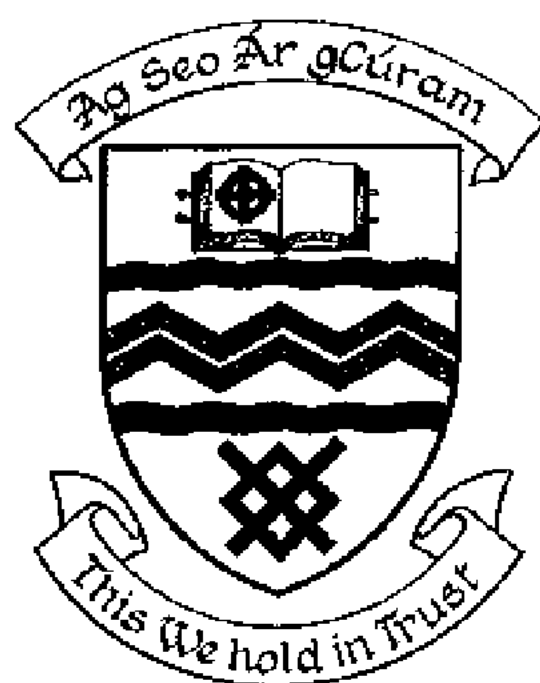
With reference to your planning application, received on 08/10/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit to the Planning Authority and the Department of Defence a comprehensive safety assessment to ensure that the proposed development will not interfere with the safe operation of aircraft and the future development of Casement Aerodrome.
- 2 The applicant is requested to identify the proposed Park and Ride sites, their size and capacity.
- 3 The Dublin Transportation Office has expressed a concern that the proposed modal split for the development is not sustainable. It is of the opinion that the comparison with other stadia as set out in table 6.1 of the Environmental Impact Statement should have included Lansdowne Road, given that this reflects the current situation. The applicant is requested to respond to these points.
- 4 The applicant is requested to provide documentary evidence that the numbers of buses and crews needed to service the proposals can actually be provided by the relevant operators, with particular reference to the proposed timing of events at 7.00 p.m.

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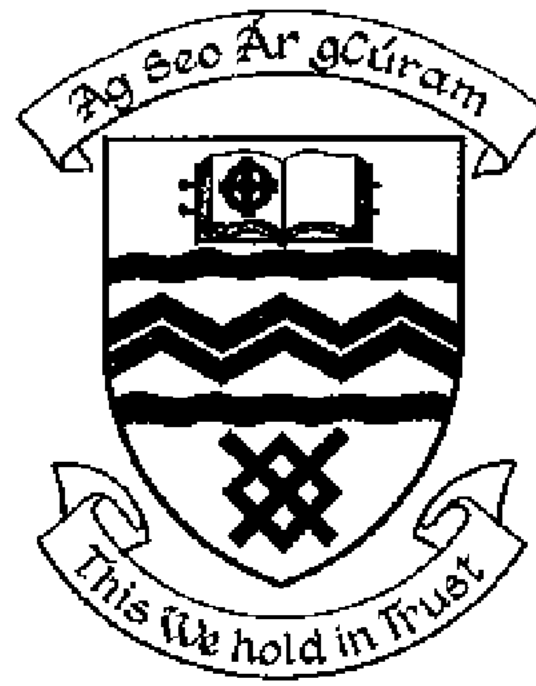
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- 5 The applicant is requested to set out clearly the applicants proposals/commitment to local traffic management proposals to ensure that on street parking will not result from the proposed development. These details must include the financial input that the applicant would be willing to make to the local traffic management proposals and an estimate of their total cost. The applicant is requested to clarify how the proposals will work in respect of both football matches and other events such as concerts.
- 6 The applicant is requested to provide further evidence as to why the site was chosen for the proposal including why it is the best option, comparison with continued use of Lansdowne Road, comment on why no rail based option has been assessed, comment on the possibility of combined use of the Government option for a National Stadium and comment on why a location has been chosen which is likely to result in an excessively car based solution which is contrary to the principles of sustainable development. The applicant is requested to comment fully on alternative locations considered and why they were rejected.
- 7 The applicant is requested to comment on the fact that on the basis of the standards in the South Dublin County Development Plan 1998 the proposed stadium would require 15,000 car parking spaces.
- 8 The applicant is requested to liaise with the Eastern Health Board, Environmental Health Officers Department (Mr. J. Healy), regarding additional information required on noise measurements and details in respect of noise, light and air pollution. The applicant is requested to submit the requested information to the Planning Authority and the Eastern Health Board, Environmental Health Officers Department (Mr. J. Healy). The applicant is requested to submit full details of anticipated noise and vibration levels at construction and completed operational stage and full details of proposals for maintaining levels to environmentally acceptable standards.
- 9 The applicant is requested to provide details of the proposed location/facilities for the storage of refuse.

