



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Central Area Office
51/53 Sean MacDermott Street
Dublin 1

29th June 2023

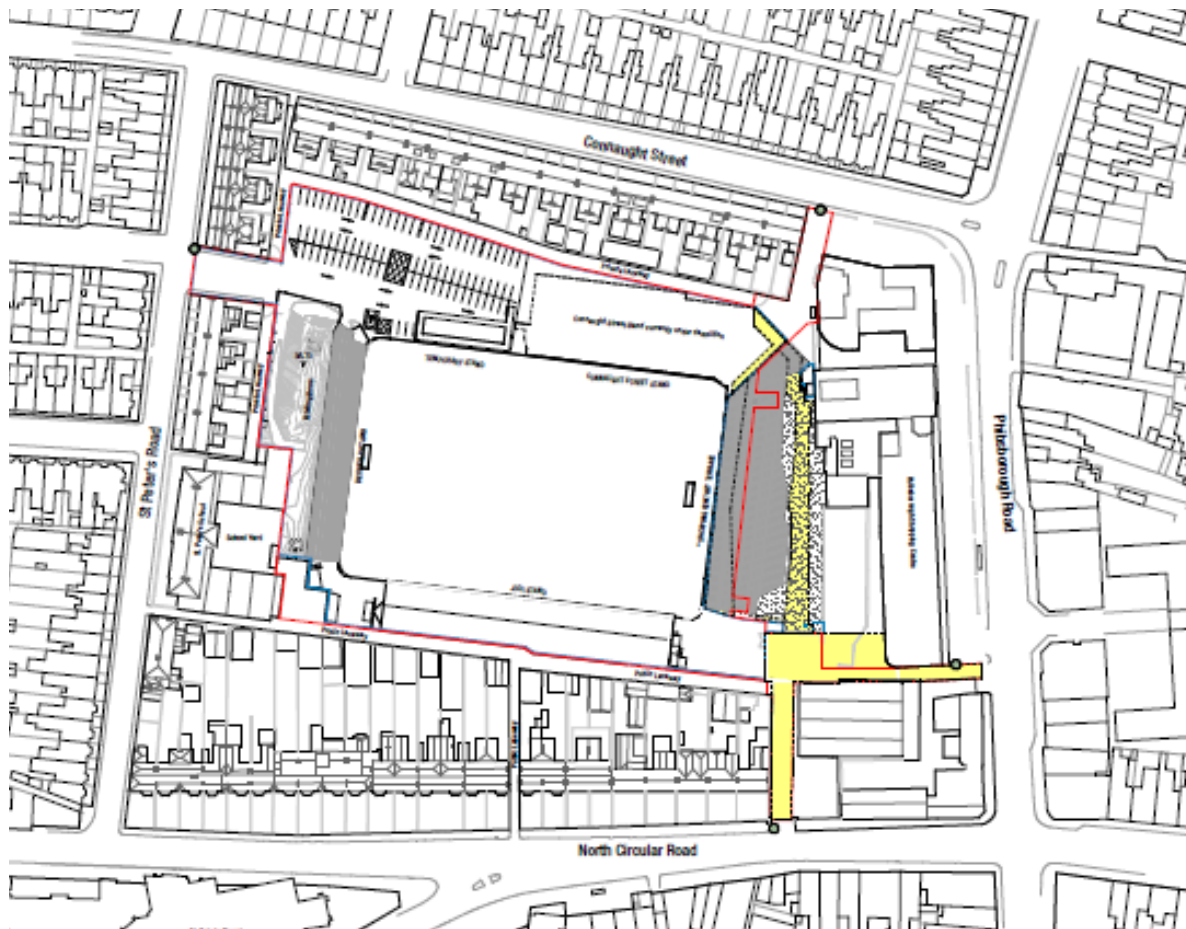
**To the Chairman and Members of
the Central area Committee**

**Notification of initiation under Part 8 Planning and Development Regulations 2001.
Dalymount Park Stadium Redevelopment, Phibsborough, Dublin 7**

Dalymount Park is a football stadium located in Phibsborough on Dublin's North Side, recognised at both local and national level for its contribution to Irish Football. It has an important place in the history of Irish football, hosting many international football matches, friendlies and European ties over its history; as well as a number of music concerts and other events. The stadium is owned by Dublin City Council, and remains currently operational with a capacity of c.4500.

