



SLIGO ROVERS FOOTBALL CLUB
DEVELOPMENT MASTERPLAN



INTRODUCTION

| WELCOME MESSAGE

As Sligo Rovers FC approaches its centenary year in 2028, the club has lived through many changes and many ups and downs. Through all this it never wavered in its commitment as a leader promoting and developing soccer in Sligo and the North West. Almost 100 years on that vision has not changed and the club will continue to grow, develop and promote the game by supporting our supporters, our fans, our players and management and the entire community and football family. This Master Plan reflects the clubs ambition, it reflects what the club means to its stakeholders and reflects the determination of club, its supporters and communities that will make this happen.

We will do this through open and effective governance, strong leadership, transparent communication, and professional administration and not least with the ever present backing of our fans, supporters and host communities.

As a club we face many challenges of modern times. We need to invest now to provide for much more modern facilities that will ensure the commercial and sporting sustainability of our club not only for the present but for future generations. We need to give our supporters facilities and experiences to be proud of, to translate their commitment into reality and transform our club and facilities into the best in Ireland. Improved facilities are critical to adding value to our club and teams. They underpin our ability to become a much more successful club both on and off the field. Our Master Plan when implemented will not only enable all these things but also enable us to have stronger community engagement and relations. The development of our new Academy and strategic partnership with Everton is timely as we enter the first phases of our Master Plan development. All these things provide us with spaces where people can actively and safely engage in sport and personal development.

Sligo Rovers FC is committed to providing leadership to our football community through implementing all aspects of our Master Plan. The club wishes to thank all our football family for their ongoing contributions and participations and look forward to working with you all to realise our potential.

Sligo Rovers Management Committee

| ABOUT THE MASTERPLAN

This masterplan is split into 2 parts.

Part 1 outlines the infrastructural design proposals for the future of Sligo Rovers FC both at their Showgrounds home and their future Academy site. Included is an analysis of existing structures on site, details of the proposed built developments together with a breakdown of proposed project costings.

Part 2 of this Masterplan provides a detailed analysis of the Economic, Social and Financial impact that the proposed development will have on the club, the town of Sligo and the Region.

| ACKNOWLEDGMENT

Sligo Rovers FC wish to thank all those who participated in the completion of this document, in particular those who engaged in the consultation process. The club also wish to thank the Management Committee of Sligo Rovers FC and the Trustees of Sligo Rovers FC without whom this project wouldn't have been possible. We also wish to thank Michael Melly who provided the club photographs contained within this Masterplan document.

| PROJECT FUNDING

This project was assisted by Sligo Local Action Group (LAG) through the Rural Development Programme 2014 - 2020 which is part-financed by the European Union and the Department of Rural and Community Development. (An Roinn Forbartha Tuaithe agus Pobail)

| MASTERPLAN SUB-COMMITTEE

Sligo Rovers FC also wish to acknowledge their hardworking Masterplan sub-committee who worked closely in conjunction with Rhatigan Architects to ensure the comprehensive completion of this Masterplan, namely;

- + Mark Cummins
- + Tommy Higgins
- + Roddy Murphy
- + Gerry O'Connor
- + Ivor Parke

| CONSENT FROM TRUSTEES

Sligo Showgrounds Sporting Trust Foundation commends and supports the Sligo Rovers Management Committee on the preparation of the Showgrounds Masterplan.

The trustees commit to working with the committee to oversee the development and enhancement of the ground as set out in the Plan and in compliance with objectives of the Deed of Trust dated April 2021.

| LETTERS OF SUPPORT

Sligo County Council (SCC), the Football Association of Ireland (FAI) and Sligo Rugby Club have all provided their backing and full support to Sligo Rovers in the delivery of the objectives set out in this Masterplan. Letters from each are contained in Appendix to this document.



Funded by the Department of Rural and Community Development





Proposed View of The Showgrounds site following completion of the Masterplan.

PART 1 - DESIGN

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1.0

INTRODUCTION | 1.1 PROJECT OVERVIEW

This Master Plan defines the direction of Sligo Rovers FC as a community owned club over the forthcoming years. It focuses on a long-term view of the development of the club leading up to its 100-year anniversary in 2028 and beyond. It provides a framework for development projects consistent with short, intermediate, and long-range objectives and determines future financial requirements.

The key purpose of the Sligo Rovers FC Masterplan is to set out a framework to plan and direct the future development of the Showgrounds site. The Masterplan strives to improve continuously the infrastructure and facilities of the Showgrounds, making it a landmark development in Sligo and of the highest standard for supporters and team alike. A central focus of the Masterplan is to enhance the match day experience for fans, whilst also acknowledging the importance that the site has within the local community. Sligo Rovers FC is a club owned by the people for the people.

Rhatigan Architects were appointed in June 2020 to prepare this Masterplan vision for The Showgrounds, home of Sligo Rovers Football Club. This document details the proposed plan for development of the grounds including playing facilities, spectator stands, commercial areas and staff and visitor facilities. It also explores how the club can build its revenue base to support the investments in future facilities and grow the clubs business model in a sustainable manner.



The Showgrounds is located to the West of Sligo Town Centre.

I 1.2 SITE

The site at The Showgrounds, measuring 11.4 acres in area, is located approximately 1km to the West of Sligo city centre. The grounds are the site of a 3,873 seater stadium and associated grass playing surface, a full size Astro Pitch, a grass training area, a number of single storey structures that accommodate the day-to-day running of the club, and a carpark with 115 spaces.

The proximity of the site to the urban centre enables the sustainable use of public transport links alongside the potential for pedestrian access via bicycle and walkways to the town centre.



Aerial View of the Northern part of the site



Aerial View of the site entrance and car park



Aerial View of the full site extents

I 1.3 BRIEF

The brief for the project was initially established through discussions with the Sligo Rovers Masterplan sub committee and later refined through a series of consultations with interested stakeholders. Key aspects of the brief are outlined as follows;

- + Provision of facilities to meet the minimum requirements of a UEFA Category 3 stadium.
- + Stadium Capacity to be 6,000 – all seated. It is noted that a stadium capacity of 6,000 seats is large enough to surpass all the requirements of a UEFA Category 3 stadium whilst not being oversized such that the clubs anticipated average attendances (circa. 3,000 – 4,000) would be lost in an arena that is too large, thus affecting the atmosphere.
- + Infrastructural works shall include the retention of the existing Tracey Avenue Stand and Railway End Stand, subject to minor alterations to both, and the construction of a new stand at the Church Hill Road End and a new stand in place of the current Jinks Avenue Stand.
- + The new 1,320 seat covered stand at the Church Hill Road End shall accommodate multipurpose hospitality spaces, shop, gym, corporate and sponsors facilities, offices and meeting rooms.
- + The new 1,980 seat covered stand at the Jinks Avenue Side of the Pitch shall accommodate 4 new changing rooms for the adjacent Astro pitch, toilets and a shop.
- + The existing railway end stand shall be roofed and accommodate toilets underneath. The length of the existing stand to be reviewed to ensure sightlines to the pitch are adequate.
- + The existing Tracey Avenue Stand shall be upgraded to accommodate new media centre with camera position. The referees changing facilities shall be upgraded to meet UEFA standards. The introduction of Perspex to either side for shelter is to be explored.
- + Upgrade the turnstiles to meet minimum standards for the increased capacity.
- + Upgrade the playing surface to a higher specification, meeting the minimum size requirements for UEFA matches, and enabling matches from other sports to be accommodated in the Showgrounds if required.
- + Incorporate electronic perimeter advertising.
- + Upgrade the floodlights to UEFA standards.
- + Increase carparking capacity on site.
- + Explore other multi-purpose, mixed use development opportunities along the Church Hill Road end of the site.

I 1.4 USER GROUP CONSULTATIONS

An important part of finalising the design brief for the masterplan involved a series of consultations with various committees and supporters' groups within the club. This participatory consultation process is used to help identify and define the scope of proposed works within the Masterplan and is used as an opportunity for the master planning process to be properly informed by local knowledge.

The original intention was that this consultation process would involve bringing a large number of interested stakeholders together in one room to plan and develop a future for the club. However due to the impact of COVID-19 this large-scale event was not possible, therefore it was agreed with Sligo Rovers early in the master planning process that several smaller groups would instead be consulted with.

Engagements have taken place with representatives from the club committee, supporter focus groups, trustees, lotto group and 500 club. The feedback from all groups was generally very positive, with local knowledge obtained and the needs, constraints and opportunities associated with the site outlined. The information obtained during these consultations now forms the contents of the masterplan. Minutes from each consultation meeting are attached in appendix to this document.



View of the site entrance looking South towards Rosehill

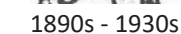
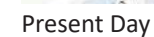


Aerial View of the site with Benbulbin in the background

SITE ANALYSIS | 2.1 CONTEXT

2.2 HISTORICAL MAPPING

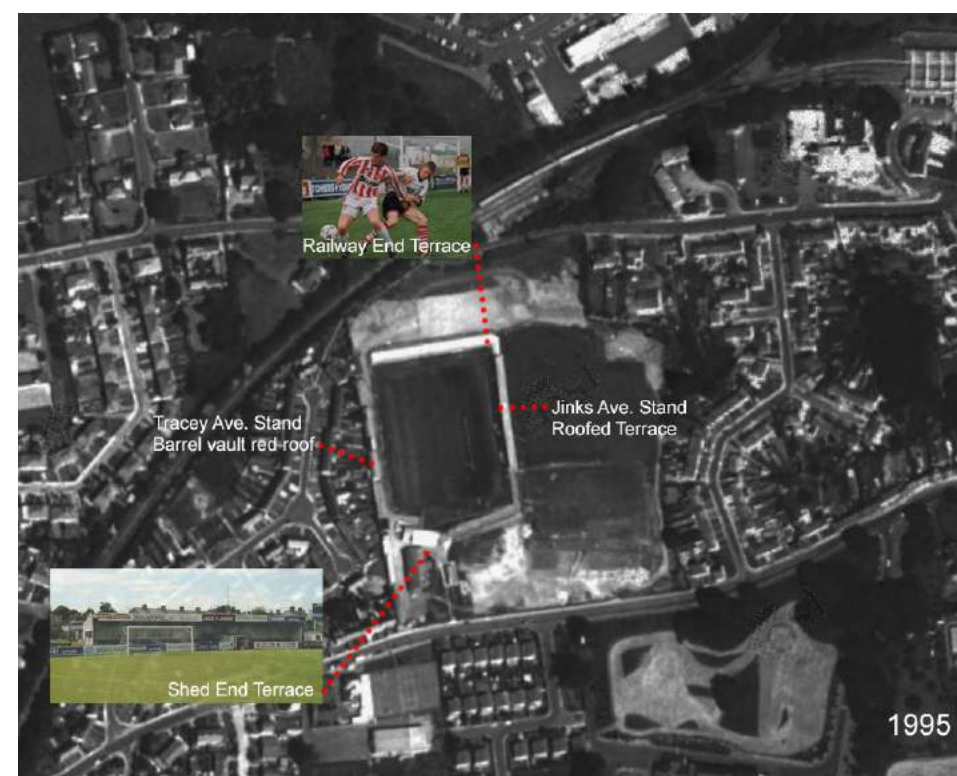
- + 1837 – The site comprises a number of green fields, bounded to the North by the Knappagh road, to the East by residential units and their associated lands, to the South by Church Hill Road and to the West by agricultural lands.
- + 1888 – This is the first map where the use of the site has been identified as ‘Agricultural Show Ground’. The Show Grounds are located in the North-western corner of the site, with two grandstands visible in the approximate location of the current day Tracey Avenue Stand. The introduction of the railway line redefines the Northern site boundary.
- + 1890s – 1930s – The date of the 6-inch map is undefined. The Eastern site boundary is now adjoined by the Jinks Avenue Housing development whilst a new structure on the southern end of the Showgrounds site has emerged.



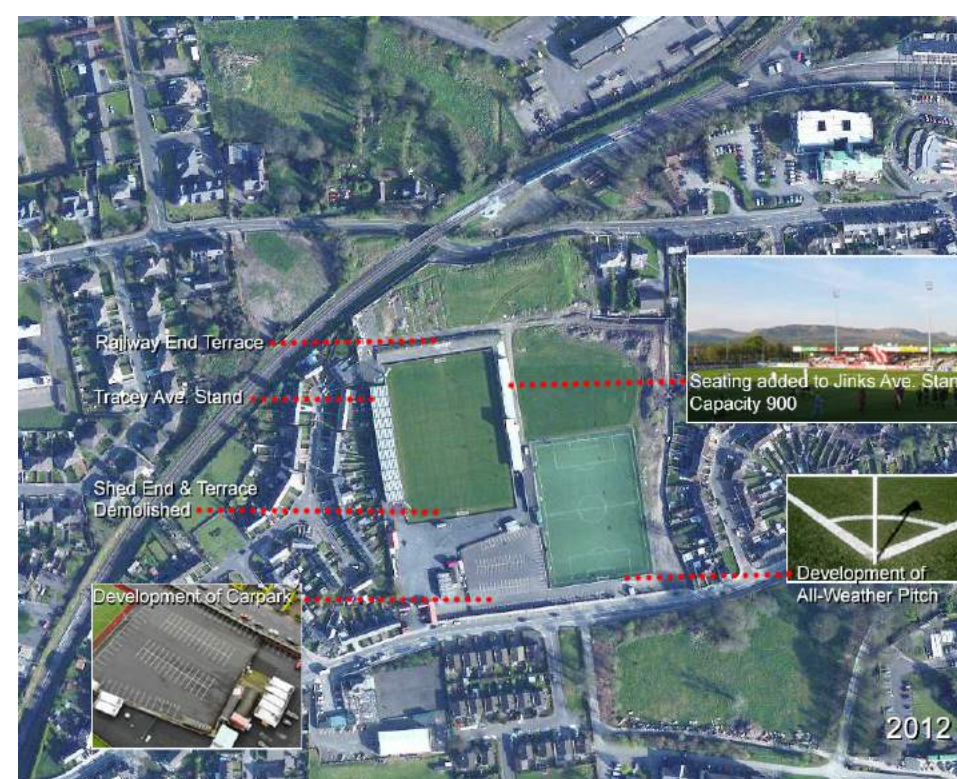
I 2.3 DEVELOPMENT OF GROUNDS

The attached aerial views of the Showgrounds site show the evolution and development of the stadium from 1995 to the current day using OSI photographs.

