

Drainage

The current drainage infrastructure has a limited capacity and to assist Belfast City Council to avoid any out of sewer flooding, the proposed storm drainage strategy for the site is to provide on-site attenuation (storage tanks) for a minimum 1 in 30 year storm event with no overflow issues as a result of a 1 in 100 year storm event on the new development, based on Construction Industry Research and Information Association (CIRIA) guidance.

The drainage proposals for the new development are an improvement on the existing arrangement and, after installation, should not have any impact on the adjoining properties.

Noise Control

The acoustic design of the stadium has been developed to ensure that noise from matches and events is controlled to minimise significant adverse impact on adjacent neighbours. The detailed Noise and Vibration Assessment confirms that the redevelopment design will deliver significant improvements for residents and will propose appropriate mitigation measures to be agreed with Belfast City Council.

Community Facilities

The Casement Park Redevelopment Project will provide shell and core space for the integration of future facilities for the local community thereby ensuring the development of a wider range of social returns for deprived areas and communities living in proximity to the project with the objective of maximising the sustainable socio-economic impact.

The Ulster GAA Council intends to go above their current high level of community engagement to make the world class facilities at the future Casement Park Stadium, available to all who wish to benefit from the facilities.

Key Benefits

The key benefits anticipated through the Redevelopment of Casement Park include:

Improved Health & Safety:

- Development of a new stadium which is fully compliant with health and safety regulations;

Economic Benefits:

- Increased out of state visitors to the north of the island to watch games and participate in conferences and events;
- Creation of additional jobs and salaries (direct, indirect and induced) provided through the capital development of the projects with up to 691 jobs sustained in the construction industry during the development.

Community / Social Benefits:

- Creation of jobs and training opportunities specifically for unemployed individuals from surrounding communities; areas;
- Creation of new and improved community facilities provided to service the local community's needs and those of the wider GAA community;

Improved Health and Wellbeing:

- Development of flagship regional stadium for Ulster GAA, which aims to attract significant new fixtures and increase spectator levels, thereby increasing interest and potentially participation in Gaelic Games;
- Provision of a supporting sports development plan which will seek to increase participation within Belfast and Province wide, and improve the performance of participants;

Improved equality of opportunity:

- Development of a new stadium which is fully compliant with Disability Discrimination Act (DDA) regulations;
- Provision of a supporting sports development plan which actively seeks to increase participation amongst underrepresented groups including females, people with disabilities and ethnic minorities;



Casement Park Redevelopment Project



FACTS ABOUT THE REDEVELOPMENT

September 2013

Staying up-to-date on our plans

You can keep up-to-date on all progress on this Casement Park Redevelopment Project through any of the following:

Telephone: 028 37521 900

Email: enquiries@casementpark.ie

Website: www.casementpark.ie

Facebook: www.facebook.com/casementpark

Twitter: www.twitter.com/casementpark

Key Issues For Information

Note: the following statements are for information only and are brief summaries of the some of the key issues relating to the Casement Park Redevelopment Project. In all matters, the live planning application for the project takes precedence to information contained within this summary.

Strategic Stadium Requirement - 38,000 Capacity

A minimum 38,000 capacity stadium is required by Ulster GAA. This is based on the requirement for a sustainable provincial stadium which can deliver to the ticket demand and strategic plans for the GAA in Ulster.

The 38,000 all-seater stadium is a “bottom-line” requirement of the GAA, in order to meet its Strategic and sustainable need. Planning design and financial decisions are all predicated on meeting this Strategic and sustainable requirement.

Height

At the request of Mooreland & Owenvarragh Residents Association (MORA), Ulster GAA sought to minimise the height of the Stadium during design. The current design and height of the stadium is predicated on a minimum capacity of 38,000, pitch size, high ball line and site constraints. Our Design Team of specialists has concluded that lowering the pitch level of the stadium is not possible because of a number of important technical considerations, including: water table issues and pitch playing surface quality, in addition access and disability access, disconnect with Andersonstown Road. Distance from residential properties would also be significantly compromised.

The proposed pitch level is approximately the same level as the existing pitch level which is built as low as possible given existing constraints dictated by existing groundwater and ground conditions and the considerations mentioned above.

Access and Egress

The existing egress (and emergency evacuation) strategy utilises all exits via Andersonstown Road, Owenvarragh Park and Mooreland Drive.

For Normal egress, ground capacities under 27,000 will exit via Andersonstown Road only (side exits will not be used). Ground capacities over 27,000 will use Owenvarragh Park and Mooreland Drive, in addition to the Andersonstown Road exits -this is a requirement to satisfy the Safety in Sports Grounds regulations.

Parking and Traffic

The GAA has carried out a Transport Assessment as part of the planning application for the Casement Park Redevelopment Project. This assessment and the community consultation process has confirmed that there are existing traffic management and parking issues in the vicinity of the stadium on typical event days which is of concern to local residents and businesses.

Through the planning application the GAA is making a firm commitment to improving traffic and parking conditions in the local community through reducing the extent of private car usage amongst its supporters, by promoting public transport travel and implementing traffic management measures that make car travel and parking less attractive. These measures will be implemented through an Event Management Plan (EMP) and will deliver real benefits for the local community that are a significant improvement over the current traffic and parking arrangements.

Residents access

The new design aims to safeguard resident access arrangements during events through the EMP. The proposal has been subject to a Traffic Assessment which together with the Event Management Plan (EMP) will propose appropriate mitigation measures to be agreed with DRD Roads Service, PSNI and Translink.

Residents will have a significant input to delivery of the EMP which will be governed by an EMP Management Board that will include community representatives.

Japanese Knotweed

A Management Plan has been produced to deal with the problem of Japanese Knotweed. Once a Main Contractor has been appointed, it will be their responsibility to update and refine all aspects of the Management Plan to allow timely progression of the prescriptive measures designed to eradicate the invasive weed from the site without spreading the material. The site will be inspected for fresh re-growth of Japanese Knotweed for a period of four years after construction phase. Adjacent gardens can also be monitored by agreement with residents.

Effect on gardens

The proposed development has been designed to the same orientation and approximate footprint to the existing Casement Park. The distance between the existing residential boundaries and the proposed redevelopment has been increased to the maximum amount during the design process.

Privacy

The existing Casement Park features a spectator viewing area some of which sits above the neighbouring residential properties affording views into the gardens and to the rear of the surrounding residential properties. The proposed redevelopment resolves this issue by ensuring that there will be no possibility of views out of the stadium over the rear gardens of the surrounding properties.

Vermin Control

There is a vermin control contract in place at Casement Park currently and rigorous contract conditions will be placed upon the contractor to include vermin control during the construction works which will be reviewed by a vermin specialist on a monthly basis. If there is a particular problem with vermin this needs to be identified so that it can be isolated and treated as a separate exercise by the contractor.