

To the Chairperson and Members of the
South East Area Committee

Part 8 Notification for information purposes only
Irishtown Stadium Refurbishment, 1 Kerlogue Road, Dublin 4

Introduction:

The proposed development as outlined below is to provide for the upgrade of part of Irishtown Stadium to enhance facilities for staff and users of the stadium.

Location:

The site is located within Irishtown Stadium, which is positioned along the south-eastern boundary of Ringsend Park. On all other sides, the stadium is bounded by predominantly two storey residential development, with Kerlogue Road and Bremen Road to the south and Pine Road to the north-east. Vehicular access to the stadium is from Chapel Avenue to the south-west. There is a parking area to the front of the stadium building which is a two storey curved structure positioned parallel to the running track. Other sports facilities within the site include 5 no. synthetic grass pitches, 1 no. grass soccer pitch, a high jump area, javelin runway, steeple chase runway, pole-vault runway, a shot-put and discus/hammer area.

Scope of Development:

The proposed works consists of the following;

Ground Floor Works

- To improve security for staff by upgrading reception to include turnstiles and a new glazed single storey entrance extension to improve surveillance
- To provide toilets and staff changing area in a new single storey extension
- To provide a changing places toilet facility in a new single storey extension
- To provide a new draught lobby to rear of the existing reception
- To upgrade 2 no. existing gym changing rooms

First Floor Works

- To upgrade the existing toilets

Planning Context:

Zoning & Designations

Under the Dublin City Development Plan 2016-2022 the site is zoned Z9, '*To preserve, provide and improve recreational amenity and open space and green networks*'.

The proposed development can be categorised as being associated with a 'clubhouse and associated facilities', which is listed as a 'permissible use' under the Z9 zoning objective.

Having regard to the scope and nature of the proposed development and the zoning of the land, the development would not materially contravene the current Dublin City Development Plan 2016-2022.

The site is not located within an Architectural Conservation Area and does not contain any Protected Structures.

Development Plan Context:

Under the Dublin City Development Plan 2016-2022 the following policies, objectives and sections of the Development Plan are relevant:

- **GI31:** To improve on existing sports/ recreational facilities in the city through the implementation of the Dublin City Sport and Active Recreation Strategy 2009–2016 and to ensure the availability of a range of recreational facilities to the general population of all ages and groups at locations throughout the city, including ice-skating. In areas where a deficiency exists, Dublin City Council will work with the providers of such facilities, including schools, institutions and private operators, to ensure access to the local population
- **GI037:** To provide additional sports facilities for young people within the Ringsend/Irishtown Area.
- **SN20:** To promote the development of both indoor and outdoor facilities/spaces for young people e.g. multi-use games areas (MUGAs), teenage shelters, skateboarding areas and skateboard parks, youth cafés, youth centres, and kids clubs

Section 10.5.8 of the Dublin City report Sport, Recreation and Play states;

The development of sport and recreation are important in encouraging a sense of well-being and social contact. Dublin City Council acknowledges the very important role that sporting and social clubs play in enhancing the social and recreational life of the city's communities. Facilities for both formal and informal recreation and catering for persons at all stages in their lifecycle, all abilities and diverse cultures are required. Dublin City Council will liaise with sporting organisations to ensure where possible that the City Council responds to the needs of sports clubs and communities in the provision of quality facilities. In this regard, 'Dublin City Sport and Active Recreation Strategy 2009–2016' outlines how the Council can work with interested parties to deliver high-quality and sustainable sport and active recreation services. In relation to sports and recreation facilities, the policy aims to seek appropriate levels of provision for a variety of uses for all ages.

The proposal is deemed to be consistent with the policies and objectives outlined in the Dublin City Development Plan 2016-2022.

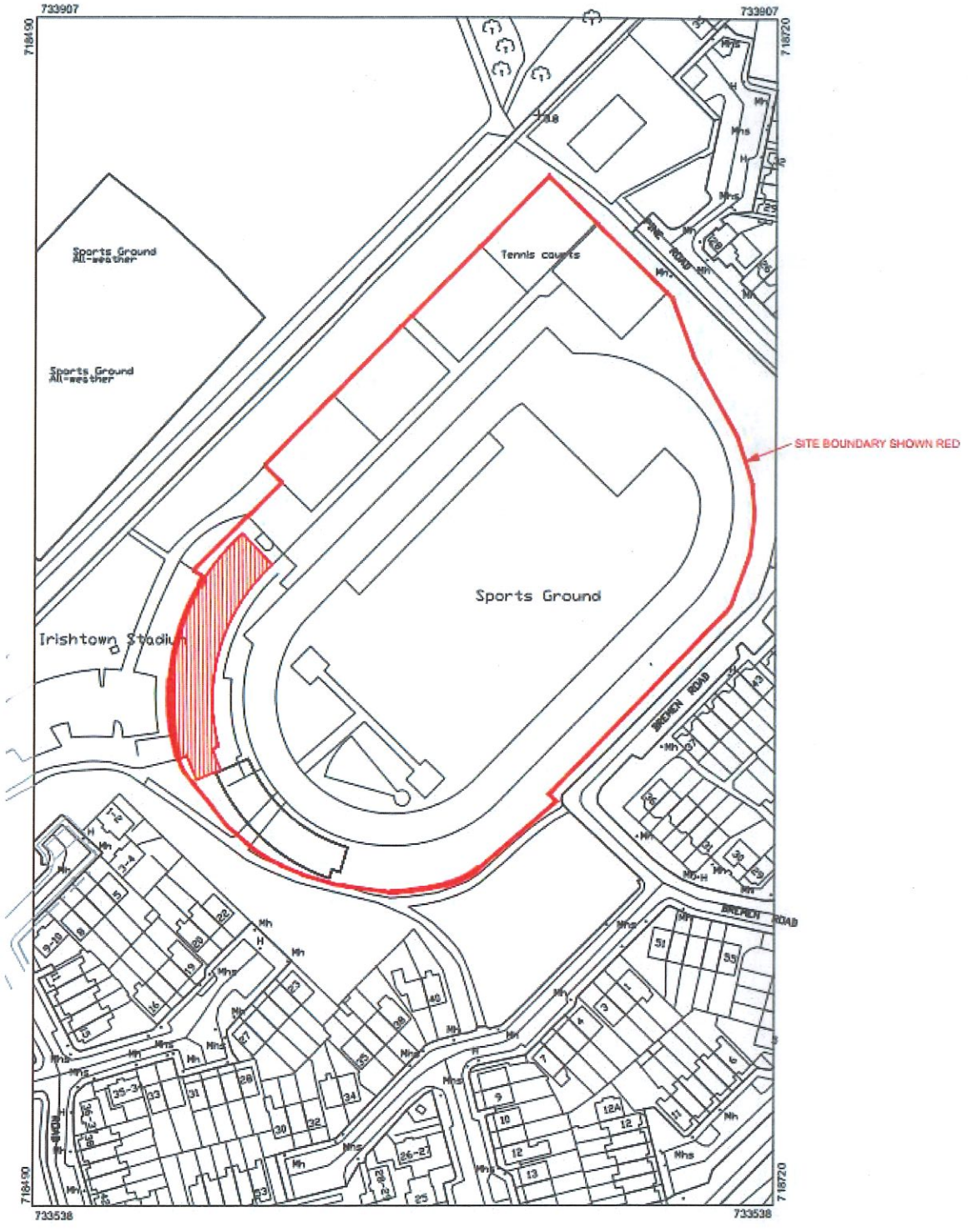
Part 8 procedure:

Pursuant to Article 80(1)(k) of the Planning and Development Regulations 2001(as amended) the proposed development is considered to be subject to Part 8 Procedures as the development costs are estimated to exceed €126,000.

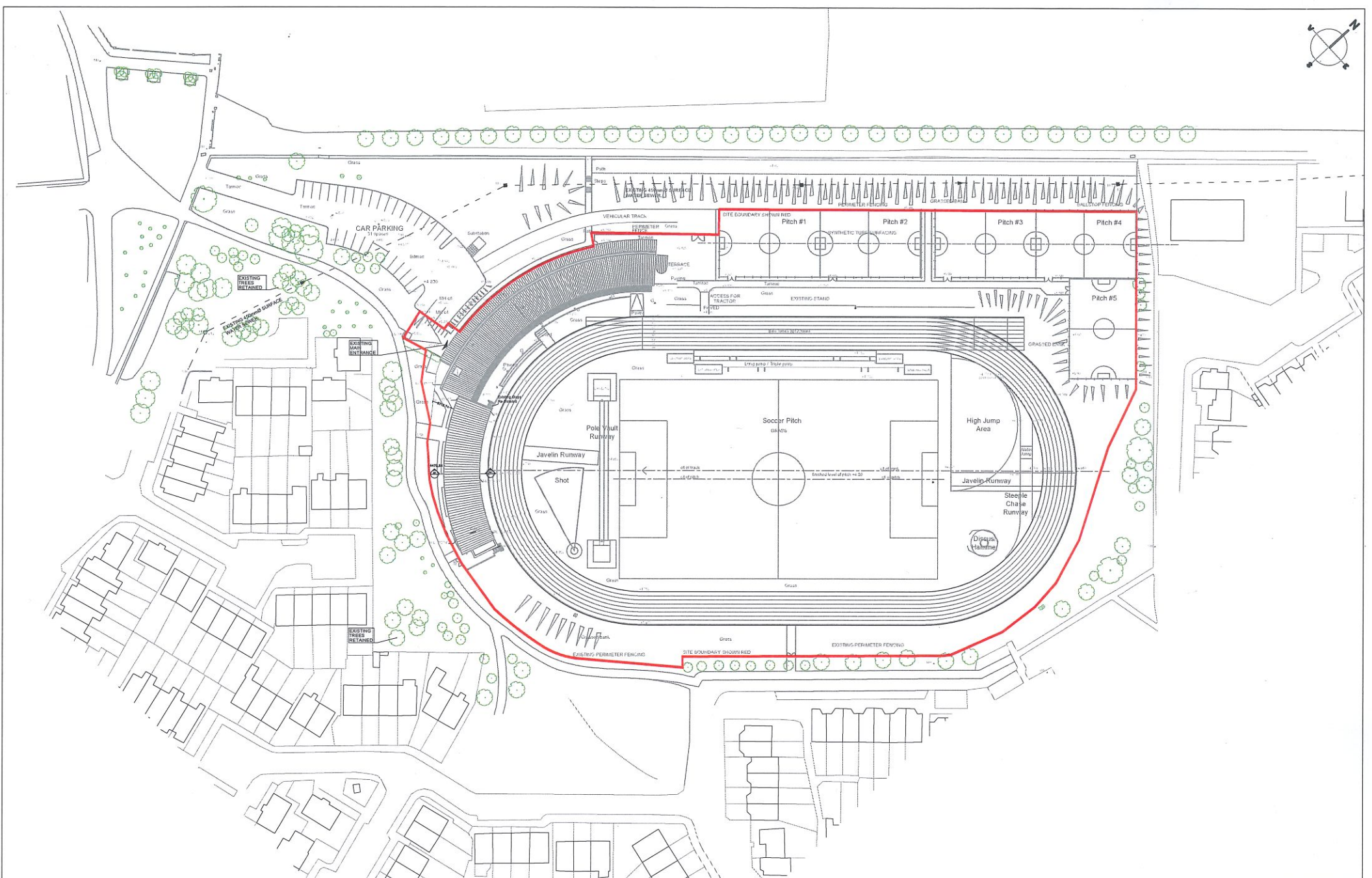
Margret Glupker
Executive Architect

Appendix

Drawings
Ordnance Survey Location Map
Existing Site Plan
Proposed Site Plan A
Proposed Site Plan B
Existing Ground Floor Plan
Proposed Ground Floor Plan
Existing First Floor Plan
Proposed First Floor Plan
Proposed Elevations