- + 1995 – Concrete terraces provide standing space on all sides of the ground. The Tracey Avenue stand is a red barrel-vaulted structure with TV gantry on top. The Shed End is a covered standing area that is infamous with fans of the club, players enter the pitch through a tunnel in the centre of the Shed. The current Jinks Avenue roofed structure is also in situ.
- + 2000 – The development of the current Tracey Avenue Stand commences on site.
- + 2012 – Seating has been added to the Jinks Avenue Stand to increase the seated capacity of the grounds. Site development works include an All-Weather playing surface, upgrade of carparking facilities and the rationalisation of other structures on site.
- + 2018 – The current Railway End Stand is now in situ. The grass training pitch is resurfaced together with the All-Weather pitch, whilst tarmacadam is added to the site entrance.



Tracey Avenue Stand - 1990s



I 2.4 SITE ANALYSIS DIAGRAMS

The diagrams, right, were prepared at the commencement of the Master planning process to gain a fuller understanding of the structures on site, site context, the areas of the site that are used and un-utilised, vehicle and pedestrian movement locally and segregation of fans on match days. These diagrams have been used to inform decisions in the masterplan proposal.



Pedestrian Routes



Vehicular Traffic Movement



Existing Structures on Site



Ground Usage



Home -v- Away Fan Segregation on Match Day

I 2.5 EXISTING STANDS



+ TRACEY AVENUE STAND

The current stand has a capacity of 1,687 and is in good condition. The undercroft of the stand contains dressing rooms, medical room, toilets and players tunnel.



+ JINKS AVENUE STAND

The current stand has a capacity of 863 and is in poor state of repair. The structural members are rusting and the seating is damaged. Metal bars provide segregation between home and away fans.



+ RAILWAY END STAND

The current stand, which has a capacity of 1,323, is a basic precast concrete structure with no roof. The stand is in moderate condition. Viewing is restricted from the seating at either end of the stand, something that will be addressed within the proposed works.

I 2.6 EXISTING STRUCTURES



Building: Toilets
Status: Poor Condition

Building: Shop and Multi-Purpose
Status: Moderate Condition



Building: Merchandise Shop
Status: Temporary Structure - Poor Condition



Building: Control Room
Status: Poor Condition



Building: Turnstiles and offices
Status: Moderate Condition



Building: Club Offices and Meeting Room
Status: Temporary Structure - Moderate Condition



Building: Clubhouse
Status: Recently Erected Temporary Structure



Buildings: Astro Pitch Dressing Rooms and Toilets
Status: Temporary Structures - Poor Condition



Buildings: Astro Pitch Office, Shop and Toilets
Status: Temporary Structures - Poor Condition



Buildings: Equipment Storage (L) and Event Controls (R)
Status: Historic Structure (L) and Temporary Structure (R) - Poor Condition

I 2.6 EXISTING STRUCTURES

A report on the condition of the existing buildings and structures on site at the Showgrounds was carried out over a number of visits throughout 2020. At present most of the offices, meeting rooms, clubhouse facilities, toilets, shops, stores etc. are contained in temporary buildings that are scattered around the southern end of the site. One of the primary aims of the masterplan is to remove all of these structures and to provide permanent, comfortable facilities for the club.

Existing structures on site to be removed include the following;

- + Turnstiles and associated offices
- + Prefab accommodating meeting room and offices
- + Machinery shed and adjacent containers
- + BORST Clubhouse building
- + Merchandise units adjacent the Tracey Avenue boundary wall
- + Shop, Toilets and Control room
- + Astro Changing Rooms and Toilets
- + Shop and Office adjacent Astro Pitch



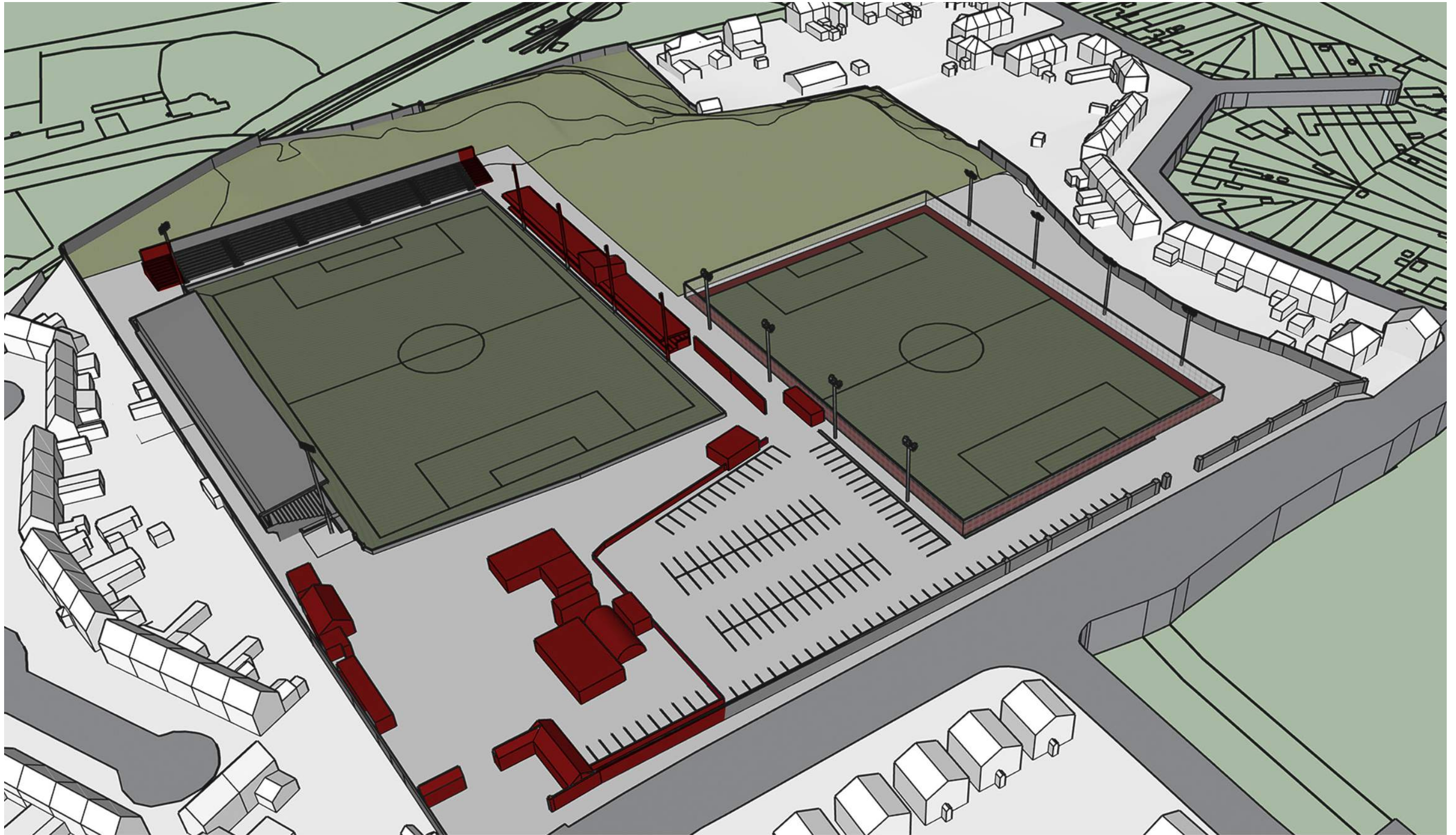
3D View of the existing Showgrounds Site

I 2.7 EXISTING SITE PLAN



Existing Site Plan

I 2.8 STRUCTURES TO BE REMOVED



3D View of the existing Showgrounds Site highlighting in red the structures to be removed to facilitate the new Masterplan Development.



3.0 DESIGN PROPOSALS



Proposed view looking towards the Railway End from the Tracey Avenue Stand.
The masterplan works include the renovation of the existing Railway End Stand and the construction of a new Jinks Avenue Stand.

3.1 PROPOSED SITE PLAN

The proposed future development works at The Showgrounds are outlined in this section. The projects are set out in no particular order. Order of magnitude costings associated with each project are attached in appendix to this document.

Priority projects have not herein been identified, instead it was agreed that the proposed execution / phasing of these works would be subject to monies that become available through funding avenues explored by Sligo Rovers FC.

To increase the seated capacity of the Showgrounds to 6,000 the following is proposed;

| Stands | Current Capacity (No. of seats) | Proposed Capacity (No. of seats) |
|------------------------|------------------------------------|-------------------------------------|
| Tracey Avenue Stand | 1,687 | 1,550 |
| Railway End | 1,323 | 1,150 |
| Jinks Avenue Stand | 863 | 1,980 |
| Church Hill Road Stand | - | 1,320 |
| Total Seating Capacity | 3,873 | 6,000 |

LEGEND

- SPONSORS HOSPITALITY
- TECHNICAL AREA
- PROPOSED TV GANTRY & COMMENTARY LOCATION
- SHOP
- CAFE/ CLUB MUSEUM
- CLUB SHOP
TEA/ COFFEE ON MATCHDAY
- TOILETS
- REFEREE CHANGING ROOM
- ASTRO CHANGING ROOMS
- AWAY TEAM CHANGING ROOMS
- MULTIPURPOSE SPACE/
HOSPITALITY
- TV STUDIO AND OFFICES
- OFFICE USAGE
- TEAM GYM
- PHARMACY/ MEDICAL ETC.
- MEETING ROOM/
TEAM TACTICS ROOM
- STADIUM CONTROL ROOM
- STAIRS & LIFT



Proposed Site Plan - Ground Floor

LEGEND

| | |
|---|------------------------------------|
| SPONSORS HOSPITALITY | AWAY TEAM CHANGING ROOMS |
| TECHNICAL AREA | MULTIPURPOSE SPACE/ HOSPITALITY |
| PROPOSED TV GANTRY & COMMENTARY LOCATION | TV STUDIO AND OFFICES |
| SHOP | OFFICE USAGE |
| CAFE/ CLUB MUSEUM | TEAM GYM |
| CLUB SHOP TEA/ COFFEE ON MATCHDAY | PHARMACY/ MEDICAL ETC. |
| TOILETS | MEETING ROOM/ TEAM TACTICS ROOM |
| REFEREE CHANGING ROOM | STADIUM CONTROL ROOM |
| ASTRO CHANGING ROOMS | STAIRS & LIFT |



