

Project to Date

In autumn 2018, a detailed appraisal that included a Multi Criteria Analysis (MCA) and Cost Effectiveness Analysis examining a number of various options for the redevelopment of Dalymount Park was completed. This included consultation with numerous stakeholders. The detailed appraisal found that the best option (option 3A) for the site was a 6,000 Capacity UEFA Category 3 stadium that was to be shared by Bohemian FC and Shelbourne FC and would include a new library and community facilities for Phibsboro. Estimated cost was €36 million.

In November 2018, the Department of Transport, Tourism, & Sport (DTTAS) launched the Large Scale Sports Infrastructure Fund (LSSIF) with a closing date of April 2019. Dublin City Council submitted an application for stream 1 of LSSIF that was to support the funding of the design and planning stages of the project.

In the summer of 2019, Dublin City Council commenced the process of procuring an architect-led integrated design team which was completed in October 2019; however the City Council were not in a position to appoint the design team until a LSSIF grant agreement was signed with DTTAS.

In January 2020, Dublin City Council received correspondence from DTTAS approving the provisional allocation of €918,750 for design stages of the project. The funding was formally allocated to DCC in April 2021 and it was only at this point that the City Council was in a position to appoint the integrated design team.

The Preliminary Design on Option 3A was completed in December 2021 with an estimated cost in excess of €52m, which is a substantial increase on the estimated costing of €36m that was completed as part of the appraisal in 2018.

The estimated cost of €52 million for the project is now potentially unviable for any benefit it will return over its life cycle. Other options including a scaled back version of the current design will need to be examined in detail before the project can progress to the next stage.

In early 2022, the design team commenced a value engineering exercise on the Option 3A design. In March 2022, they provided a revised cost estimate of €46 million; this sum is also subject to ongoing cost inflation currently affecting all capital projects.

Another complication is the issue of Shelbourne FC publicly stating in February 2022 that they now no longer want to relocate to a redeveloped Dalymount Park. A revised business case for Dalymount based on a one-club model is now required to be factored into the project business plan going forward.

Project Status

Based on all of the issues outlined above including escalating costs, DCC has requested the Design Team to examine two options. This process includes a series of consultations with stakeholders, including the local community and Bohemian FC, on the new requirements of a one-club model.

- A scaled back version of Option 3A
- Option 2 from the MCA Appraisal which includes
 - Leaving the pitch in the same position
 - Refurbishing the Jodi Stand
 - New Main stand on the north side of the site with community facilities with a potential capacity of @4,000-5,000
 - New covered terrace at the West end of the site with a potential capacity of circa @2,000
 - Small Terrace at East end of site with a potential capacity of circa @250/300.

The design team will complete a preliminary design on both of the above options including a cost report that will be completed by 4th September.

Cogent, the appointed Project Managers will update the Business Case to reflect changes to the operating model.

The Multi Criteria Analysis (MCA) will be updated based on the impact of the following factors;

- Ongoing Cost Inflation
- The One Club Model
- UEFA Category 3 requirements

When this information is available the City Council will be in a position to make an informed decision on the next steps and whatever option is decided upon, it is envisaged the following programme will be followed;

- Detailed Design complete by 28th November 2022
- Pre Part 8 Planning Process & Refining of Design
- Part 8 Planning Submitted 1st May 2023
- Part 8 Permission Approved 9th October 2023
- Construction Phase completed 15th January 2026

Finally, the delivery of the above programme will be subject to confirmed substantial funding for the redevelopment of Dalymount Park to be made available through stream 2 of the LSSIF. To-date no announcement has been made in relation to Round two of the LSSIF.