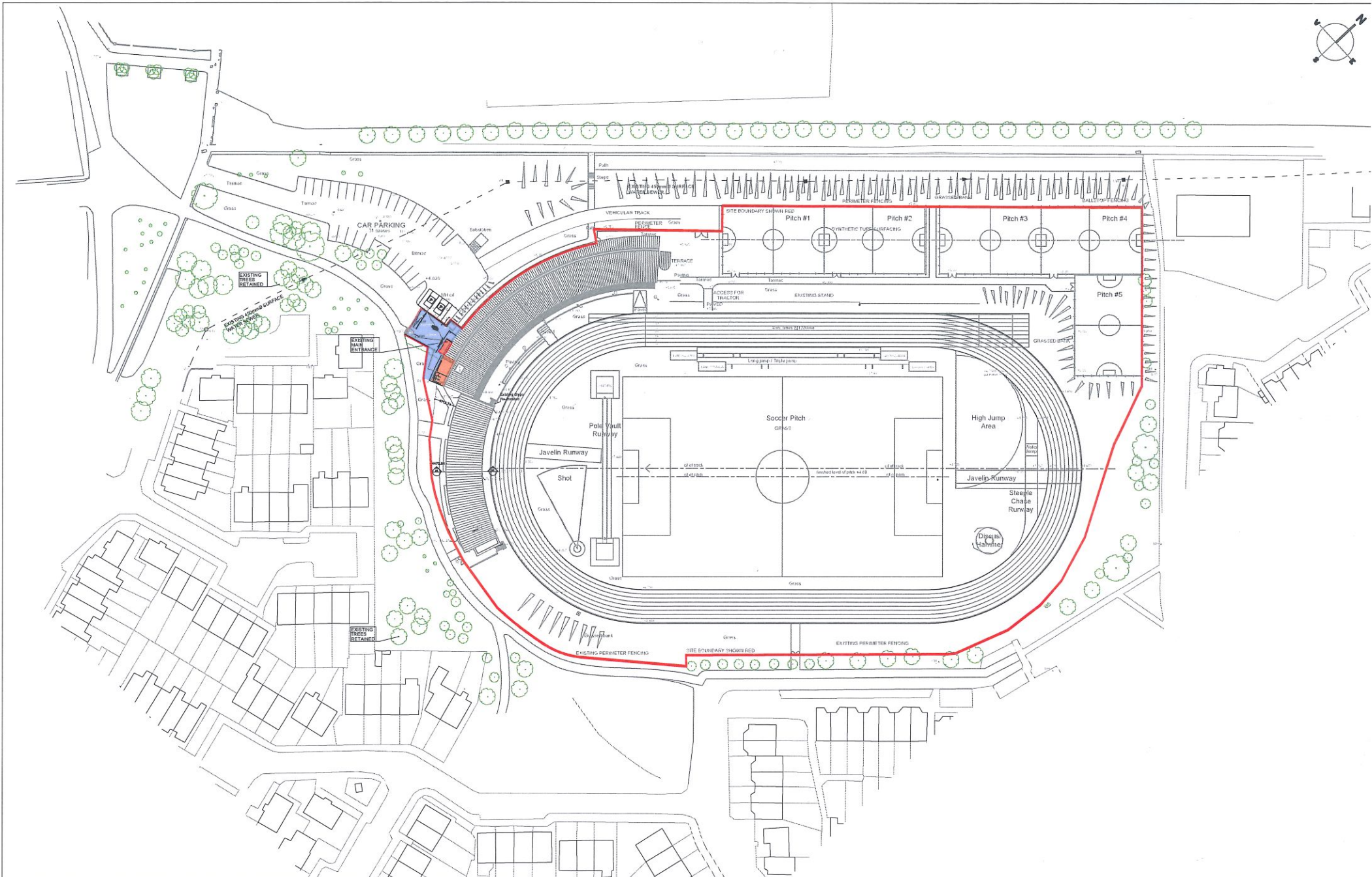
Ordnance Survey Location Map



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Rev	Date	Description	Drawn by	Checked by
1	20/05/2021	EXISTING SITE PLAN		