Proposed Site Plan - First Floor

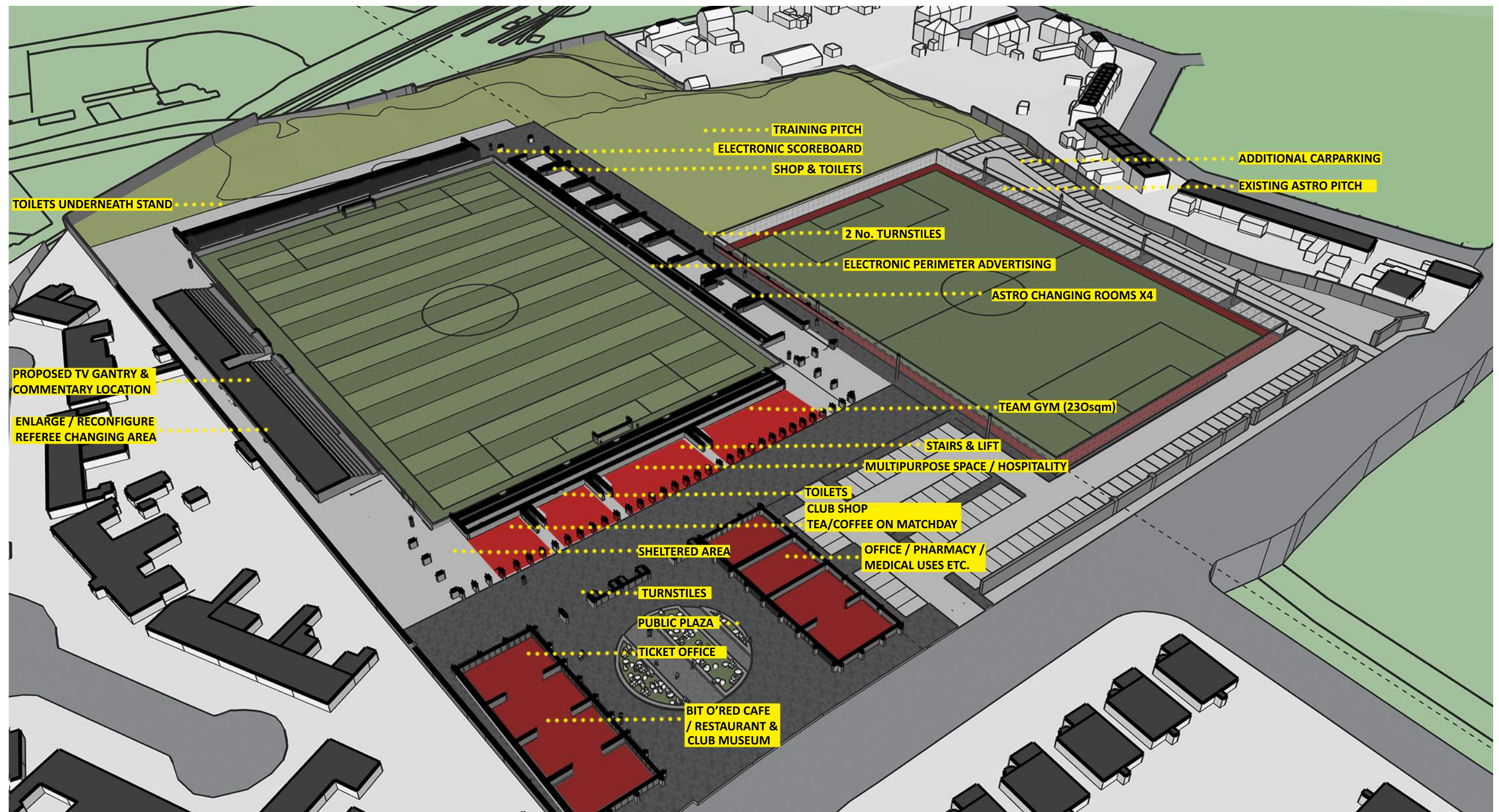
| 3.2 FINAL MASTERPLAN PROPOSAL



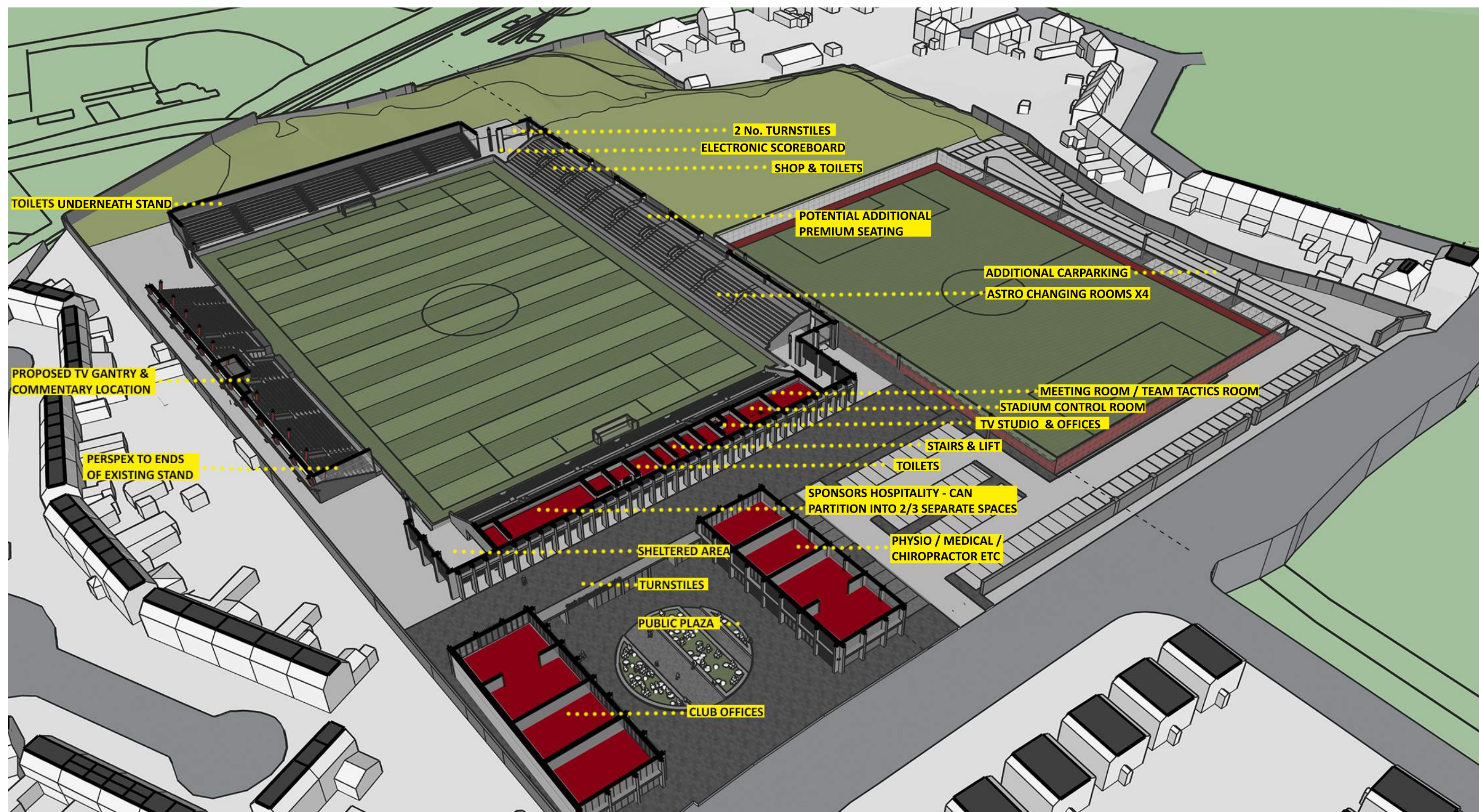
3D view of the completed Masterplan Development.



View from behind the goals at the Railway End.



Ground Floor Level of the proposed Masterplan Development.



First Floor Level of the proposed Masterplan Development.

I 3.3 CROSS SECTIONS

RAILWAY END STAND

- ADDITION OF ROOF TO SAME HEIGHT AS SURROUNDING STANDS
- REMOVAL OF END WINGS OF SEATING
- MAINTAIN VIEWS OF THE MOUNTAIN THROUGH PERSPEX
- TOILETS UNDERNEATH STAND
- ELECTRONIC SCOREBOARD

AWAY FANS

- ENTRY VIA 2 TURNSTILES AT NORTHERN END OF JINKS AVENUE STAND

'JINKS AVE' STAND - CAPACITY 1,800 (10 ROWS DEEP)

- REAR ACCESS TO SEATS
- POTENTIAL ADDITIONAL PREMIUM SEATING
- SPECTATOR VIEW OF ASTRO PITCH
- UNDERCROFT;
 - 4 No. CHANGING ROOMS FOR ASTRO
 - SHOP & TOILETS FOR AWAY FANS



PITCH

- INCREASE IN SIZE TO 105m x 68m
- HYBRID SURFACE
- ELECTRONIC PERIMETER ADVERTISING
- SPRINKLER SYSTEM

ENVIRONMENTAL

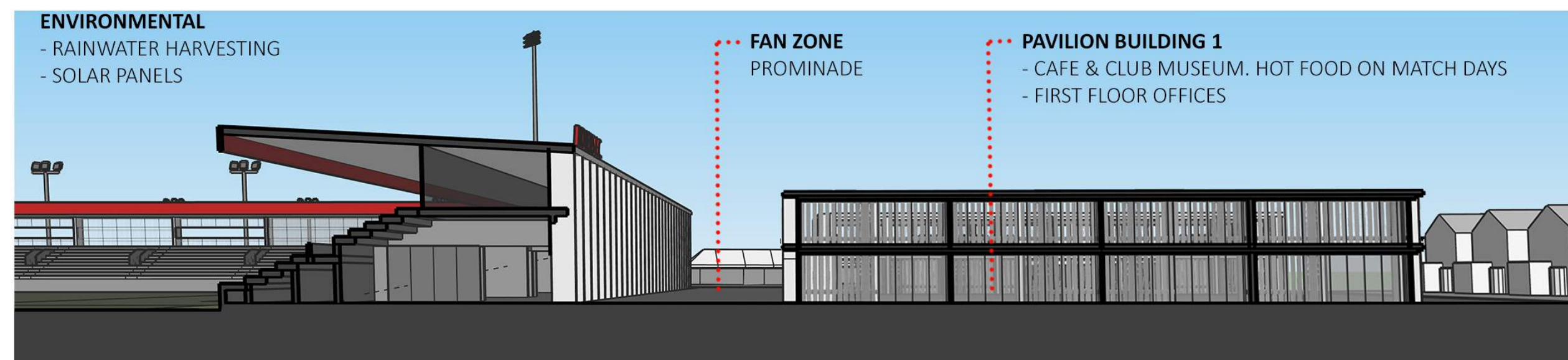
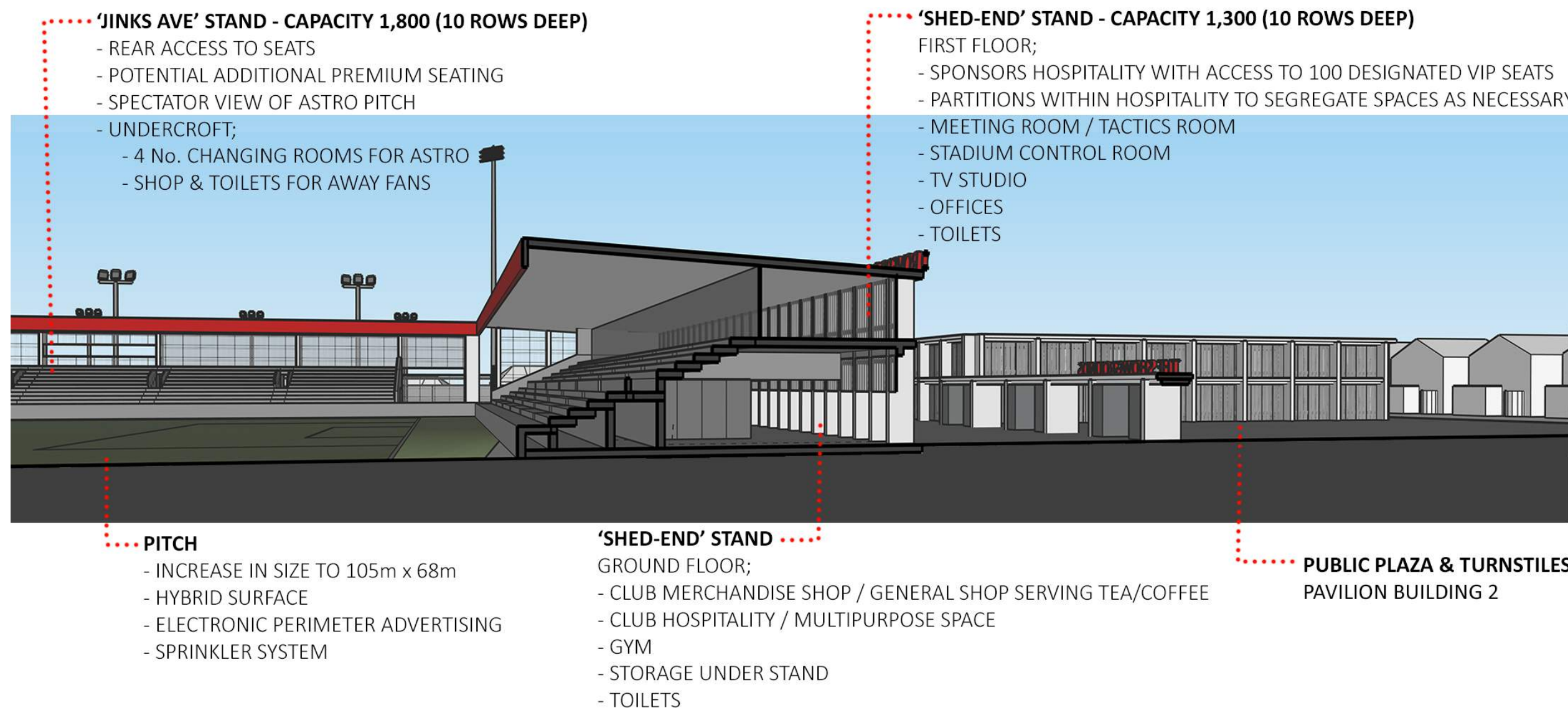
- RAINWATER HARVESTING
- SOLAR PANELS

ACCESS

- PROMINADE TO REAR OF STAND

ASTRO





I 3.4 CHURCH HILL ROAD STAND

The construction of a new stand at the historic 'Shed-End' is an important part of the development of the Showgrounds. The masterplan proposes to remove all of the temporary structures from the Southern End of the site, with these offices, meeting rooms, clubhouse and other facilities to be accommodated in the new Church Hill Road Stand that will also serve to define the new aesthetic of the Showgrounds, facing onto a new Public Plaza that addresses Church Hill Road.