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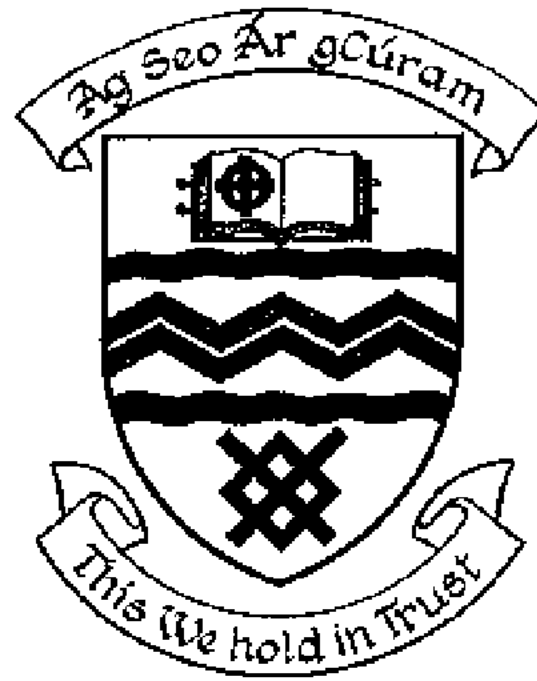
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- 10 The applicant is requested to provide details of timing/ phasing of the development including the timing of the construction of the School of Excellence. The applicant is requested to comment on the degree of commitment to providing the School of Excellence.
- 11 The applicant is requested to submit full details of proposed boundary treatments, including security fencing, and landscaping/planting for the site.
- 12 The applicant is requested to submit full details of proposed lighting and floodlighting including measures to reduce adverse effects on amenity, road safety, air navigation and to minimise light pollution. The applicant is requested to state to what standards are the lighting calculations designed to be. With reference to paragraph 5.6.2 of the Environmental Impact Statement, the applicant is requested to submit details, including isolux drawings, to demonstrate compliance with the Institution of Public Lighting Guidance Notes for the reduction of light pollution.
- 13 The applicant is requested to submit full details and plans of proposed physical measures to reduce the impact of the scheme on Jobstown Community College and existing and proposed residential properties around the site including the effects of visual impact, noise, shading, wind and lighting. Such measures may include reduction in ground levels/ground excavation, ground modelling, tree/shrub planting and the construction of screening structures/ barriers. The applicant is requested to comment on possible modification of the siting and or height of the Stadium in relation to wind and shading effects. The applicant is requested to liaise with the owner of the undeveloped land to the east and to submit a plan indicating the relationship of proposed houses there to the stadium, particularly those within 150 metres of it. The applicant is requested to comment on the effects of wind on such houses.
- 14 The applicant is requested to clarify and elaborate on how the proposed development will benefit the local community by:

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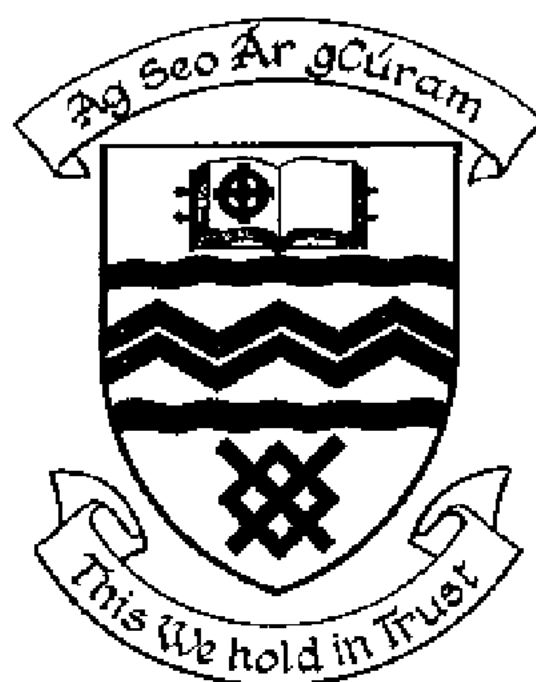
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- (a) providing preferential employment opportunities to local people;
 - (b) providing preferential use of the proposed facilities by local people, including local sports organisations.
- 15 The applicant is requested to submit full details of the ways in which the proposed development and its subsequent operation will take cognisance of the 'Code of Practice for Safety at Sports Grounds' published by the Department of Education, the 'Code of Practice for Safety at Indoor Concerts' published by the Department of the Environment and Local Government, the Building Regulations Part B (Fire) and Technical Guidance Document B(fire), the Technical Guidance Document M to the Building Regulations 1997 "Access for Disabled People" and "Access for the Disabled" (no.'s 1-3) published by the National Rehabilitation Board.
- 16 The applicant is requested to submit full details of how it is intended to deal with the collection, storage and removal of litter from surrounding streets and for what distance in radius terms from the site. This is in relation to both the construction stage and the completed operational stage.
- 17 The applicant is requested to submit details on the expected starting and finishing times and days of the week for events.
- 18 The applicant is requested to submit a scale model showing the proposed development in relation to surrounding housing (existing and proposed) and Jobstown Community College.
- 19 The applicant is requested to comment on the propensity for overlooking of neighbouring residential properties and Jobstown Community College from the Stadium and "School of Excellence" and measures proposed to reduce overlooking problems.
- 20 The applicant is requested to comment on the possibility of providing temporary barriers/structures or possibly berms around the site during the construction stage to reduce

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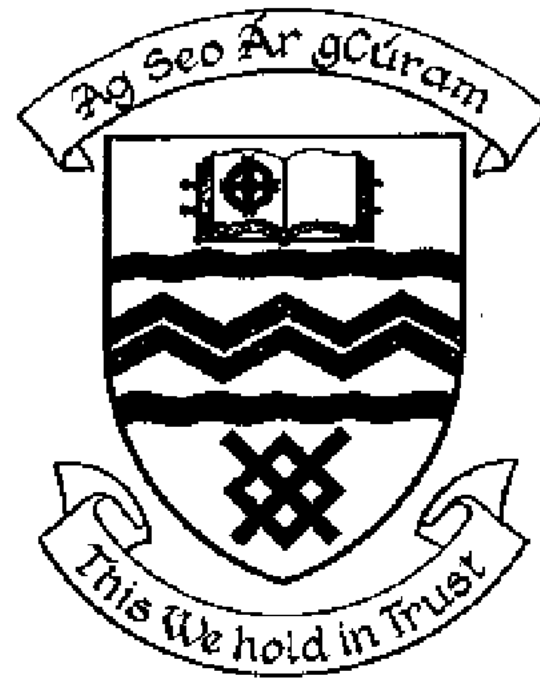
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fugitive dust emissions and the spread of dirt onto adjacent roads.