PLANNING DATE: 20/05/2021 DRAWING NO: OM PL SCALE: 1:500 SHEET: A1		PROJECT: PROPOSED ALTERATIONS TO IRISHTOWN STADIUM CLIENT: DUBLIN CITY COUNCIL DRAWING TITLE: EXISTING SITE PLAN		
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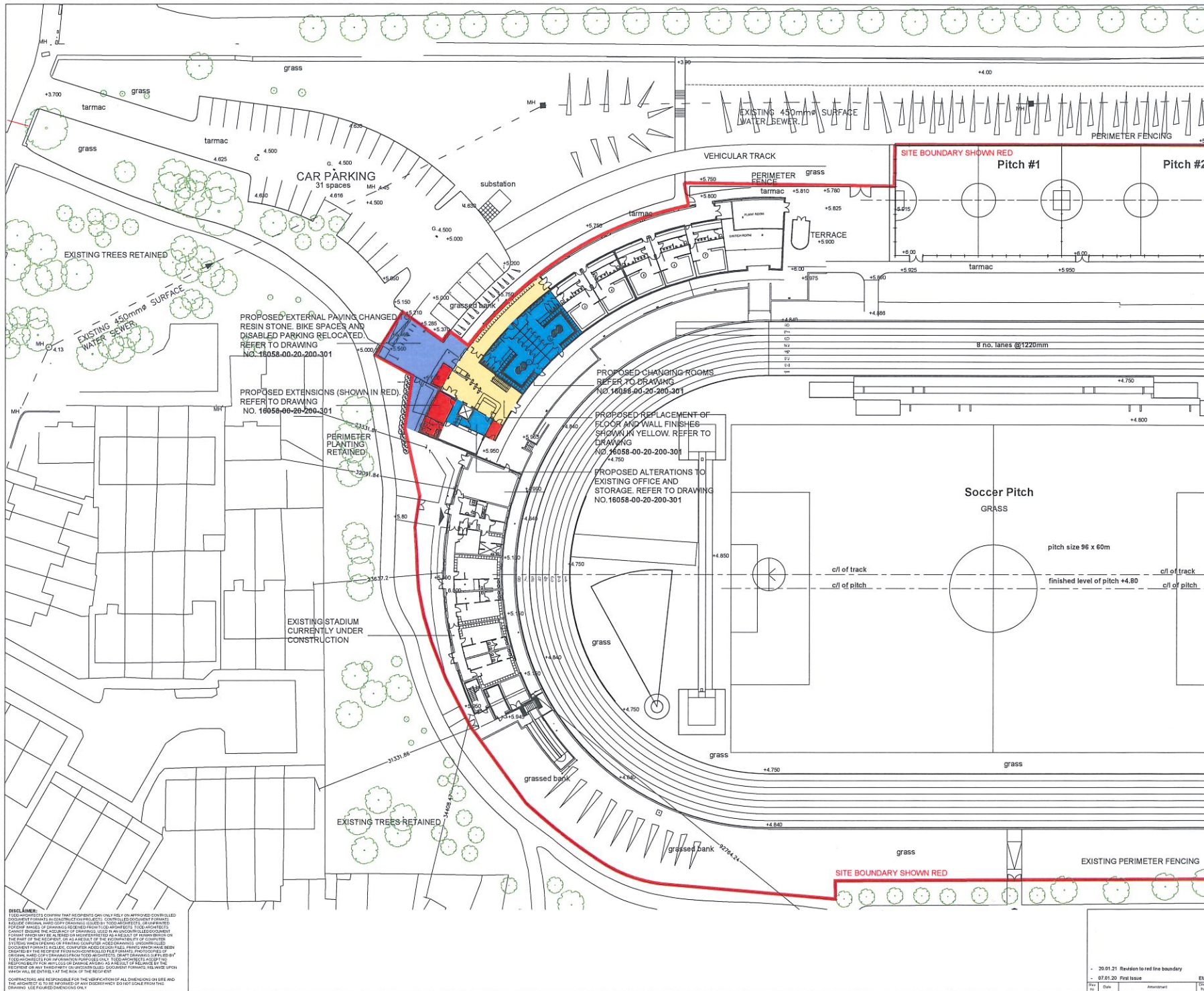


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NO. 123456789	DATE: 20/05/2021
PLANNING	PROPOSED ALTERATIONS TO IRISH TOWN STADIUM
OM	EXISTING SITE PLAN
1:500	A1
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- OUTLINE OF SITE IN DCC'S OWNERSHIP SHOWN RED
- DENOTES AREAS OF PAVING
- GRASS AREA
- ALTERATIONS
- EXTENSIONS
- PROPOSED EXTENT OF REPLACEMENT OF FLOOR AND WALL FINISHES IN CORRIDOR AREAS
- REPLACEMENT OF EXTERNAL PAVING

PROPOSED EXTERNAL PAVING CHANGED TO RESIN STONE. BIKE SPACES AND DISABLED PARKING RELOCATED. REFER TO DRAWING NO. 16058-00-20-200-301