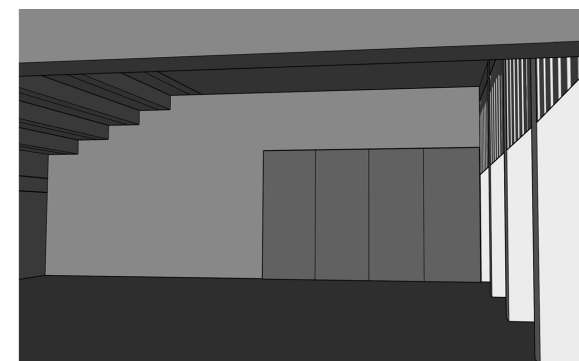
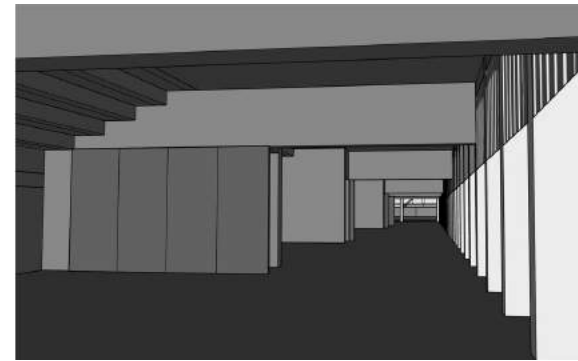
This project involves the construction of a new stand with a proposed seated capacity of 1,320. Access to seating will be from the rear of the stand.

The Ground Floor of the stand will contain the following facilities;

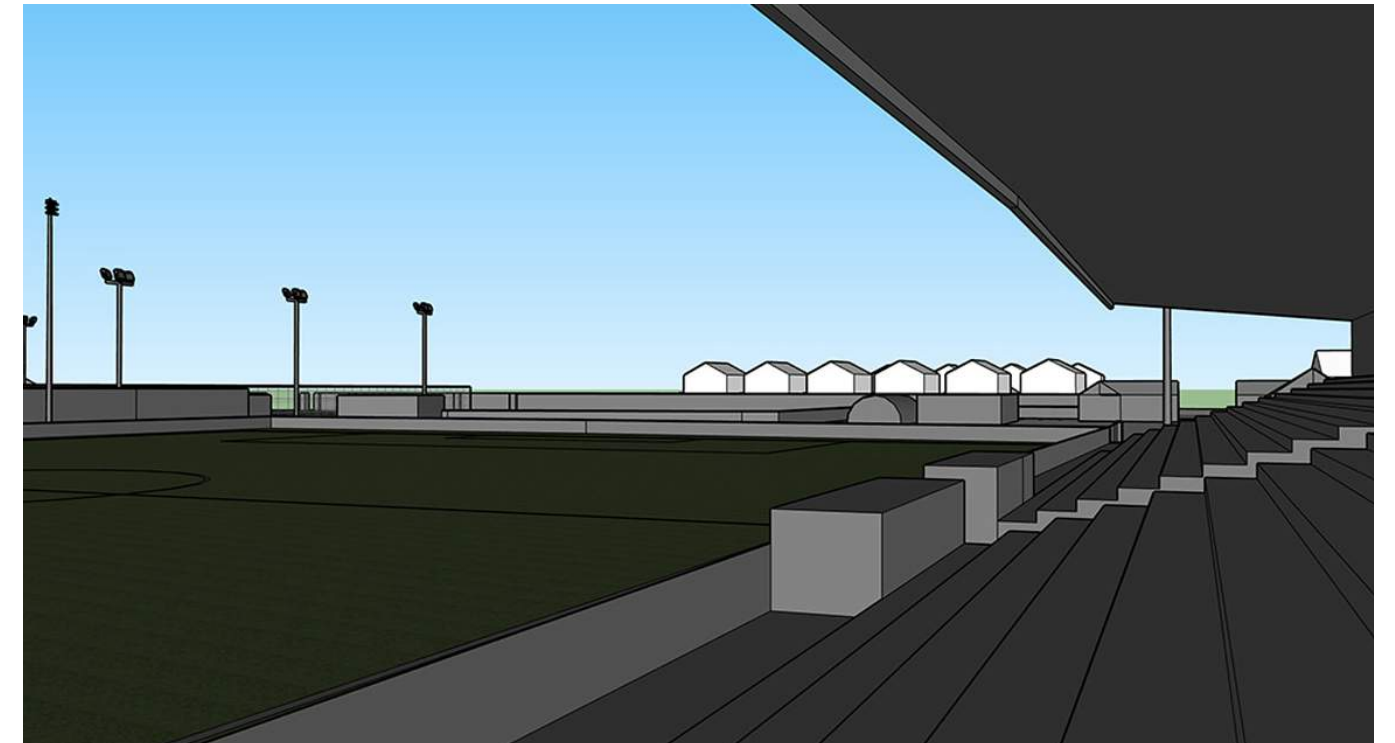
- + Shop selling club merchandise and tea/coffee/chocolate/crisps etc on match day
- + Large multi-purpose space that can be used for hospitality on match days and can also act as supporter's clubhouse.
- + A Gym which can be used by all Sligo Rovers teams and can serve the community locally.
- + Male, female, and disabled toilets
- + Stair and lift access to the first floor

The First Floor of the stand will contain the following facilities;

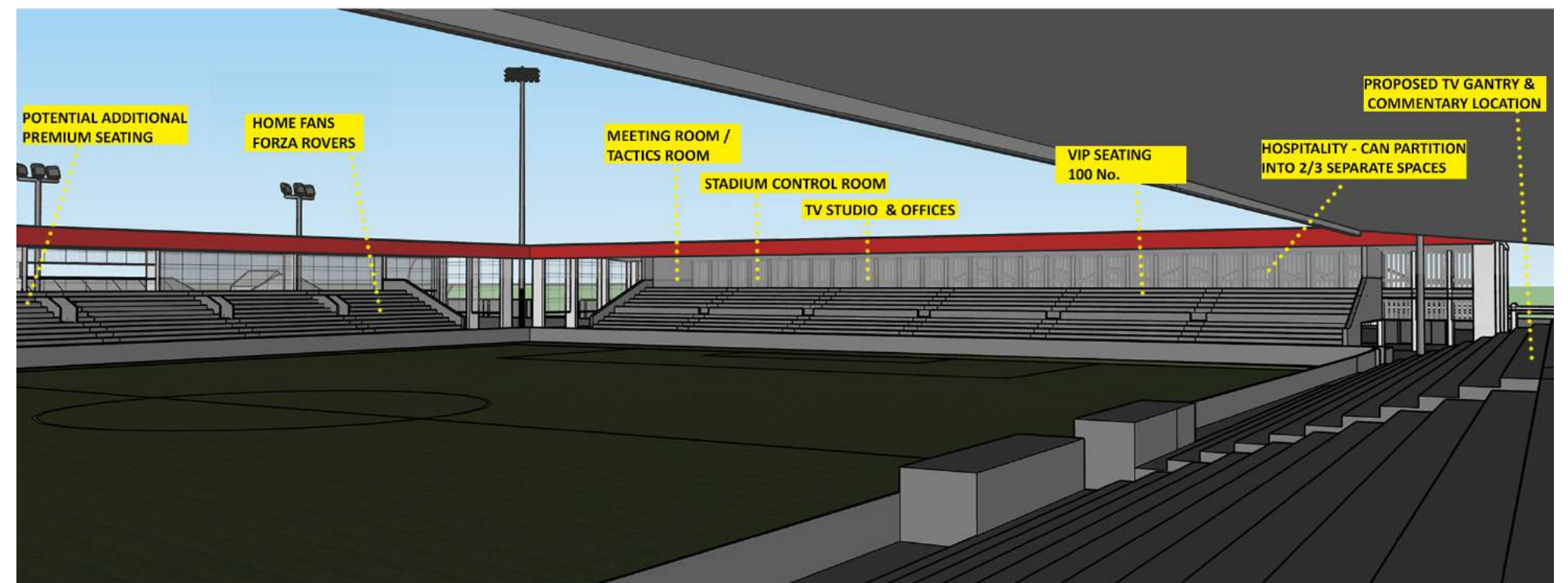
- + A Sponsors Hospitality Area which will be flexible to be sub-divided as necessary depending on numbers of sponsors / dignitaries in attendance. From this space direct access to 100 No. designated VIP seats will be provided, required to meet the requirements of UEFA Category 3
- + A mix of staff offices
- + A Stadium control room with
- + Meeting room / tactics room
- + Male, female, and disabled toilets



Flexibility to adopt the space as required



Existing view from the Tracey Avenue Stand



Proposed view from the Tracey Avenue Stand showing the new Church Hill End Stand and the new Jinks Avenue Stand



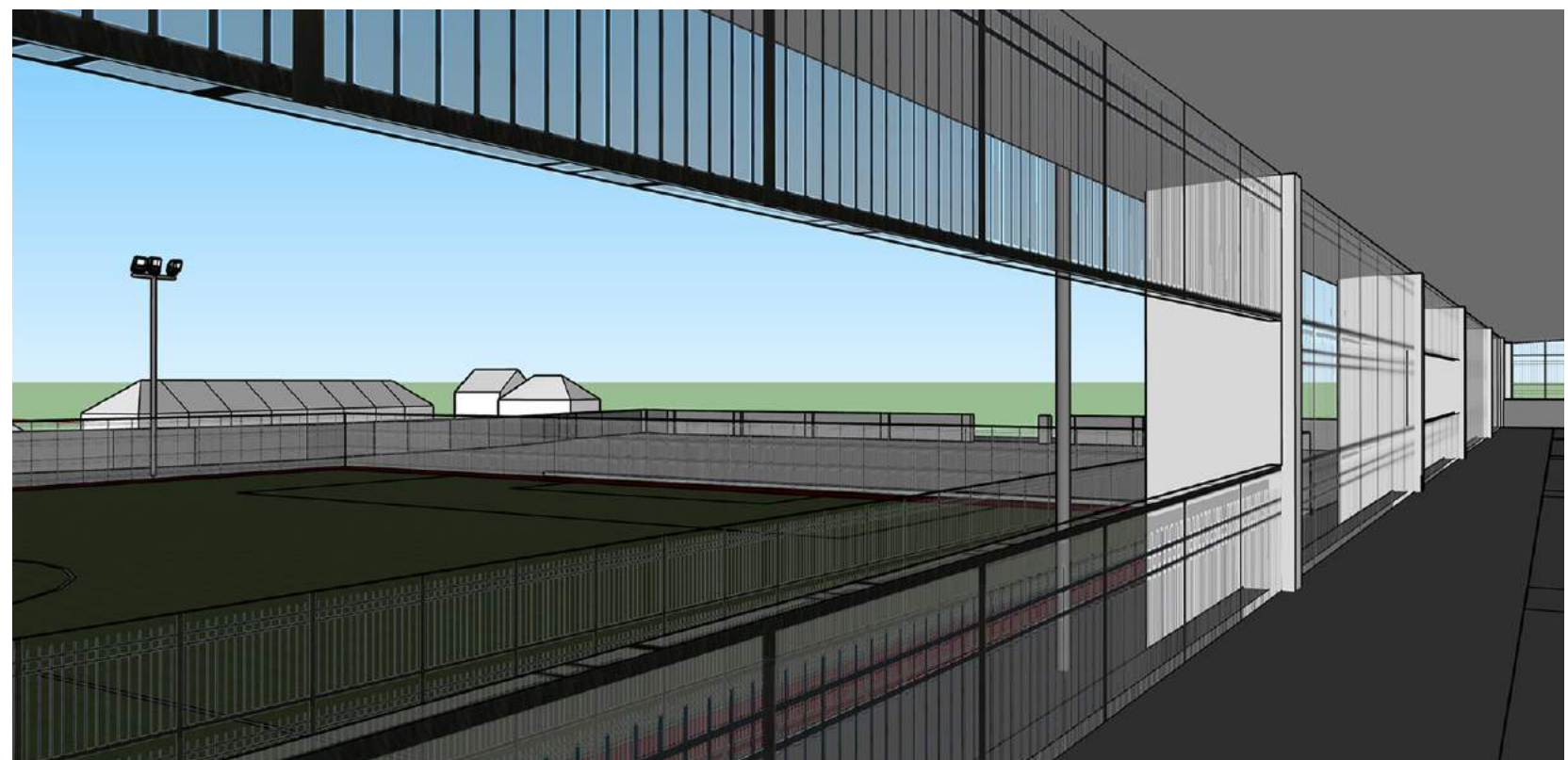
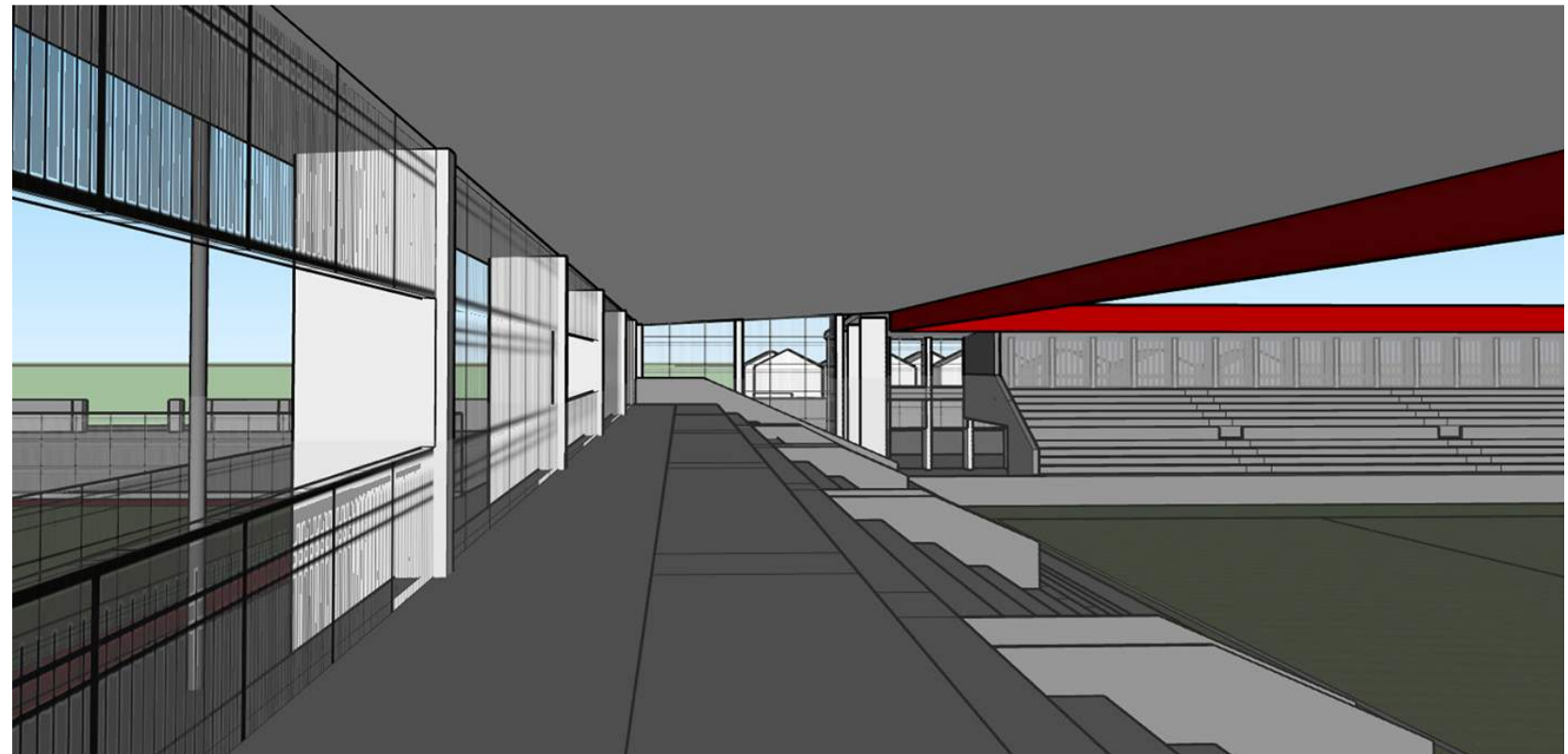
View from the Tracey Avenue Stand looking towards the new Church Hill End Stand