- 21 The applicant is requested to comment on and demonstrate the extent to which the proposed buildings will obstruct the skyline when viewed from surrounding residential properties and Jobstown Community College.
- 22 The applicant is requested to provide full details of proposed hard surfacing.
- 23 The applicant is requested to comment on the location, size, management and visual impact of topsoil stockpiles that would result during construction.
- 24 The applicant is requested to comment on the effects and operation of the proposed development in relation to the safety and security of surrounding residents and property, including Jobstown Community College as opposed to the safety/security of persons actually attending the venue in whatever capacity.
- 25 The applicant is requested to comment on the proposed development in the context of such plans as exist by the relevant authorities to deal with major incidents.
- 26 The applicant is requested to comment on the possibility of a road being built through the site to replace the adjoining section of the N82.
- 27 The applicant is requested to submit a report from a suitably qualified person regarding the likely effects of the proposed development on existing properties around the site.
- 28 The applicant is requested to comment on the proposal in relation to people who are walking to the site, e.g. local people. While pedestrian movement within the site is planned for there are no links to pedestrian movement outside the site. Given the restriction on car parking people could walk significant distances. The applicant is also requested to submit details of facilities to be provided for cyclists.

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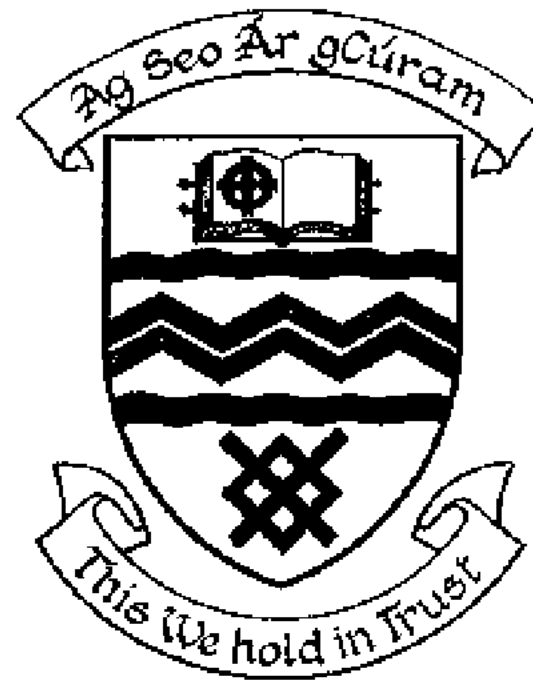
29 The applicant is requested to confirm that the following requirements of the Eastern Health Board, Environmental Health Officer will be complied with if permission is granted:

- (a) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
- (b) Smoke, grit, dust, ash, acid spray or liquid droplets shall not be emitted from the premises in such a manner or quantity as to give rise to a nuisance to persons in the neighbourhood.
- (c) Full consultations take place with the Environmental Health Officer prior to the commencement of the development in respect of restaurants, supermarkets and any premises in which food is prepared, stored or for sale. A detailed layout plan indicating equipment, finishes, ventilation, wash-up, drainage etc. shall be submitted to the Environmental Health Officer prior to the commencement of work.
- (d) Suitable and adequate ventilation shall be provided in the kitchen and localised mechanical extract ventilation directly to the outer air shall be provided over all steam and fume emitting appliances.
- (e) Where food is to be stored, processed or sold for human consumption there must be compliance with the Food Hygiene Regulations 1950/89.
- (f) Cold water supply to the kitchen sink shall be supplied directly from the rising main.
- (g) Compliance with the Health, Safety and Welfare at Work Act, 1989.

