

# DUNDEE CITY COUNCIL

**REPORT TO:** Leisure Services Committee – 19 November 2001

**REPORT ON:** Euro 2008 – Dundee Stadium

**REPORT BY:** Director of Leisure and Parks

**REPORT NO:** 703-2001

## **1 PURPOSE OF REPORT**

- 1.1 To seek agreement to further develop a Euro 2008 bid for a Dundee Football Stadium sited at Caird Park West.

## **2 RECOMMENDATIONS**

It is recommended that members:-

- 2.1 Agree to the further development of proposals for a Euro 2008 – Dundee Football Stadium based upon the Caird Park West site.
- 2.2 Agree to the project being developed in association with Dundee and Dundee United Football Club, Scottish Enterprise Tayside and Scottish Football Association.
- 2.3 Note the implications of any development on current Caird Park provision and the proposals in this report to address those issues.
- 2.4 Remit the Directors of Leisure and Arts, Economic Development and Planning and Transportation to identify replacement pitches and public open space elsewhere in the city and to report back with appropriate sites.
- 2.5 Remit the Director of Support Services to initiative any necessary negotiations or legal actions required to remove title restrictions on the Caird Park West site.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 The financial implications of siting the Football Stadium in Caird Park West, being the relocation of the Rugby Pitches, open space and alterations to the golf course, will be included within the bid proposals. The estimated total cost is £1m.

## **4 EQUAL OPPORTUNITIES IMPLICATIONS**

- 4.1 The proposals for the football stadium will allow for equal opportunities in access provision and the design of facilities.

## **5 LOCAL AGENDA 21 IMPLICATIONS**

- 5.1 The football stadium will allow for local needs to be met locally. It also increases the opportunities for culture, leisure and recreation to be readily available to all.

## **6 MAIN TEXT**

### **6.1 Background**

Dundee FC, Dundee United FC, Dundee City Council and Scottish Enterprise Tayside, working in partnership, have developed outline proposals for a new 30,000 seat shared stadium in the City to be implemented in the event that the SFA is successful in attracting the 2008 European Championships to Scotland. The Scottish Football Association have now confirmed that they wish this partnership to take forward this plan for a new football stadium for Euro 2008 (along with the other preferred bidders, Aberdeen and Hibs).

### **6.2 Preferred Site – Caird Park West**

The Consortium has carried out an appraisal of a number of potential sites throughout the city that may be suitable for a new stadium development. Each of these sites was assessed against a number of basic criteria including those provided in the guidance supplied by the SFA. This included consideration of site availability/control; capacity; accessibility; planning status; infrastructure and ground condition; and community benefits. As a result of this appraisal a site at Caird Park West has been identified as the preferred site. Appendix 1 provides details of the site.

### **6.3 Considerations relating to Caird Park West**

#### **6.3.1 Golf Course**

There will be implications to the golf course layout as the stadium site encroaches on the existing 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> and 11<sup>th</sup> holes. Reconfiguration of the course, including the 9 hole course, will be necessary to ensure that the integrity and challenge of the courses are retained.

The configuration will also provide the opportunity to create a starter box to service both the 9 hole and 18 hole courses.

In order to ensure that there is a smooth transition from the existing course to any new layout, an early action plan will be required in order to establish any new greens, tees and fairways. This work will have to be commenced, established and ready for play prior to the work commencing on the stadium.

It is anticipated that in order to meet the existing standards of the tees, green and fairway and to execute the necessary landscape works and drainage an indicative cost of £750,000 is likely. This cost would form part of any Euro 2008 bid. This figure excludes any boundary fence which would be required between the stadium complex and the course.

Consultation on the proposed configuration will require to be undertaken with Caird Park Golf Club.

#### **6.3.2 Open Space and Pitches**

The area of open space required to locate the Football Stadium is 16 hectares. This area includes two rugby pitches and a section of the golf course.

It is proposed to relocate the rugby pitches and open space elsewhere in the city. The approximate cost for this is £250,000 which would be included in any Euro 2008 Bid. The Directors of Leisure and Arts, Economic Development and Planning and Transportation will identify appropriate sites and report back to a future Committee.

### 6.3.3 Leisure Opportunities

With the establishment of the football stadium there is the opportunity to develop Caird Park Stadium as a training location for the football clubs and as a quality community facility.

There is also the opportunity for the stadium to function as a sports development location for community benefit, utilising the facilities when they are not being used by the football clubs. This would be in compliment to the adjacent McTaggart Sports Centre that is operated by Dundee College.

### 6.3.4 Title Restrictions

Whilst the park was purchased rather than gifted in 1913 there are title restrictions which affect the Caird Park West site. These title restrictions would require to either be varied or removed prior to the stadium being developed. In addition, an application to the Sheriff Court or the Court of Session may be required in terms of Section 75, the Local Government (Scotland) Act 1973.

### 6.3.5 Other Issues

Outline planning permission and an associated Environmental Impact Assessment is anticipated at an early stage. This will include detailed consideration of factors including transport, access, visual appraisal, landscape analysis and the impact on adjacent properties.

## 7.0 **CONSULTATION**

The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, Director of Planning and Transportation and Director of Economic Development have been consulted on this report.

## 8.0 **BACKGROUND PAPERS**

Dundee Stadium Bid Document

Director of Leisure and Parks \_\_\_\_\_ Date \_\_\_\_\_



**PROPOSED NEW STADIUM  
CAIRD PARK WEST SITE**