I 3.5 JINKS AVENUE STAND

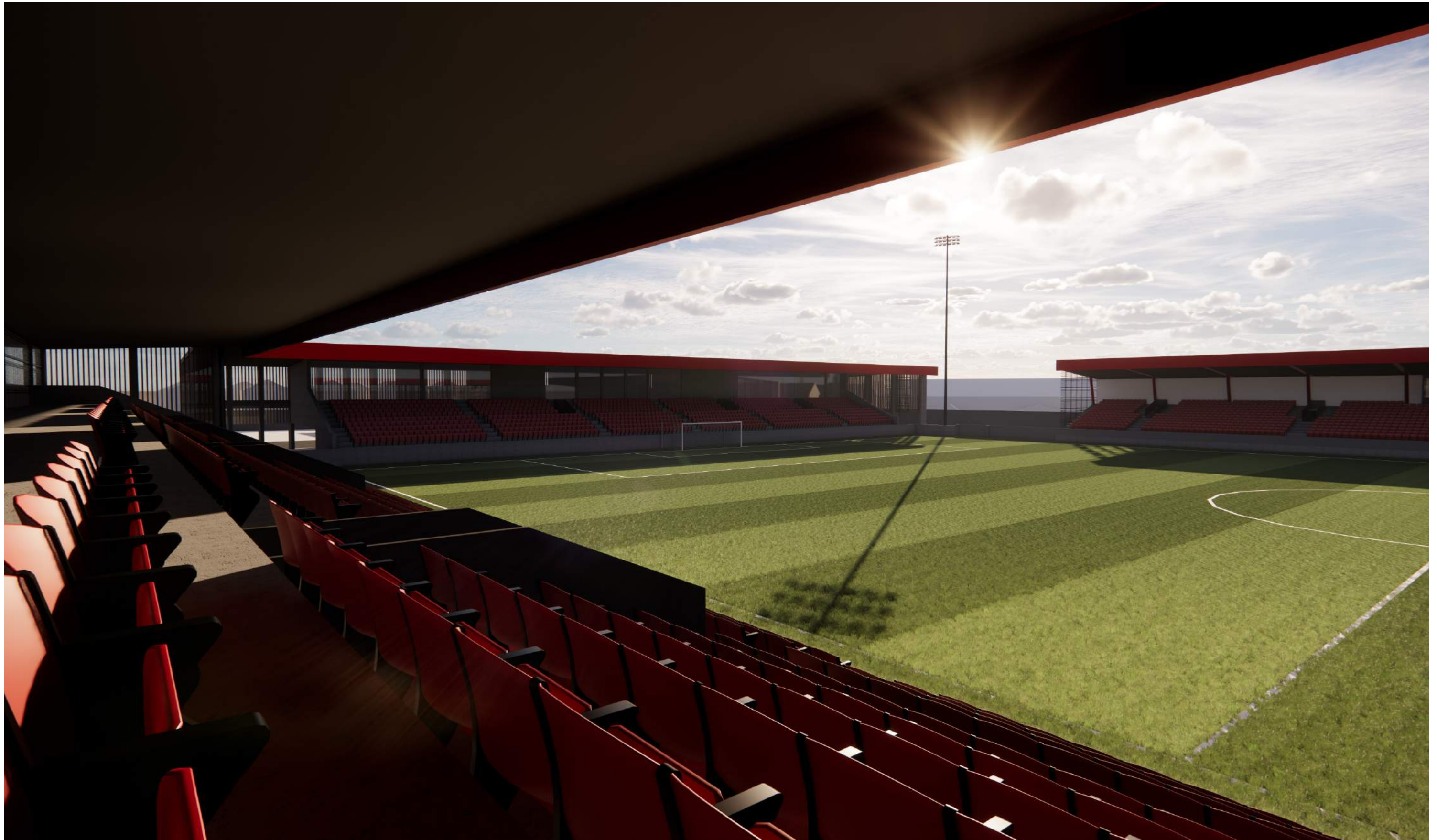
The existing Jinks Avenue Stand, seated capacity of 863, is in poor condition and needs to be replaced. The masterplan proposes to construct a new roofed stand that runs the full length of the pitch.

This project involves the construction of a new stand with a proposed seated capacity of 1,980. Access to seating will be from the rear of the stand.

- + 4 No. changing rooms will be located underneath the stand for use by the Astro pitch
- + The undercroft will also accommodate Male, Female and Disabled toilets as well as a small shop for away fans on match night
- + There is scope for to accommodate additional premium seating / boxes in the new Jinks Avenue Stand also if desired by the club. This would require a reduction in the overall capacity of the stand.
- + The back row of the stand will double as a viewing platform for games on the adjacent Astro Pitch. Glass / Perspex sheeting / safe openable sections at the back of the stand will allow fans watch games on the Astro pitch from an elevated height and in comfortable sheltered conditions.



The top of the Jinks Avenue Stand will be designed to accommodate elevated viewing of matches on the Astro Pitch.

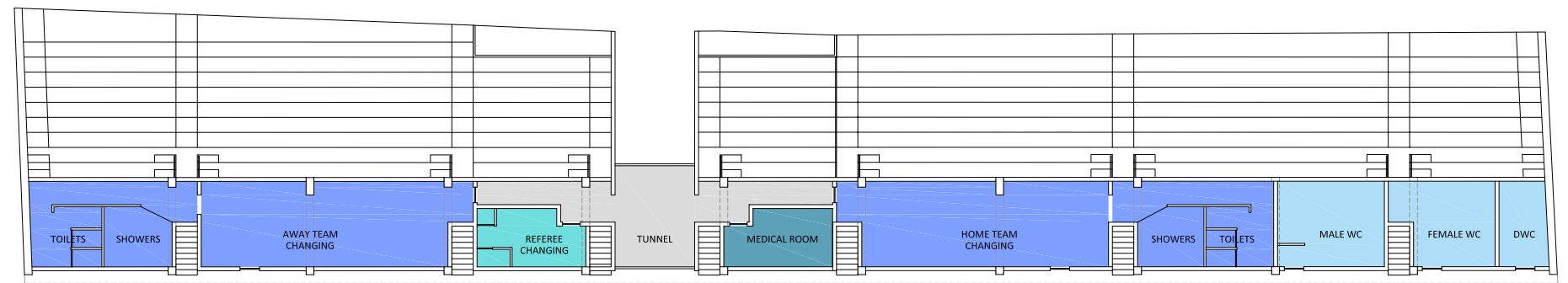


View from the Jinks Avenue Stand looking towards the new Church Hill Road Stand

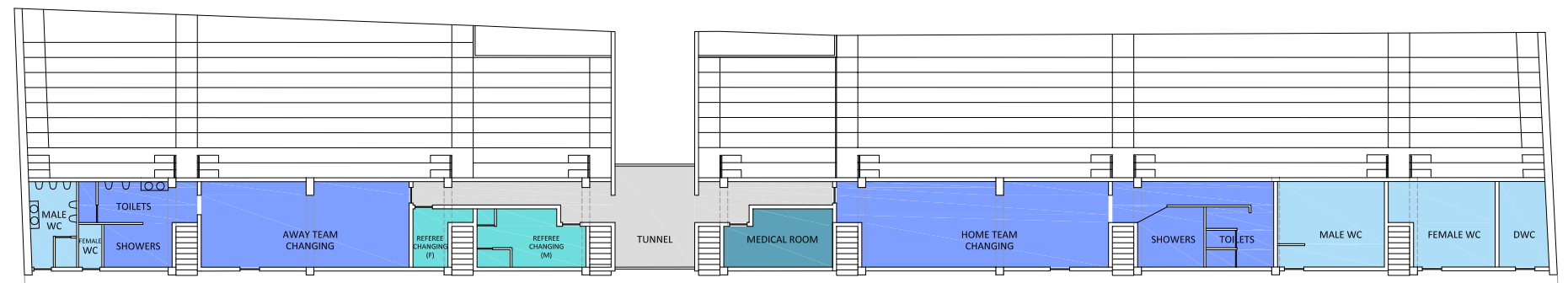
I 3.6 TRACEY AVENUE STAND

The existing Tracey Avenue stand is in good condition and has a seated capacity 1,687. Minor upgrade works are proposed to enhance the match night experience and to improve facilities to UEFA requirements as follows;

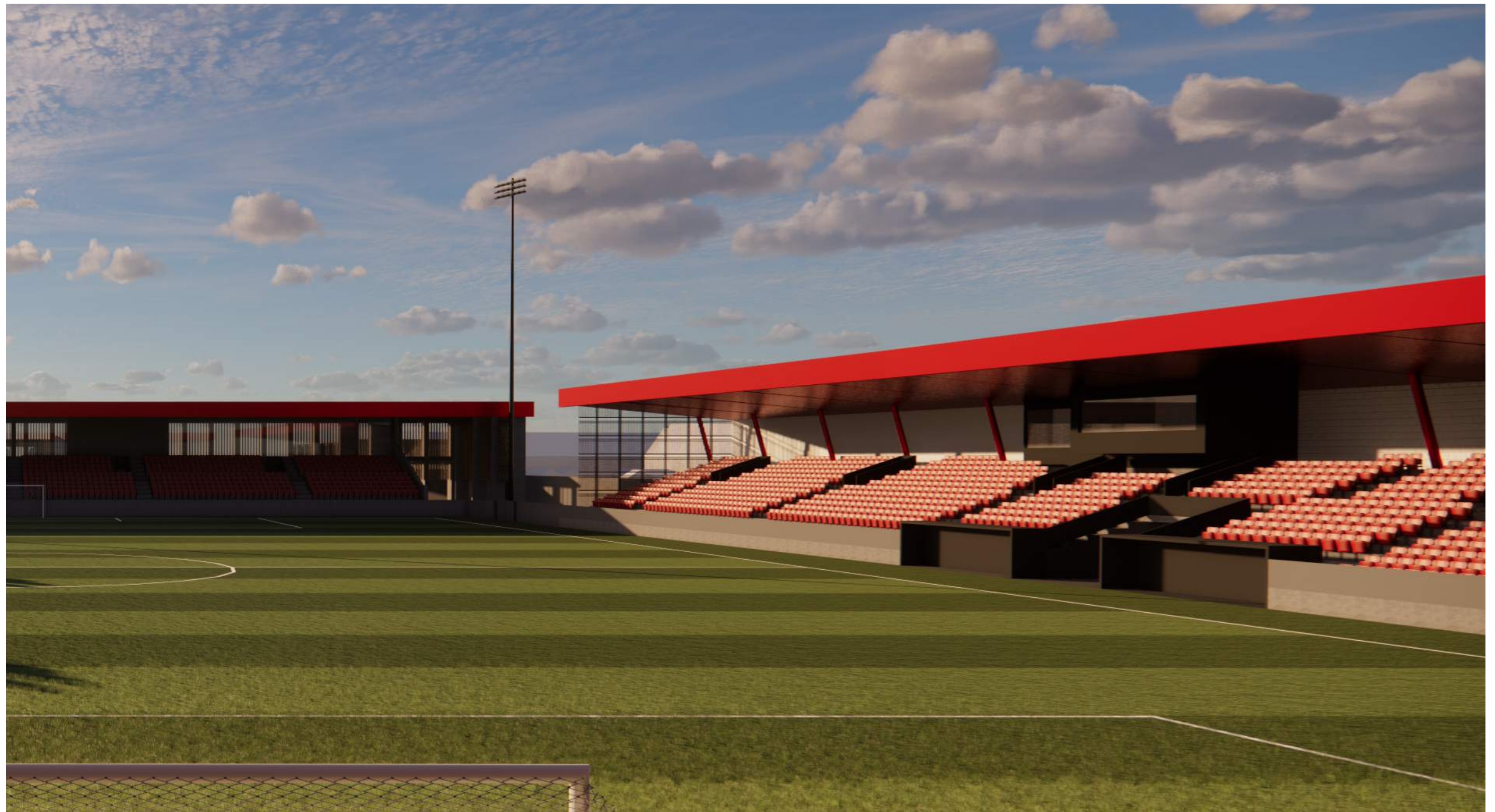
- + The introduction of a new TV gantry and commentary booth on half-way line at the back of stand. The minimum space for the main camera platform shall be 6m x 2m to accommodate 3 cameras in line with UEFA requirements. Following preliminary discussions with RTE it was determined that the optimum location for the main TV gantry in the Showgrounds would be in the Tracey Avenue Stand, with the setting sun not impacting on the viewing quality and with the camera facing towards the proposed new facilities. These works will necessitate reducing the current capacity of the stand to approx. 1,550.
- + Minor reconfiguration to the existing Away dressing room to enhance the size of the referees changing facilities, providing segregated changing for female officials, in line with UEFA requirements.
- + Provision of new toilets in the northern end of the stand to accommodate spectators in this part of the ground. These works will reduce the size of the toilets/showers in the Away dressing room.
- + Provision of Perspex sides to the stand to provide some shelter from the elements.