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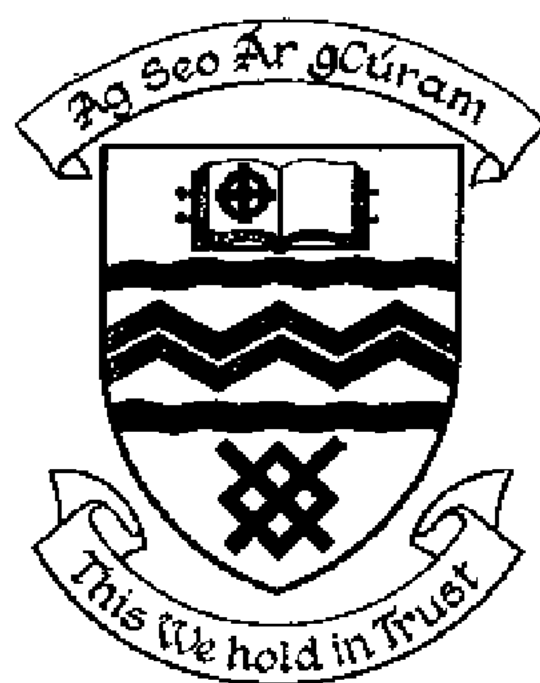
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- (h) Internally located sanitary accommodation and shower rooms shall be permanently and independently ventilated to the open air by means of a mechanically aided system.
 - (i) Drinking water facilities shall be available to staff at suitable locations in the retail units.
 - (j) A suitable location for the storage of refuse must be provided.
- 30 The applicant is requested to liaise with Duchas (The Heritage Service) and provide full details of how it is intended to encourage the badgers to move or be translocated to a suitable alternative site.
- 31 The applicant is requested to respond to the following point which arise from the EIS:-
- (i) Various road schemes are identified as being expected to be open to traffic by 2002. However, there is uncertainty that all these improvements will be completed in time. What would be the effect of the non-completion of these new roads.
 - (ii) The N81 west of Cheeverstown Road is shown as having a Reserve Capacity of 76.9% (Table 6.11). This is assuming it has been constructed. However, no indication is given of the capacity or the likely effect of this proposal on the junction of the Tallaght By-Pass extension and the N82. Similar examples could be selected for various junctions. It is stated that a strategic junction assessment has been carried out but no details are given.
 - (iii) The figures given in Tables 6.11 & 6.12 require explanation. In particular, the 2002 Do Minimum figures are generally less than the 1999 Base Year figures. Given the trends in car ownership and usage this is a surprising result and calls into question the credibility of the whole analysis.

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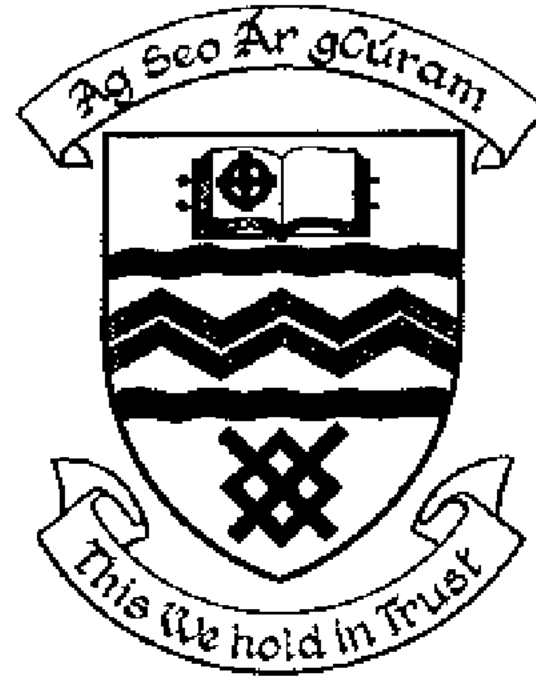
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- (iv) Table 6.12 shows Saggart Village as having no traffic. Applicant does not state how this is to be achieved or the attitude of the Gardai to it.
- 32 The applicant is proposing to connect into a 450mm diameter foul sewer not yet taken in charge. The applicant is required to submit details of written permission from owners of the sewer to connect into the sewer.
- 33 The applicant is proposing discharge from the southern catchment of the development, a peak flow of 56.1 litres per second into the existing 225mm diameter foul sewer. The maximum capacity of this sewer is approximately 49 litres per second and it is presently serving a housing development to the west of the site. Therefore the applicant is required to propose a satisfactory method of overcoming the peak flow capacity constraints in the receiving sewer and to submit full details to the Planning Authority.
- 34 The applicant is requested to verify the total volume of surface water attenuation to be provided for the proposed development.
- 35 The applicant is requested to clarify the overall approach to surface water attenuation on the site showing clearly how each area of the site is to be attenuated.
- 36 The existing 300mm watermain to which the applicant proposes to connect to has insufficient capacity at present for the proposed development. The applicant shall divert the existing 200mm watermain around the perimeter of the proposed development and connect the water supply for the proposed development to the 200mm watermain. The applicant is requested to submit details to the Planning Authority.
- 37 The applicant is also required to construct the 300mm watermain within the site as detailed in Drawing Number (C105 Revision PL1) in order to allow for a future connection to the proposed Boherboy Water Supply Scheme. The applicant is requested to submit details to the Planning Authority.
- 38 The applicant is requested to respond to the possibility of relocating the waiting/boarding areas adjoining the eastern

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boundary and south eastern corner of the site where they are close to existing housing.