PROPOSED EXTENSIONS (SHOWN IN RED). REFER TO DRAWING NO. 16058-00-20-200-301

PROPOSED CHANGING ROOMS REFER TO DRAWING NO. 16058-00-20-200-301

PROPOSED REPLACEMENT OF FLOOR AND WALL FINISHES SHOWN IN YELLOW. REFER TO DRAWING NO. 16058-00-20-200-301

PROPOSED ALTERATIONS TO EXISTING OFFICE AND STORAGE. REFER TO DRAWING NO. 16058-00-20-200-301

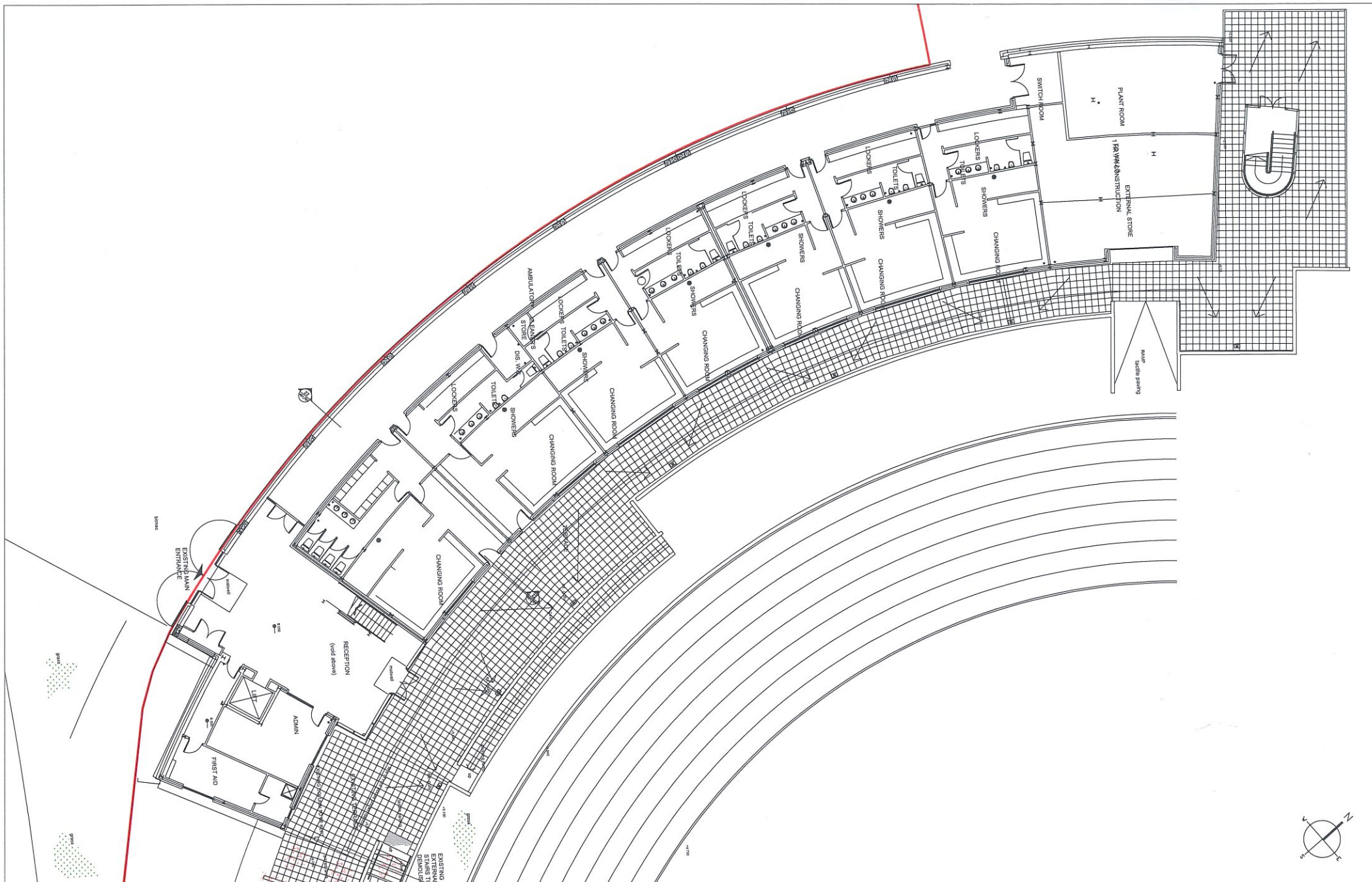
EXISTING STADIUM CURRENTLY UNDER CONSTRUCTION

EXISTING TREES RETAINED

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20.01.21 Revision to red line boundary 07.01.20 First Issue		PL EM JP EM JP	Date 1:500 N/A	Project Name PROPOSED ALTERATIONS TO RISHWOWN STADIUM	Client DUBLIN CITY COUNCIL





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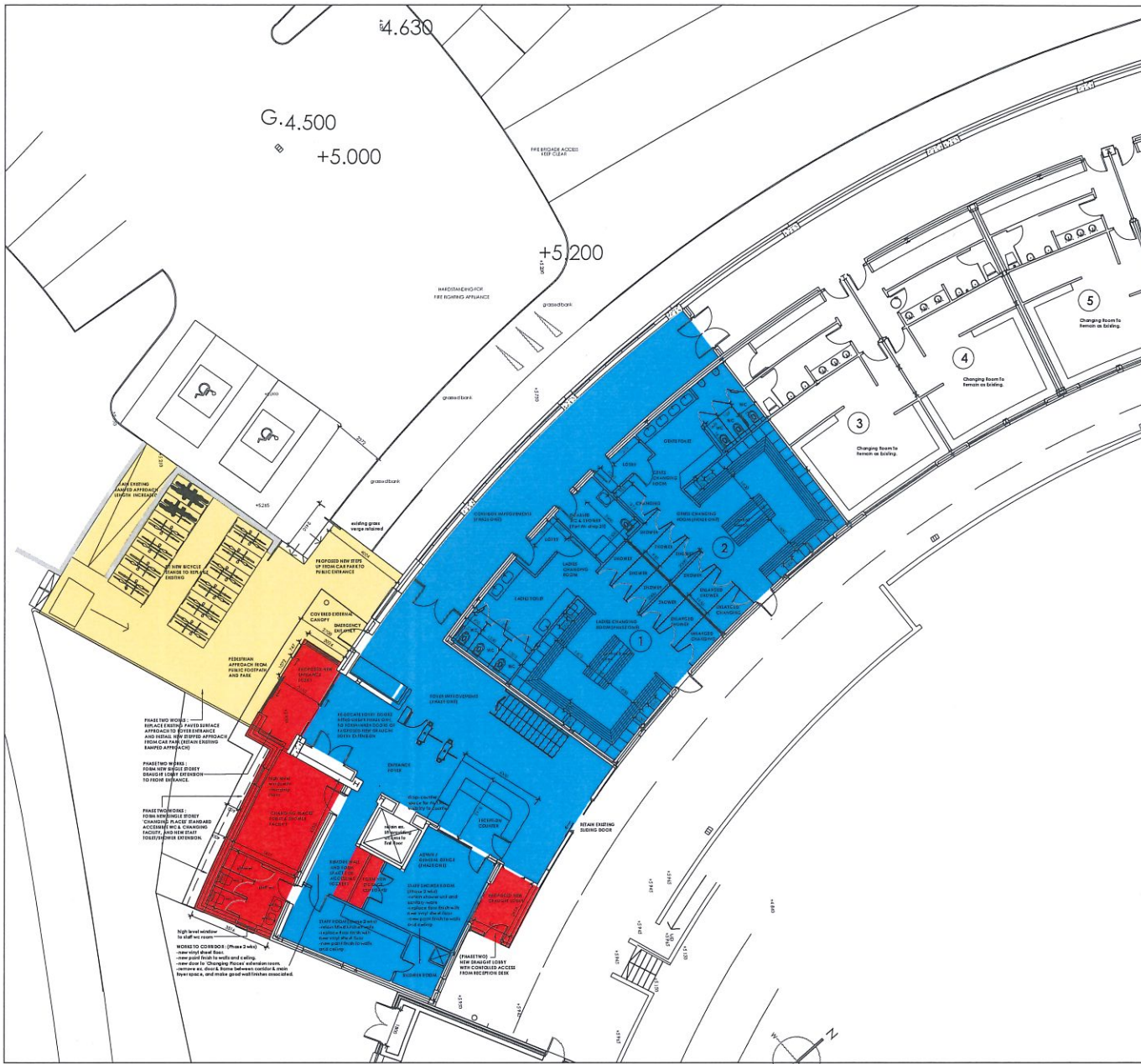
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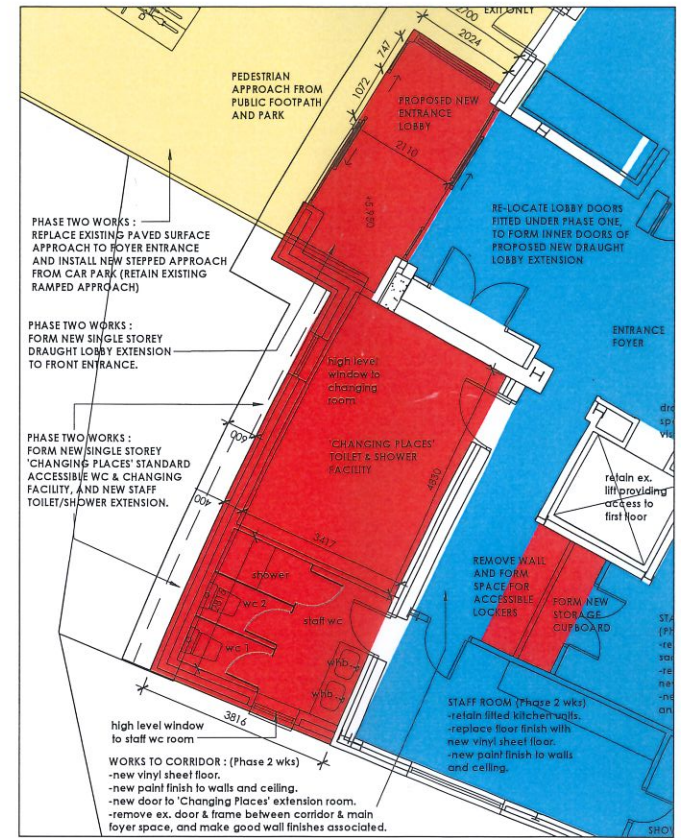
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04	GROUND FLOOR AMENDED FROM AN UPDATED SURVEY	24/04/2018	JK	JK
03	LOGGED FOR PLANNING	24/04/2018	JK	JK
02	DRAFT PLANNING ISSUE	30/04/2018	JK	JK
01	SUBMITTED TO CLIENT FOR SIGN-OFF	30/03/2018	JK	JK