The Culture, Recreation, & Economic Services department of Dublin City Council have developed proposals for Part 8 approval of this important site, to create a new stadium with an increased capacity of c.8000, as well as a new 500m² community facility.

It is our intention to lodge Part 8 proposals in the coming weeks and we therefore notify the Area Committee of this.



Site Location Plan

Site Location

Dalymount Park is bounded by a gated laneway to the north and a public laneway to the south, which provide access to the main Jodi stand and stadium. The Site is located south of Connaught Street, east of St Peter's Road, north of North Circular Road and west of Phibsborough Road.

Existing Site Condition

Existing structures on the Site consist of the Connaught Street uncovered stand to the northeast, the Jodi Stand to the south and the Des Kelly Stand (roof has been removed) to the west. Ancillary facilities such as changing rooms, club bar, car park, storage rooms and electrics room.

The Connaught Street stand is currently subject to a granted planning permission for demolition (Plan Ref: 3038/21) which is currently underway.

Only the Jodi and Des Kelly Stands remain in use in the existing stadium. The Connaught Street Stand has been closed due to safety concerns and is partially demolished.



Images Of Existing Site

Concept & Timeline

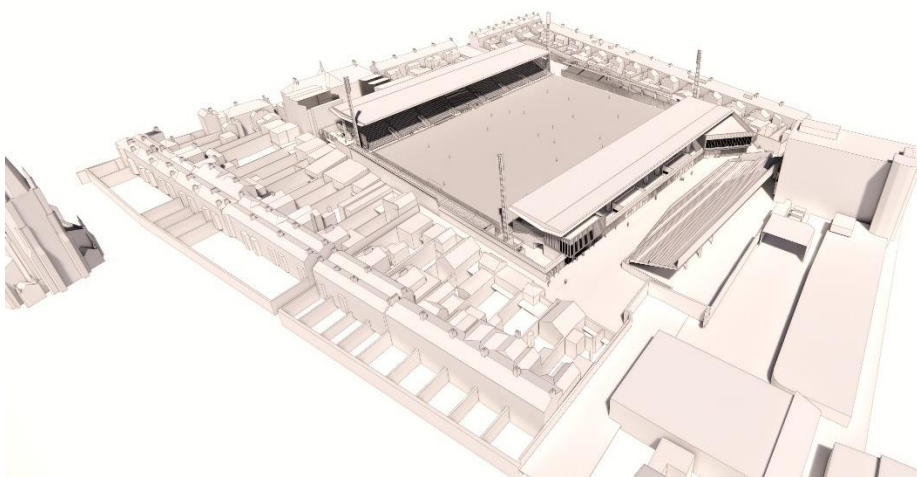
In June 2015, Dublin City Council (DCC) purchased Dalymount Park from ground owners, Bohemian FC. This was necessary to secure the future of the sports ground which due to its age and lack of investment has fallen into disrepair. The site is 1.8 hectares (4.5 acres) and is zoned Objective Z9 by the Dublin City Development Plan.

In June 2021, Dublin City Council appointed an architect-led integrated design team, (led by IDOM + Gilroy McMahon Architects) to develop proposals for the redevelopment of the stadium.

Following completion of extensive surveys and inspections, we are proposing the full demolition of the existing stadium to meet best practice stadium design and to develop a new 4-sided stadium, including rotating the pitch to provide a north-south orientation.

The new stadium will provide an important contribution to the regeneration of the Phibsboro area by, creating a new modern facility, to be used for League of Ireland football, as well as FAI & UEFA matches. The stadium redevelopment will also provide a new community facility as well as a new public route along the eastern boundary of the site.

Should planning permission be approved in the coming months following the Part 8 process, Dublin City Council proposes to issue construction tender documents in Q1 2024 with construction work to begin in Q3 2024 and to take approx. 18 months to complete. The Stadium would be operational in early 2026. The estimated project cost, including design, construction, VAT etc is c. € 42m and will be funded by Dublin City Council, and the “Large Scale Sport Infrastructure Fund” (LLSIF).