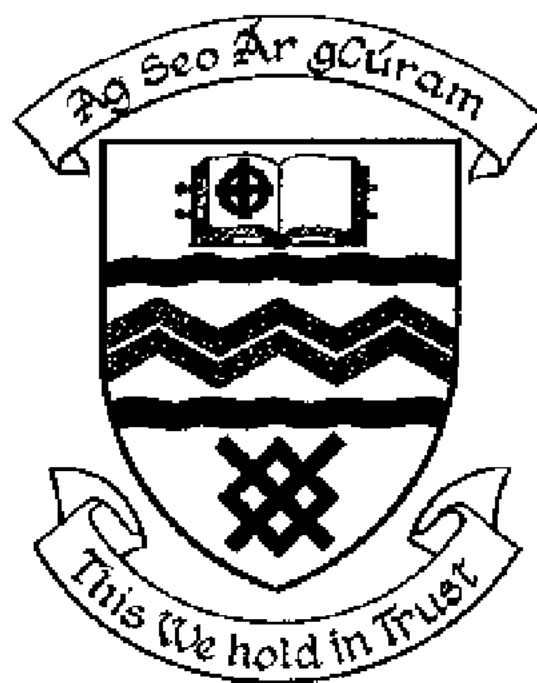
- 39 The applicant is requested to submit details of the inlet and outlet structures serving each attenuation area.
- 40 The applicant is requested to submit full details of proposed ancillary facilities in corporate, sporting, technology, music, children related, display and retail categories as included in section 12.7.3 of the E.I.S. These details shall include the future lettable ancillary space shown on the plans.
- 41 The applicant is requested to confirm acceptance of the following requirements of the Dublin Corporation Water Division, as regards diversion of the existing 1200 mm and 24 inch diameter watermains:-
- (i) The applicant shall reach agreement with Dublin Corporation Water Division on a full and detailed design of all aspects of the diversion. This agreement shall be reached before commencement of work on site. In addition, the construction of the tunnel and the diversion of the mains shall be carried out before other substantial works commence on site. For a development of this nature, it is not acceptable for works to commence while the crucial existing watermains across the site are still live.
 - (ii) The applicant shall grant an agreed wayleave to Dublin Corporation to maintain the watermains. This wayleave shall provide for reasonable access at all times to the watermains (within and outside the service tunnel) by the Dublin Corporation and its agents.
 - (iii) The applicant shall be liable for all costs relating to the diversion of the mains.
- 42 The applicant is requested to clarify which of the new entrance roads are intended to be taken in charge by the County Council.

NOTE: This is not necessarily a full list of the concerns of the Planning Authority. Other concerns may be

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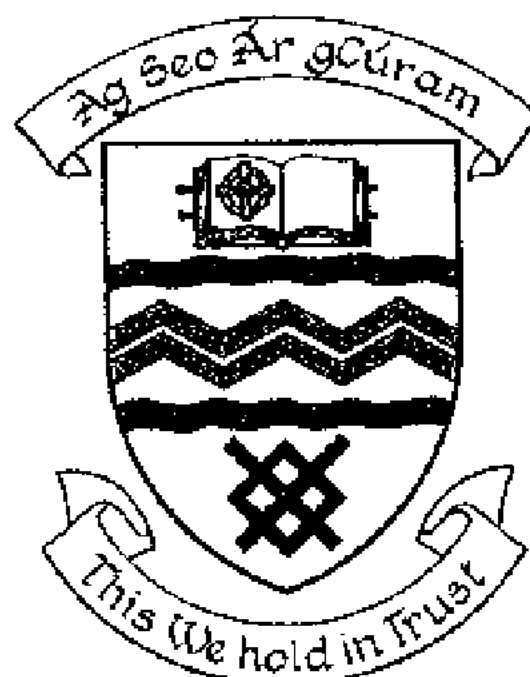
identified as consultation responses are received
from consultees who have not responded at the date
of writing.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