EXISTING PLAN



PROPOSED PLAN



The existing Tracey Avenue Stand will be designed to accommodate TV gantry on the half way line, with perspex added to the end of the stand to improve the spectator experience.

I 3.7 RAILWAY END STAND

The Railway End Stand was constructed in 2012 with a capacity of 1,323. The design intention involves roofing the stand to provide shelter and to enhance the match day experience for fans. The new roof will be at a consistent height to the adjacent Tracey Avenue stand and the new Jinks Avenue stand. The scenic views towards Benbulbin will be framed by a glass or Perspex back to this stand below the roofline.

It is recommended that the side wings, which accommodate 171 seats in total, are removed as part of this development. The seating on these wings is partially restricted by the side-line stands and therefore it is recommended that they are removed, reducing the stand capacity to 1,152.

The works will also involve the construction of new toilets underneath the existing stand as well as the construction of 2 No. turnstiles to provide access from the rear carpark, particularly for use by the away fans who will likely be seated in this part of the stadium.

I 3.8 FUTURE FLEXIBILITY

Whilst not envisaged to form part of the initial phases of works, allowance for the possible future expansion of the 6,000-seat capacity Showgrounds stadium has been explored. To meet the minimum seated capacity requirement of 8,000 seats for UEFA Category 4 stadiums in the future, should the need arise, there are 2 development options available;

- + Extend the Tracey Avenue Stand in both directions so that it runs the full length of the sideline. It is estimated this move would add approximately 450 seats to the stadium capacity. It should be noted however the costs associated with this work would be a higher cost per seat than the cost of building the new Jinks Avenue or Church Hill Road stands.
- + Add a second tier to the stand at the Railway end, increasing the capacity of the stadium by up to 1,600 seats. The Railway End Stand has sufficient space behind it to accommodate the additional tier, something that is not available on the other 3 stands.



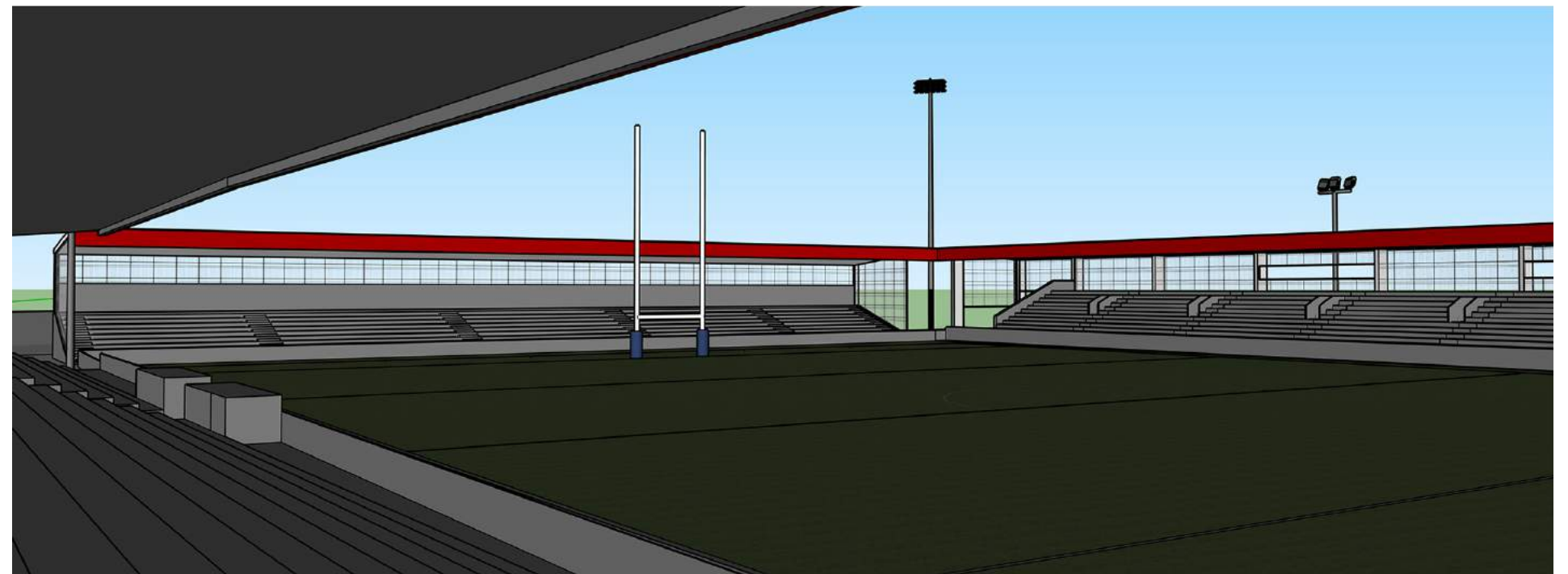
Looking towards the Railway End and Jinks Avenue Stands from existing seating in the Tracey Avenue Stand.

I 3.9 MAIN PITCH

The main grass pitch in the Showgrounds has been in situ for decades is not to the standard required by the Football Club. It is proposed to upgrade the playing surface to a hybrid pitch, an innovation that comprises 95% natural grass that will deliver a pitch capable of much longer playing hours than natural grass surfaces, whilst providing the robustness and endurance normally associated with synthetic turf, without compromising performance for the players. The addition of adequate pitch drainage and irrigation will allow the pitch be used more frequently without damage.

The size of the pitch will be enlarged to 105m x 68m to meet the minimum dimensions required for UEFA matches, with the overall playing surface increased to 113m x 75m thus providing a 3.5m perimeter to all sides of the pitch. The new stands will be located to accommodate this requirement, with the pitch extending predominately towards the Church Hill Road End.

The enlarged pitch and improved surface will also enable matches from other sports to be accommodated in the Showgrounds if required, such as rugby, where the minimum pitch dimension requirements including try zones are 108m x 68m, providing a 2.5m perimeter to all sides of the pitch. Preliminary discussions have been held with Sligo Rugby Club regarding this proposal with a letter of support attached in appendix to this document.



The increased pitch size and improved playing surface will facilitate the Showgrounds hosting Rugby games. The above images illustrate how the Showgrounds would cater for such events.

I 3.10 PUBLIC ENTRANCE PLAZA

The masterplan for the site seeks to establish a welcoming public plaza at the site entrance that;

- + Is a vibrant and safe environment fronting onto Church Hill Road, a meeting space that can be used 365 days of the year by the general public.
- + Contains facilities that will enhance the locality such as a café, medical centre, physiotherapy suite, pharmacy etc.
- + Is a permeable space encouraging Public pedestrian connections through to the wider part of the Showgrounds site.
- + Accommodates the Match Day turnstiles in a structure that doesn't impede movement around the site on non-match days.
- + Is focused on the needs of users with priority for pedestrian movement
- + Encourages the use of decorative landscaping enhancements and high-quality finishes



VIEW FROM ENTRANCE

1. PUBLIC PLAZA
2. 8 NO. TURNSTILES (2 MORE AT RAILWAY END)
3. CAFE & CLUB MUSEUM
4. ADMIN OFFICES
5. CLUB SHOP
6. GROUND FLOOR HOSPITALITY / MULTI-PURPOSE SPACE
7. TOILETS
8. GYM
9. PHARMACY / MEDICAL UNITS
10. FIRST FLOOR HOSPITALITY / SPONSORS
11. MEETING ROOM & OFFICES
12. TACTICS ROOM





The new public plaza at the entrance to the Showgrounds is designed to be active and welcoming, acting as a meeting place for local residents and opening up the wider site to public access.

I 3.11 PAVILLION BUILDINGS

This project involves the construction of two community focused structures facing onto a new Public Plaza at the site entrance. The plaza is considered as a major addition to the community locally, acting as a gathering / meeting space 7 days of the week. The two buildings will each be two stories in height and will accommodate a Café / Restaurant / club museum which can be run by the club or leased out by third party. This space will be designed such that it is also accessible from the fan zone inside the turnstiles on match nights.

In addition to the above facilities the two buildings will accommodate much of the club administration offices, together with providing units available to be run by the club or for lease by third party – with physio / Pharmacy / GP / chiropractor / medical centre uses envisaged to enhance community facilities locally. The commercial usage of the Pavilion building would be subject to re-zoning this part of the site to Mixed Uses, something that the Club propose to discuss with the Local Authority.

I 3.12 LAND ZONING

The development of the plaza and the two buildings that address it will require this part of the site, adjacent to Church Hill Road, to be rezoned by Sligo County Council (SCC).

It is proposed that the club will make a formal submission to SCC to amend the zoning on this part of the site from 'Open Space' to 'Mixed-Use', enabling the Public and Community aspects of the Masterplan be developed as outlined in section 3.11 above. This proposal has been agreed with the Trustees of the club, with a signed letter outlining same attached in appendix to this Masterplan.



Two new buildings will face onto the new public plaza, accommodating facilities for use by the general public and Sligo Rovers staff.

I 3.13 ASTRO PITCH

The existing pitch surface, laid in 2013, has a lifespan of approximately 8-10 years. There were some discussions during the design consultation period regarding the potential relocation of the Astro pitch further to the North of the site, freeing up space at the Church Hill Road end of the site for the possible future development of a multi-purpose sports arena to accommodate indoor soccer / basketball arena etc.

However, it was agreed with the Masterplan sub-committee that the Astro pitch should be retained in it's current location and that such developments could be reconsidered in the future if a desire was expressed for same.



Existing Aerial View.



Proposed Aerial View.

I 3.14 SITE WORKS & CARPARKING

- + The existing carpark will be reconfigured with a second access point from Church Hill Road added. The carpark will also be extended to the East of the Astro pitch, inside the Jinks Avenue boundary. Upon completion there will be 130 lined parking spaces together with a designated bus parking area, an increase from the 115 spaces that are currently on site.
- + The lands to the North of the site, behind the Railway End Stand, are not presently utilised. Proposals were put forward during the design consultation period to develop additional carparking spaces or small sized 40m x 30m pitches in this location. However, it was agreed with that this part of the site should be retained in its current state.
- + Pedestrian access to the Showgrounds was historically available from the Knappagh Road for fans approaching from the North. It is not however planned to reinstate this access because of Health and Safety concerns associated with the narrow width of the footpath on the Knappagh Road. Should the Council realign this road in the future the club can then seek the reinstatement of this pedestrian access and also the upgrade of the Northern boundary wall.
- + It is planned that away fans will be located in the Northern end of the Jinks Avenue stand and will access the grounds via new turnstiles that will be located to the North of the Astro pitch. This will ensure safe segregation of fans before, during and after games.



Initial Sketch proposal for the Public Plaza / Stadium Entrance.



New public Plaza with the turnstiles and Church Hill Road Stand in the background - The creation of a new entrance to the Stadium. The development of the public Plaza and the buildings that address it will require re-zoning of this segment of the site.