Artist Impression: Aerial View

The proposal consists of a new four-sided stadium which features a natural pitch, oriented in a north-south direction to meet best practice in stadia design. The two proposed main stands are proposed to be located to the east and west of the site, with a capacity of c.3000 seats each, and two terraces to the north and south of the site with a capacity of c.1000 each.

The proposal will recreate the iconic feature of the existing floodlights, which illuminate the sky on match nights, indicating the presence of the stadium hidden within the urban fabric of Phibsboro. The new stadium will also celebrate the history of the site, and create a facility for Bohemian Football Club that will remain as the spiritual home of Irish Football, and within the community that they actively support.

The proposal also includes a new pedestrian street connecting North Circular Road and Connaught Street, which will, on completion, create a new public shared space for the entrances to the East stand. Entry to the stadium is via turnstiles located to allow access to each stand. The main entry points to the stadium complex are at St Peters Road accessing West+North stands, and the new pedestrian street connecting Connaught Street, Phibsboro Road and the North Circular Road, providing entry to the East and South Stands.

The stadium is designed to allow for level access from the public areas to the concourses which link to the access points to the stands. WC's and concessions are located under the stands, with direct access off the main concourses.

A new external concourse is provided outside the West stand, while the East stand is positioned so as to offer as much area as possible for the public realm area of the new street.

To activate the new boulevard and attract movement on non-match days, the east stand features new concessions facing public realm areas, a fully independent community facility building with a gym and multipurpose room. A club shop/office space is also proposed along the new boulevard.

The west stand is dedicated to stadium operations, including the player facilities located below ground, and a bar on the first floor that can be used on non-match days by club members.

Dalymount Stadium Redevelopment aims

- To provide a new venue for the celebration of football matches, concerts, and municipal events while enhancing community amenities.
- To encourage sport across all population groups, including male, female and youth teams.
- To provide an inspiring and appealing community facility that welcomes activities of the local community.
- To act as a catalyst for the regeneration of the area.
- To support government policy and strategy e.g., the Dublin City Development Plan 2022-2028, the Climate Action Plan and the Greater Dublin Strategic Drainage Study (GDSDS).
- To provide a fully accessible, sustainable, flexible, safe and iconic stadium facility, for the enjoyment of fans from all over the world
- To provide an exemplar for football stadiums, using sustainable construction and minimising energy use
- To redevelop the site to cater for enhanced sporting, recreational and community facilities
- To provide new pedestrian links within the Phibsboro locality, improving connectivity for pedestrians and cyclists
- To embed the new stadium in the lives and environment of the local community and the wider city of Dublin



Artist impression: West stand entrance, view taken from St Peters Road looking East.

Main Actions

The stadium is divided into 2 main parts, with the West stand focusing on club activities, including players/officials changing rooms, stadium bar, and the main stand. The East stand is to provide additional seating areas, including a segregated area for away fans. The east stand also provides for the animation of the new pedestrian boulevard, with key elements of the brief to have a non-match day use located here to encourage visitors to use the spaces. This includes the new community Centre which will provide a multipurpose hall, that will provide local residents with a new facility for holding events, as well as Gym, to promote healthy wellbeing.

The stadium bar area will also be used to hold community events on non-match days, organised by Bohemians Football Club, as currently done in the existing stadium.

The approach to the design has been to follow a similar scale to that of the existing stadium to minimise the impact on the neighbouring residential properties. The main stands have been designed to respect their receiving environments by being set back from the site boundary, to minimise the impact on daylight/sunlight.

The proposal intends to provide best practices in relation to sustainability, with drainage including SUDs, the use of renewable energy sources, and waste management. The proposal also aims to maximise the use of sustainable transport, with adjacent public transport available for use of fans and visitors, in association and bicycle parking infrastructure.