ST PATRICK'S CYFC & CRUSADERS ATHLETICS CLUB			
PROJECT	PROPOSED EXTENSION TO IRISHTOWN STADIUM		
DRAWING	EXISTING GROUND FLOOR PLAN		
DATE	16/05/18	DATE REV	16/05/18
PROJECT NO	16058-00-200-001-00	SCALE	1:100 @A1
DATE	16/05/18	PROJECT NO	16058-00-200-001-00
SCALE	1:100 @A1	DATE	16/05/18

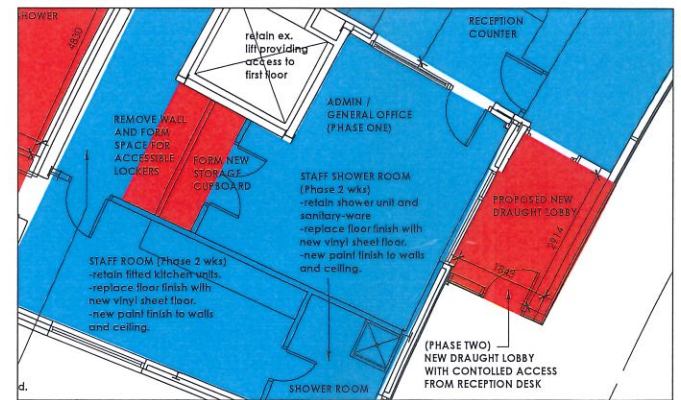
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PROPOSED GROUND FLOOR PLAN 1:100