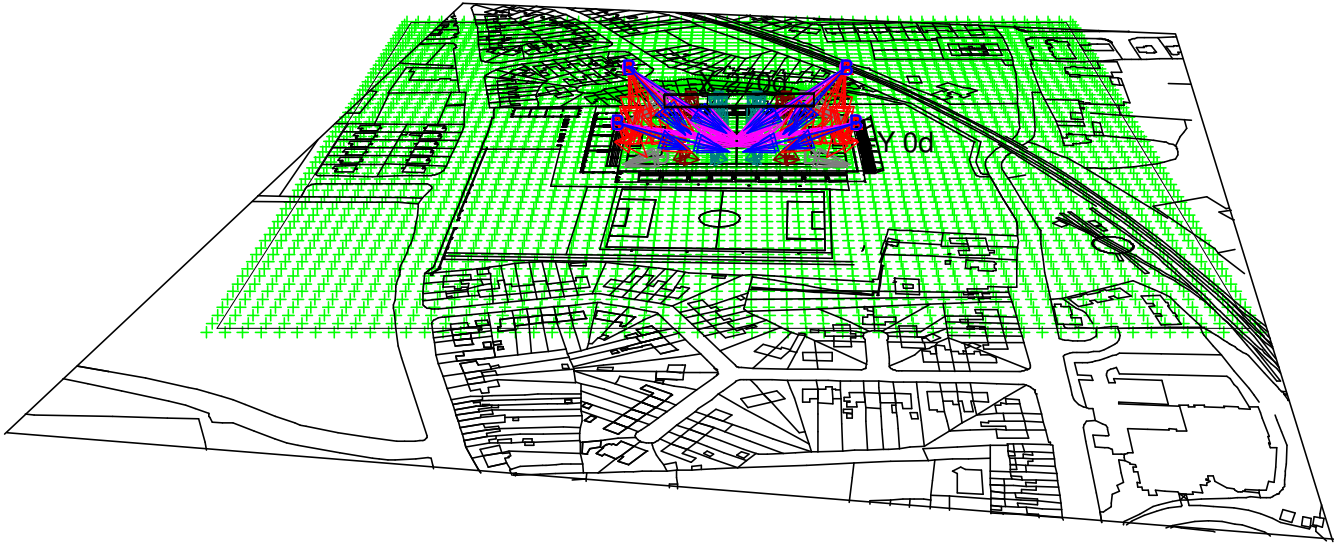
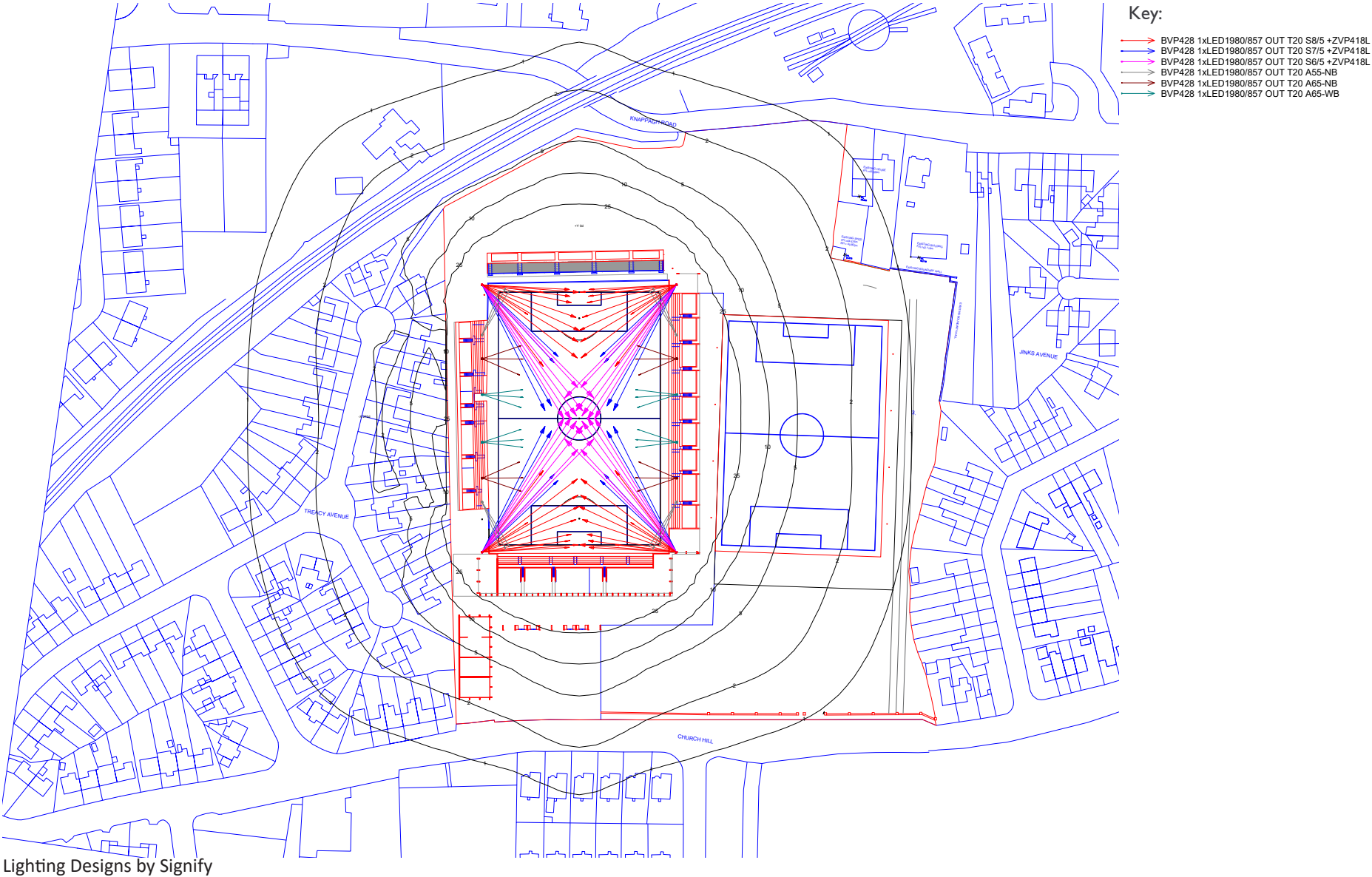
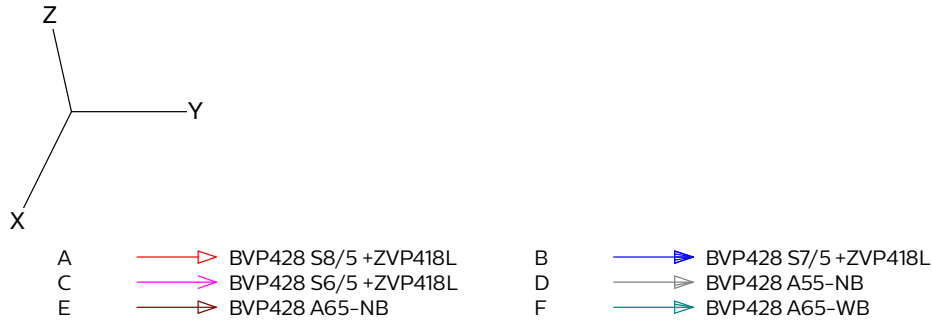
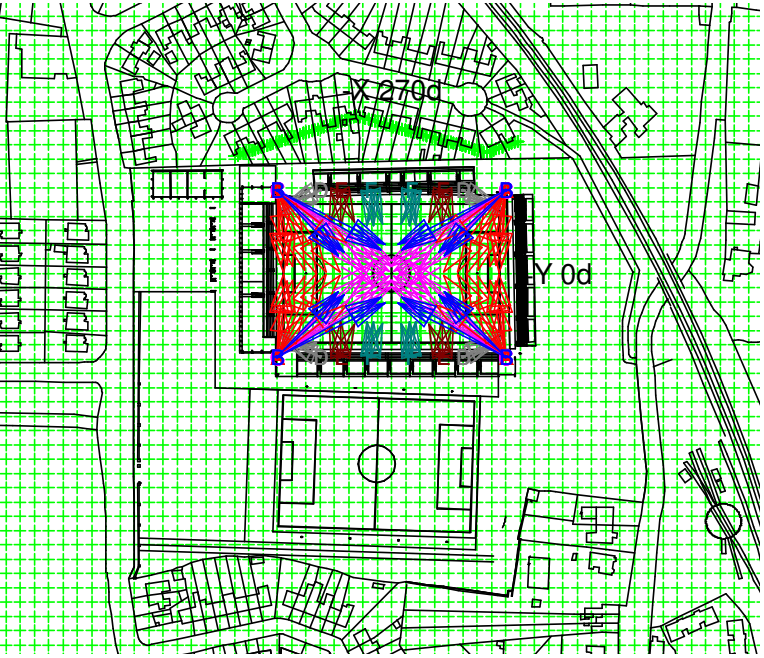
3.15 FLOODLIGHTING

The existing floodlights in the Showgrounds are out-dated and underperforming. The 4 No. floodlight columns along the Jinks Avenue side of the pitch disrupt spectator view of the playing surface. As part of the masterplan the club are proposing to 1) replace the 4 No. columns along the Jinks Avenue side of the pitch with 2 No. new corner columns, 2) retain the 2 No. columns on the Tracey Avenue side of the pitch, and 3) upgrade all floodlights to LED bulbs.

The minimum requirements for lighting set out in the FAI's infrastructural guidance document have been achieved as a baseline standard. Lighting designs to achieve the minimum Lux Level requirements set out in both UEFA Category 2 and UEFA Category 3 stadia have been prepared and costed for consideration.

A planning application for the upgrade of the floodlights was lodged to Sligo County Council with permission granted in May 2021. A funding application to undertake these works is currently being processed.

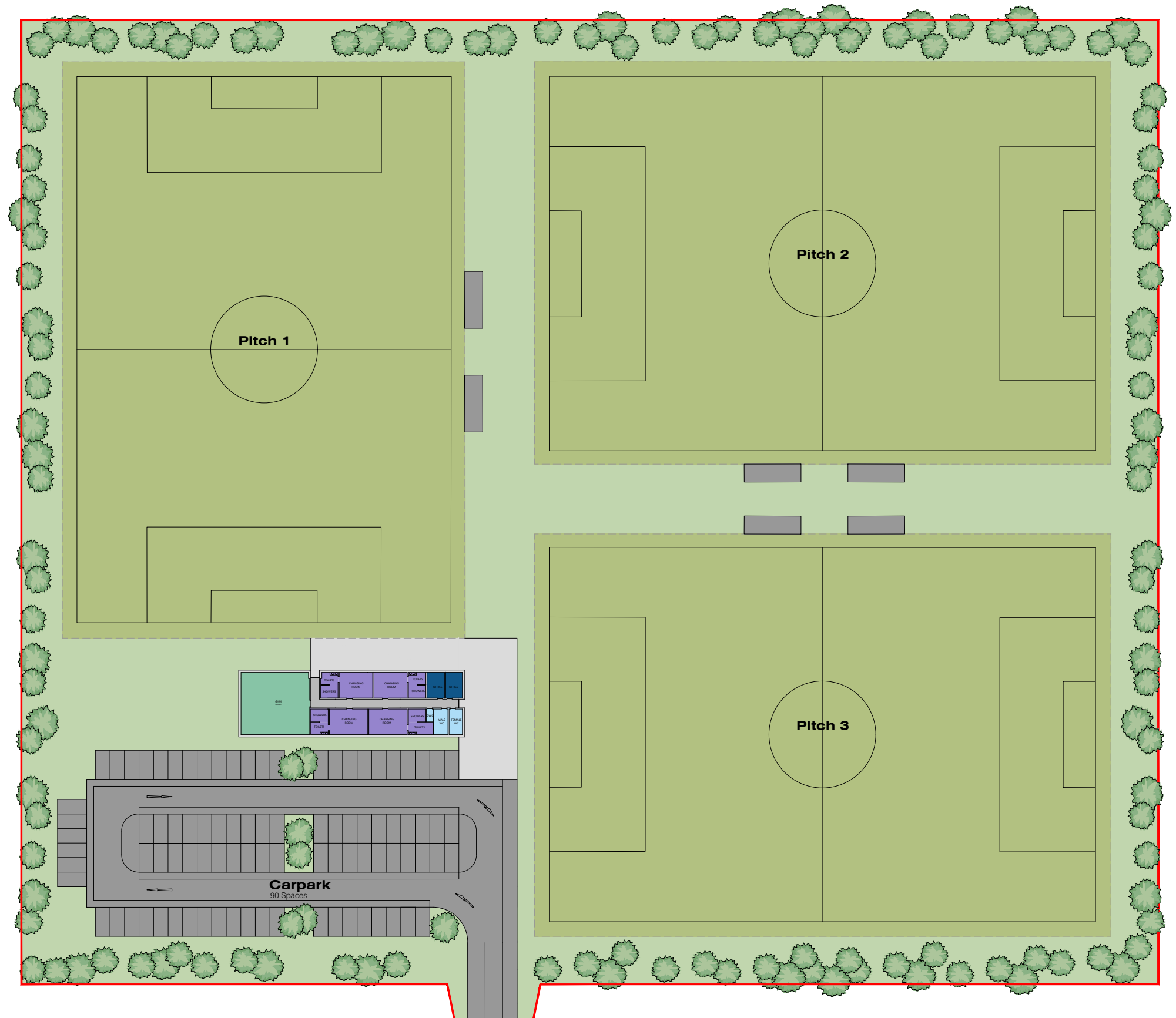
The works to the Floodlighting are planned to be completed as Phase 1 of the Masterplan.



4.0 ACADEMY DEVELOPMENT

As part of this Masterplan Sligo Rovers FC are actively seeking lands within the Sligo area for the development of an Academy. Preliminary discussions have taken place with the Local Authority and a site in the region of 8 acres is desired to cater for the needs of the expanding size of the club.

The proposed Academy will have 3 No. playing pitches with associated dugouts, as well as a single storey building containing 4 No. dressing rooms, a gym, some offices and toilets together with ample on-site parking.



5.0

LOCAL AUTHORITY CONSULTATIONS

Sligo Rovers Football Club have taken the approach of consulting with the Local Authority planners early in the process to help understand any issues they may have around the proposed development of the Showgrounds.