Artist Impression: looking west at the new East Stand, with the club shop and offices in the centre



Artist Impression: ground level view looking south across the pitch

Opportunities for monitoring and community engagement

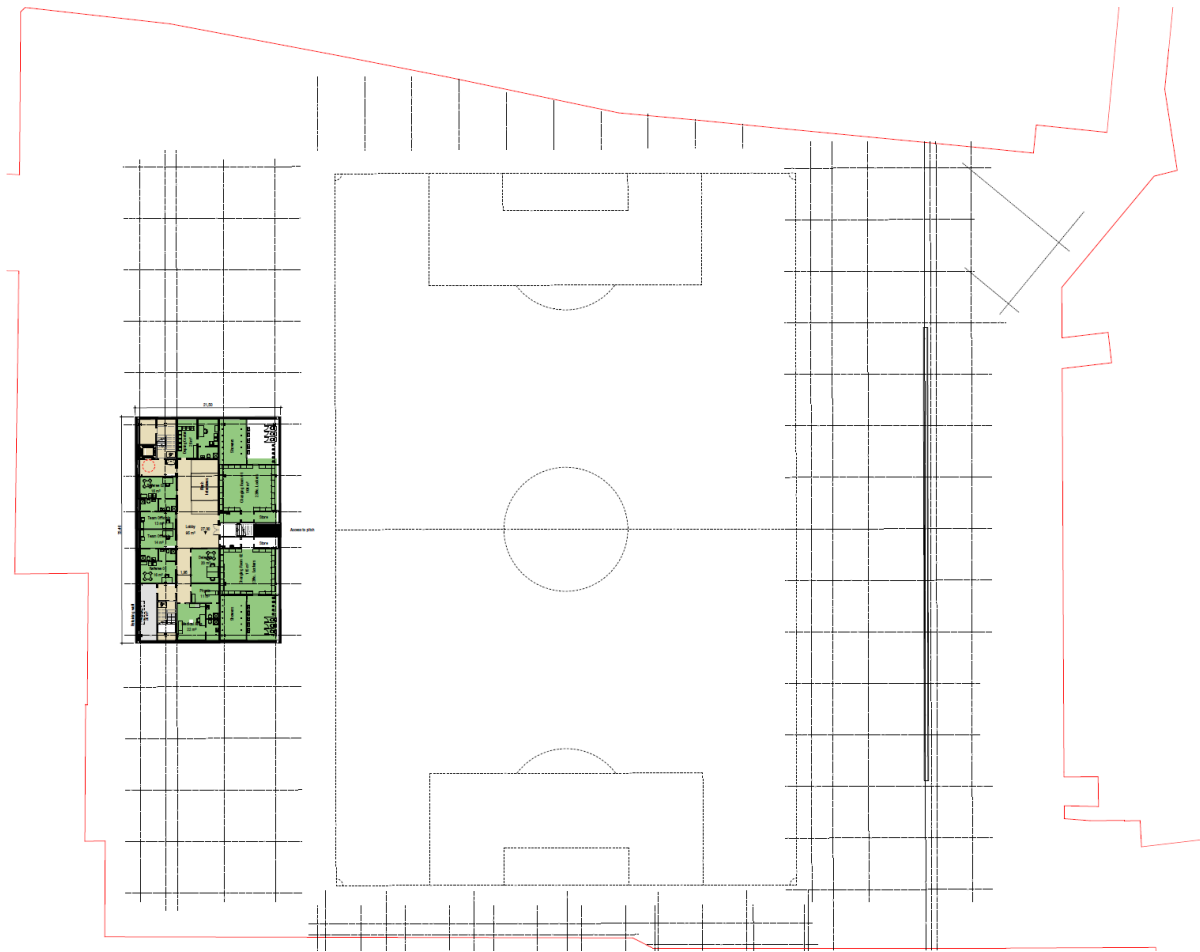
The Dalymount Stadium redevelopment project offers the opportunity to enhance football activities in the context of Phibsboro and Dublin. The project is a further chapter in the story of the site; the legacy of the venue as the “home of Irish Football”.

The project will increase enjoyment for fans, players and officials using the stadium. The highlights will be improved facilities, larger concourses, better views of the pitch from all seated and standing areas, and safer routes in and out of the stadium.

The project will allow for community engagement, in particular with the outreach programmes organised by Bohemians Football club, as well as the provision of new facilities for local residents to utilise.



General Ground floor plan, showing concourses, and spectator facilities under stands, Community centre building located in top right corner.



General lower ground plan showing the player and officials changing facilities.

Don Daly
Project Manager
Date: 29th June 2023