DETAIL OF PROPOSED ENTRANCE DRAUGHT LOBBY / STAFF ROOM & ACCESSIBLE CHANGING EXTENSIONS 1:50



DETAIL OF PROPOSED DRAUGHT LOBBY OPENING ONTO VIEWING TERRACE 1:50

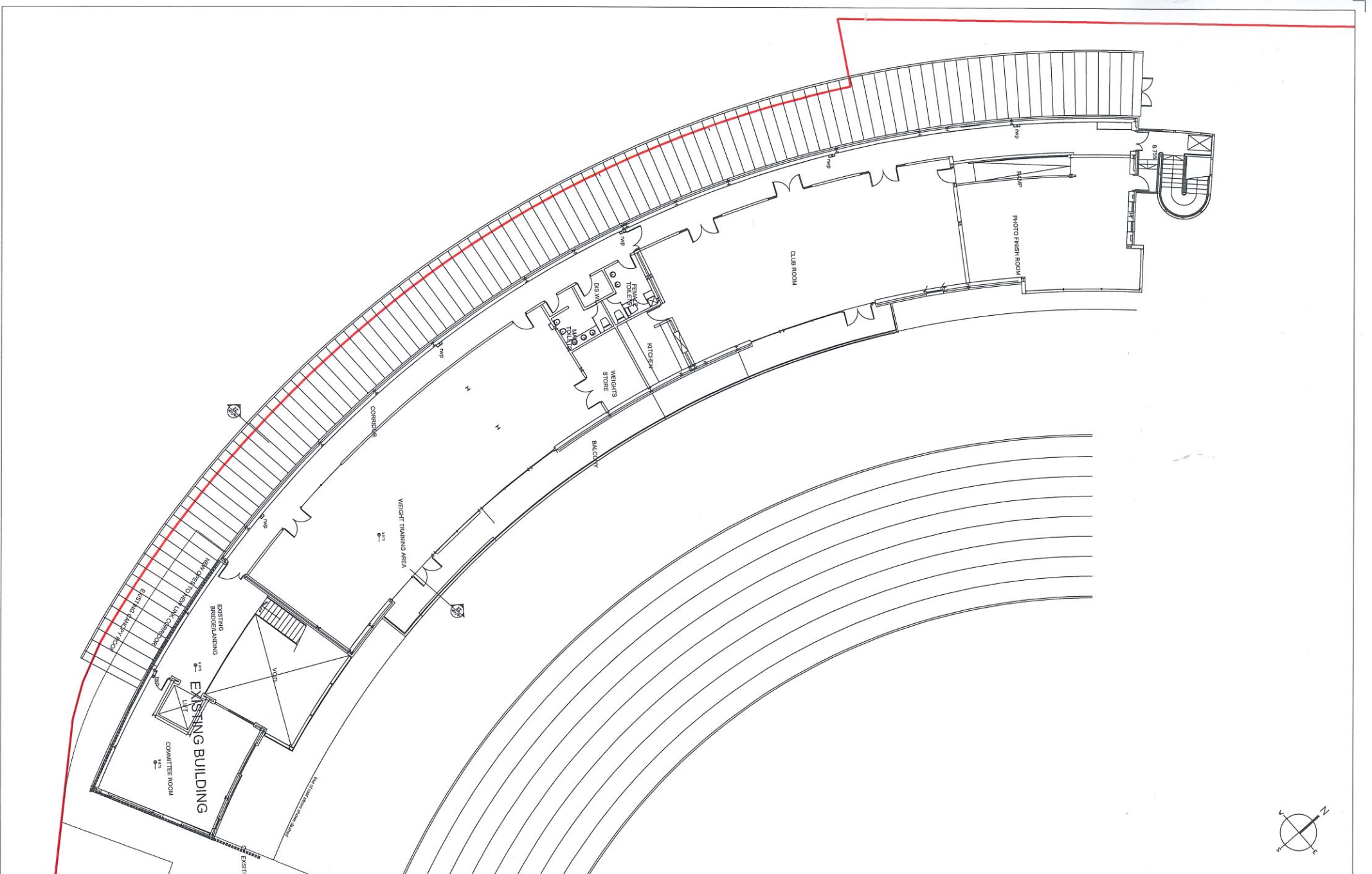
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- ALTERATIONS
- EXTENSIONS
- EXTERNAL WORKS

REVISIONS		DATE		BY		REASON	
04	04	04	04	04	04	04	04
02	17	12	20	04	04	04	04
02	27	07	20	04	04	04	04
01	06	02	20	04	04	04	04

1904/00-200-003 Proposed Ground Floor Plan 1:100 A1	TODD ARCHITECTS 11 RIVERVIEW LANE DUBLIN 4 TEL: +353 1 468 8000 E: INFO@TODDARCHITECTS.COM
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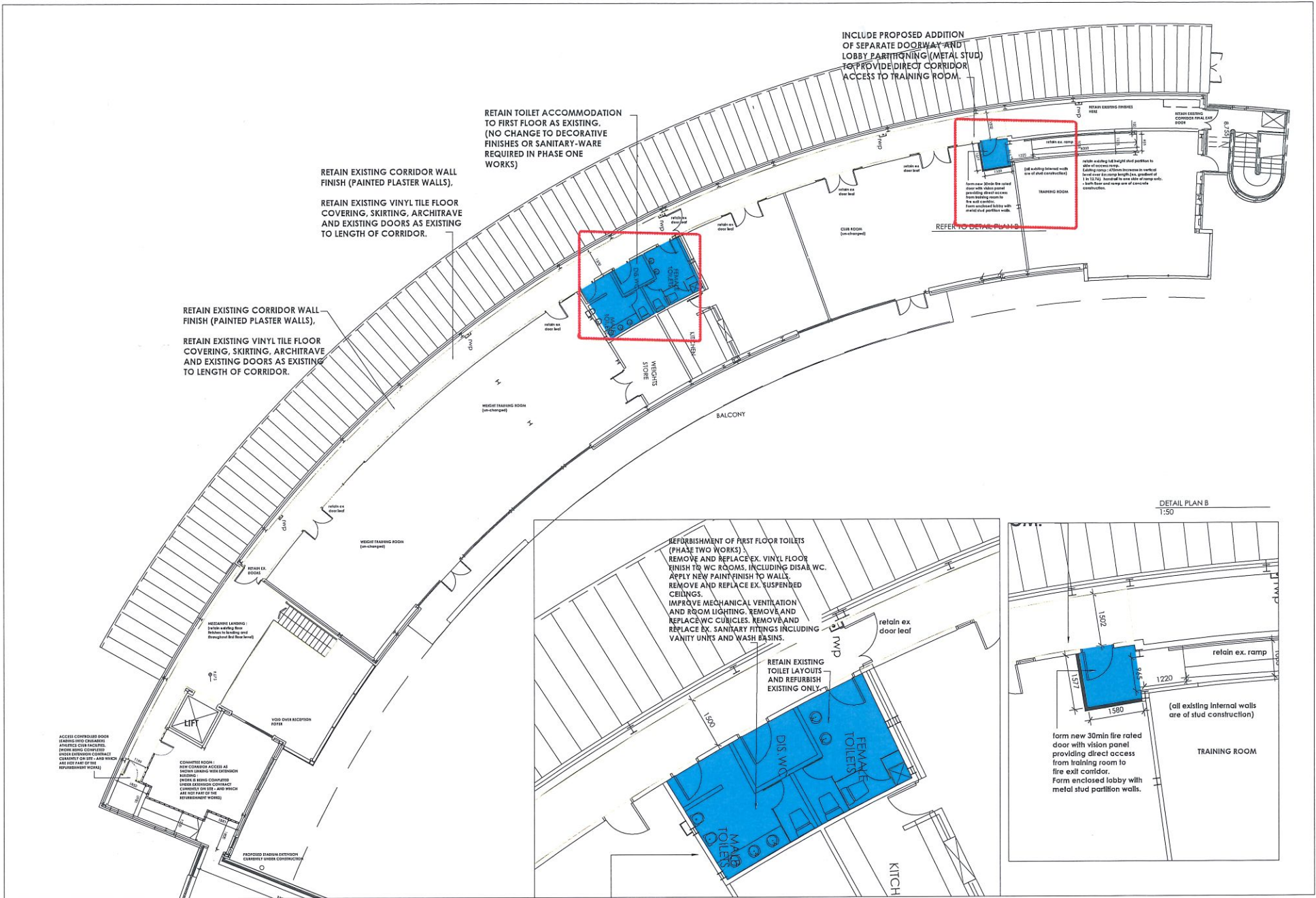