08/02/00

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

Decision Order Number 2691	Date of Decision 07/12/1999
Register Reference S99A/0708	Date 08/10/99

Applicant
App. Type
Development

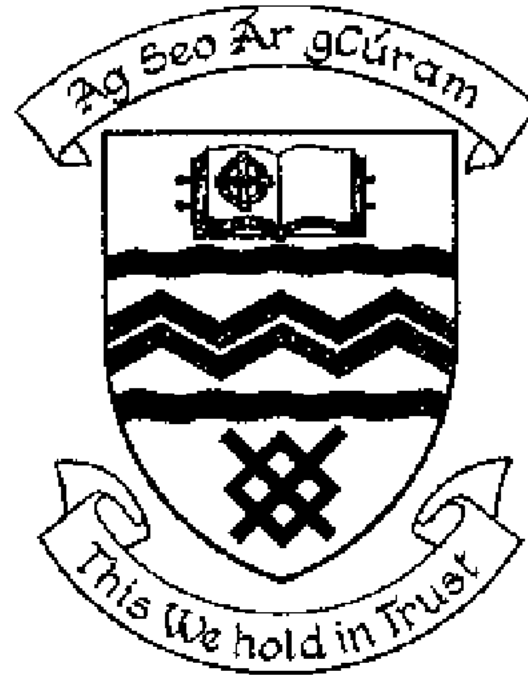
Centime Limited,
Permission
Circa 45,000 all seater recreational and performance arena on a circa 23.3 hectare (57.6 acre) site. The development includes; (i) a 47m high arena with a gross floor space of 91,319 sq.m. incorporating a retractable roof and retractable playing/performance surface of 7,140 sq.m., (ii) circa 3,000 on site car parking spaces, (iii) circa 120 coach parking spaces and passenger waiting/boarding areas, (iv) 3 training pitches, (v) a 12,926 sq.m. three storey above parking level 'School of Excellence' containing training facilities, (vi) landscaping and planting, site development and boundary works including retaining walls, (vii) the relocation of the 1200mm and 600mm watermains and the underground ESB cables traversing the site, (viii) floodlighting. Vehicular and pedestrian access to the proposed development is by way of a new roundabout at the junction of the Blessington Road (N81) and Citywest Road (proposed N82) and from the improved existing roundabout off the Citywest Road (proposed N82) link to the N7. The proposed arena will be used for events such as international football and other sports, musical concerts, trade shows, exhibitions, public gatherings and other appropriate similar events and will be used for circa 50 significant such events per annum i.e. those with an anticipated attendance of more than 20,000 persons. The structure will incorporate ancillary accommodation including bars, restaurants, conference facilities, exhibition space, viewing boxes, media facilities, national, regional and local FAI offices and sports museum, local sports club facilities, retail sports outlets, players/performers facilities, communications/control centre, plant, storage and circulation. The scheduling of significant events will be subject to the location, availability, extent and planning

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Dublin 24.

Telephone: 01-414 9000
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REG REF. S99A/0708

status of 'park & ride' facilities and measures to be undertaken as operational procedures for traffic management and environmental protection and an ongoing environmental monitoring programme will be put in place to assess the effect on the environment, particularly the residential environment over a distance of 1.5 km radius from the arena of traffic parking, public transport provision, pedestrian movement and impacts and environmental considerations and noise, arising out of the use of the arena.

An environmental impact statement has been submitted with this application.

Location Gibbons and Fortunestown, Tallaght, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 08/02/2000

Yours faithfully

LM
..... 07/12/99
for SENIOR ADMINISTRATIVE OFFICER

Henry J. Lyons & Partners,
47/48 Pearse Street,
Dublin 2.