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03	LOGGED FOR PLANNING	24/04/2018	JK	PROPOSED EXTENSION TO IRISHTOWN STADIUM
02	DRAFT PLANNING ISSUE	06/04/2018	JK	EXISTING FIRST FLOOR PLAN
01	SUBMITTED TO CLIENT FOR SIGN-OFF	30/03/2018	JP	PLANNING APPLICATION

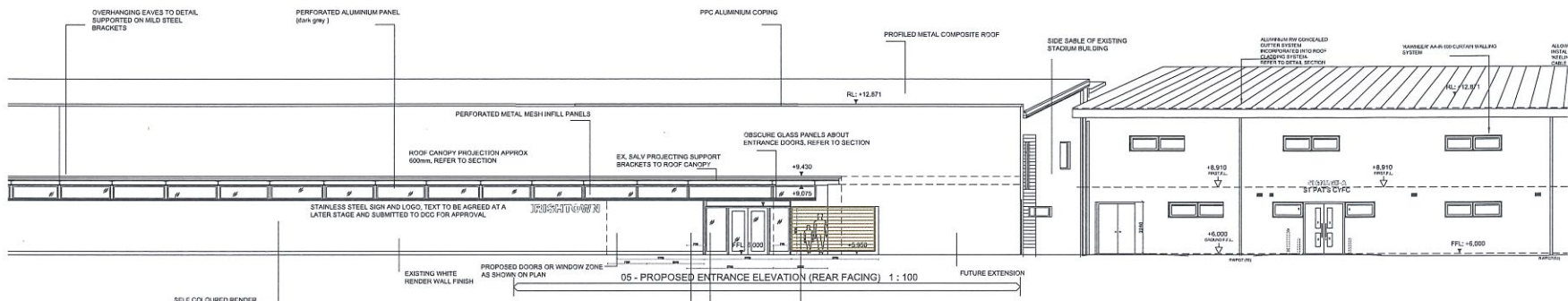
PROJECT: PROPOSED EXTENSION TO IRISHTOWN STADIUM
 DRAWING NO: 16055-00-205-002-00
 DATE: 23/04/2018
 SCALE: 1:100 @A1
 DRAWING NO: 16055-00-205-002-00
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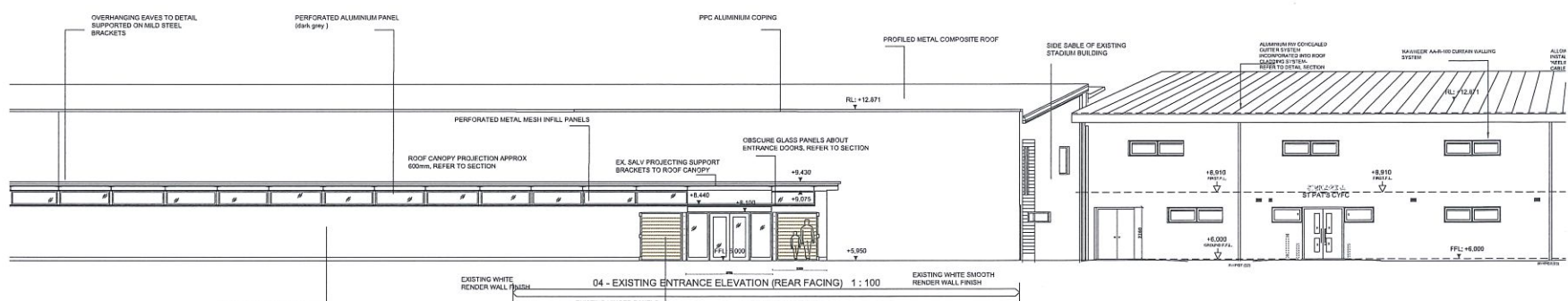
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14012020	Scheme Design	14012020	Prepared Improvement Works to Milltown Stadium
J.P.	Architect	J.P.	Proposed First Floor Plan - (Phase One Works)
19041-00-200-002		06	

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02 Proposed Entrance Elevation 02
300-102 1:100



01 Existing Entrance Elevation
300-101 1:100

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CONCEPT			DUBLIN CITY COUNCIL	
DATE: 30/01/2020			PROJECT NAME: PROPOSED ALTERATIONS TO IRISHTOWN STADIUM	
DRAWN BY: EM			CHECKED BY: JP	
DATE: 30/01/2020			DRAWING NO.: 19041-00-300-001	
PROJECT NO.: 19041-00-300-001			REVISION NO.: 04	
DATE: -			DRAWING TITLE: Existing and Proposed Rear Entrance Elevation	
DESCRIPTION: -			DRAWN BY: EM	
DATE: -			CHECKED BY: JP	
DESCRIPTION: -			DATE: -	

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