Rhatigan Architects engaged with Sligo County Council in December 2020 to outline the proposals. Minutes of this meeting are below.

I 5.1 PREPLANNING MEETING MINUTES

A virtual Preplanning Consultation on the Sligo Rovers Masterplan took place on 18th December 2020. The below minutes of the meeting were recorded by Rhatigan Architects. The meeting attendance was as follows;

Gavin Phelan
Frank Moylan / Mairead O'Hara
Tommy Higgins / Mark Cummins

Rhatigan Architects
Sligo County Council
Masterplan Committee

- + SCC welcomed the development of the masterplan at The Showgrounds, noting that there are no apparent planning issues in principle with regard to the proposed development of stands, carparking, re-located astro pitch etc.
- + SCC noted that the production of a long-term masterplan is a positive step that demonstrates that the site will not be developed in a piecemeal fashion.
- + SCC noted that under the current 'Open Space' Zoning on the site, any development on site must be ancillary to the usage of the club.
- + SCC noted that the public plaza and buildings proposed for development at the front of the site are not permissible under the current 'Open Space' Zoning.
- + SCC agreed that the proposed facilities on the plaza (pharmacy, medical, café, creche, hot-desk offices etc.) would be welcomed locally as they serve the needs of the local community, however advised that their development would not be permissible under the current Development Plan.
- + SCC advised that there is a review of the Development Plan taking place in mid-2021 and that a rezoning of the strip of land fronting onto Church Hill Road to Mixed Use should be considered. This will provide the club with flexibility for any proposed future developments.
- + SCC advised that the club's submission for re-zoning of this part of the site should be specific and detailed. The finalised masterplan should accompany the submission for re-zoning.
- + SCC noted that demonstrating activity on the Plaza on non-match days would be important.

6.0

PROJECT COSTINGS

Project costings have been developed for each part of the works in conjunction with quantity surveyors CQS Group, Sligo. Order of magnitude costings are attached in appendix to this document.

- + SCC noted that carparking considerations for the proposed Plaza buildings would be important. Recommended that the Easternmost Plaza building be dual aspect and that some carparking be retained on this part of the site.
- + SCC advised that there is no issue in principle with the proposed introduction of a new pedestrian entrance to the North of the site.
- + SCC noted that the new carpark at the North of the site could be used for long term parking by the public given its proximity to the town and to the train/bus station, enhanced with the introduction of the proposed Northern pedestrian entrance.
- + SCC noted that a lighting plan should be submitted with any application for new floodlights, demonstrating that there is no light-spill onto neighbouring properties.
- + SRFC outlined that the club were currently looking for sites for the development of 2 No. academy pitches and associated dressing rooms and parking in the Sligo Area.
- + SCC advised that the feedback of the Fire Officer should be sought regarding the masterplan proposals and the proposed increased seated capacity on site from 4,200 to circa 6,000.
- + SCC advised that the feedback of Area Engineers Thomas Kearins and Declan Noone should be sought regarding the masterplan proposals for carparking, hard surfacing etc.



The new turnstiles will act as an edge to the Public Plaza, remaining open on non match days, encouraging the general public to access the facilities (Club Shop, Gym etc.) in the new Church Hill Road Stand.



7.0 SUMMARY

Sligo Rovers Football Club is a vital community and sporting facility and organisation in Sligo. To improve the facilities in the Showgrounds to ensure that they are to the highest possible standard, it is important that the requirements for new and improved facilities and services be planned for well in advance. Thus, this Master Plan has succeeded in determining the long-term development plans for the club at their home in the Showgrounds.

The master planning process has considered the needs and demands of all users and stakeholders involved within the club, providing opportunity for all to participate in the development of this long-range plan.

This Master Plan document follows on from the Strategic Plan produced by the club in 2017. It has focused on the operational aspect of the club on a day-to-day basis, the economic impact of proposed development works, and the social and environmental impact on the local community. The delivery of the works outlined in this Masterplan will enable Sligo Rovers football club to achieve many of the objectives set out in the 2017 Strategic plan whilst making the Showgrounds one of the best grounds in the Country.



View of the proposed development from the Tracey Avenue Stand.

PART 2 - ECONOMIC STUDY

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8.0

PURPOSE OF MASTERPLAN

The purpose of the Master Plan is to set the long term vision and strategy of Sligo Rovers FC to develop the club facilities, its services and business to ensure a secure and sustainable club for future generations to enjoy.

An over-riding principle of the Master Plan is to adhere to the main objective set out in the Deed of Trust for the Showgrounds. That is: “To ensure the grounds remain available in perpetuity as a recreational, sporting and community amenity for the people of Sligo”.

The implementation of this Plan will see a major enhancement to the Showgrounds resulting in a 6,050 all seater UEFA Category 3 stadium. There will be a new and vibrant visitor and public pavilion with a range of food, beverage and retail options. A new multi-purpose space will allow for a wide range of events serving the sporting, community and corporate sectors. Our new Academy site will be a place where we develop our emerging talent from the earliest ages upwards.

To do all this we will work with all of our stakeholders to deliver and operate our facilities in a smart and sustainable way. Through this plan, Sligo Rovers FC will emerge as a stronger and better club that will be well placed for the future and financially profitable. This will give the club competitive advantage both on and off the playing field and create further value and strength.

The Plan has been designed to meet a number of development aims and objectives that are core to the values of Sligo Rovers. They are:

I ECONOMIC

- + Enable and support Sligo Rovers FC as a sustainable business and support local employment and businesses.
- + Provide sporting and visitor infrastructure to accommodate and encourage growth, participation and enjoyment of soccer
- + Commitment to best practice governance and prudent management of Sligo Rovers resources for the benefit of current and future generations.

I SOCIAL

- + Contribute to achieving the vision of Sligo as a modern vibrant and progressive city.
- + Contribute to protecting and showcasing the unique heritage, culture and history of Sligo, of which the club is a large part of
- + Harness opportunities to underpin Sligo Rovers as an important hub in the social, community and sport life of Sligo and the North West
- + Build respectful and valued relationships so all people want to be part of, and have pride in Sligo Rovers FC

I OPERATIONS

- + Facilitate enjoyable and memorable visitor experiences and participation in soccer through state of the art facilities and successful teams
- + Ensure the timely and efficient delivery of new and improved facilities at the Showgrounds and new Academy site
- + Deliver innovative, enjoyable and memorable visitor and community experiences where customer service is at the core of operations
- + Develop stronger relationships with community, corporate and statutory sectors to optimise overall club and business performance

I ENVIRONMENT

- + Achieve environmentally sustainable development across the Showgrounds and Academy site
- + To be recognised as a leader in the management of energy, water, waste, noise and biodiversity.

9.0

I CORE VALUES

Sligo Rovers FC is resolute that the Master Plan preserves and enhances the core values that the club hold. These values are the principles that guide all of the Clubs actions and therefore any project proposed within this plan must not compromise these values but align strongly to them. These core values are:

- + To underpin and support a vibrant and sustainable club with community at its core providing services and facilities benefiting all.
- + To nurture and grow soccer as sport in Sligo and the surrounding region and develop players and teams at every level to the highest standards
- + Give our fans, players and visitors outstanding visitor experiences through the provision of best in class facilities and services and consistent memorable performances by our teams.
- + Support and improve the performance of players, coaches and volunteers within the club
- + Provide a safe, inclusive and positive place and opportunities for all players in the region
- + To help players realise their potential and support their personal development and confidence
- + To promote soccer to all in an inclusive way regardless of age, ability, sex, religion and ethnic background

10.0

GROWTH FORECASTS

I CONTEXT AND OVERVIEW

As the implementation of this Master Plan will involve significant investment, the club must ensure that future revenues will be generated to fund the investment. The core income streams of the club are:

- + Gate receipts / season tickets
- + Fundraising
- + Sponsorship

The club has a range of other smaller revenue sources such as merchandise sales, shop sales, catering and ground hire to name a few. The new facilities will offer immense opportunities to the club to generate new income streams that will fund the investment and provide profitable and sustainable sources of revenue going forward, that can be used to invest and develop the club. These new and increased income streams will arise from:

- + Increased attendance at matches contributing to gate receipts
- + Catering sales in the new facilities
- + Shop and merchandise sales
- + Ground rental for rugby and other soccer matches
- + Corporate / community and other events

I MATCH ATTENDANCE FORECAST

A 10 year growth forecast was prepared for match attendances. This is used to calculate the gate receipts and match day food / beverage and shop sales for the 10 year financial plan. Using 2019 as a base year, the forecasts which are based on a modest annual growth rate show annual attendance at soccer matches growing from 48,000 in the first year to 92,371 in year 10.

In addition the new grounds will be suitable for hosting of other games including rugby games, U20, Ladies and Junior internationals (soccer and rugby), pre season games etc. The club will work to host a series of these games each year. It is forecast that 5 such games will take place in year 1, increasing to 9 in year 10. These games bring revenue in the form of grounds rental and shop / food / beverage sales.



| Sligo Rovers FC Games / Attendance Forecast | | | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Match Type / Attendance | Year | | | | | | | | | |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Sligo Rovers FC Lol Games | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 |
| Sligo Rovers FC Cup Games | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Sligo Rovers FC other Games | 3 | 4 | 4 | 5 | 5 | 5 | 6 | 6 | 6 | 6 |
| Average League Attendance | 2,000 | 2,300 | 2,530 | 2,783 | 2,922 | 3,068 | 3,222 | 3,318 | 3,418 | 3,520 |
| Average Cup Attendance | 2,500 | 2,875 | 3,163 | 3,479 | 3,653 | 3,835 | 4,027 | 4,148 | 4,272 | 4,401 |
| Average Other Attendance | 1,500 | 1,725 | 1,898 | 2,087 | 2,192 | 2,301 | 2,416 | 2,489 | 2,563 | 2,640 |
| Annual Attendance at Sligo Rovers Games | 48,000 | 56,908 | 62,599 | 70,940 | 74,487 | 78,212 | 84,533 | 87,069 | 89,681 | 92,371 |

I REVENUE GROWTH

The new facilities give substantial scope and opportunity for Sligo Rovers FC to generate new revenue streams. Particularly these are forecast to be in the areas of:

- + Food and beverage sales
- + Gate receipts
- + Income from hosting events in the multi-purpose space
- + Retail revenue
- + Advertising

This Masterplan sets out the forecast income growth for the club over the 10 year forecast period. Overall revenue is forecast to grow from €1.606m in year 1 to €2.579m by year 10. These are in line with the games and grounds usage forecasts as outlined above.

Achieving these revenue and growth forecasts as set out would place the club in a very strong and healthy financial position. It would have a sustainable year round business with a wider scope of services to offer not only to the sporting community, but the wider community of Sligo and surrounds.

I ASSUMPTIONS USED

The forecasts in the plan are based on a realistic and achievable growth and performance scenario. However, as it's based on future events, a number of assumptions are used in defining the projections. Most of all it assumes that all sporting and attendance can return to normal following the Covid 19 pandemic.

Other assumptions and estimations used in the forecasting process relate to the External and Macro Environment and to the Internal Business Environment. Circumstances in the external environment cannot be controlled by Sligo Rovers e.g. an economic downturn that impacts on attendance at games. However the club have the capacity to influence what happened in their internal business environment. The table, right, describes the main assumptions used.

| | Factor | Assumed in Masterplan |
|---------------------------------|---|--|
| External – Macro Environment | The general economic conditions and levels of disposable incomes of the public. More favourable economic means more money available for leisure based activities such as attendance at matches | That over the period 2021 to 2031, general economic conditions in Ireland will remain positive with little change to current disposable income, thus no great decline or reduction in match attendances are forecast |
| | The popularity of Soccer in Ireland. Team following and support are dependent on many factors including the success of the team, the profile of players and success of the national team in terms of overall sport popularity. | That Sligo Rovers will continue to operate as a top tier premier league club, maintain good performances in the FAI cup and over the next 10 years at least replicate the wins of the previous 10 years. |
| | Longer term impacts of Covid 19 – in the short term this will limit attendances at games. | With a successful vaccination rollout and developed herd immunity in the community, societal activities will return to normal by mid 2022 |
| | Possible future structures of the League of Ireland / FAI Cup | No change to current structures |
| Internal – Business Environment | The performance of the club nationally and internationally will influence supporter numbers and following as well as revenue. For instance qualification for European competitions bring more matches and revenue | That the club continues to perform at top tier levels and with similar win rates as the last 10 years in competitions |
| | The performance of underage structures of Sligo Rovers. In the longer term the feed through of players from underage and reserve squads should have a long lasting positive impact on first team performance | The recent strategic partnership signed with Everton FC and appointment of a full time Academy Manager in Sligo Rovers underpins the commitment of the club to developing the game at local level. This is reflected in the forecasts showing additional investment in the Academy and follow through of players to the first team |
| | The quality and extent of promotional campaigns of the club. These include the impacts of the clubs promotional and marketing programmes | Over the life of the Master Plan, Sligo Rovers will embrace digital technology, digital marketing in a much more holistic sense. Putting in place a stronger commercial model with its new facilities will drive new revenue streams to the club |
| | The quality and reach of community connections of the club. How the club continues to be active and relevant as part of the community, not only the sporting community, but in actively leading and encouraging in areas like health and well-being, inclusion, education, tackling disadvantage etc. | Sligo Rovers FC will deepen its community connections over the life of the plan. The new Academy is part of this, but as important are opening up the Showgrounds to new uses through the new facilities developed, encouraging more engagement and attendance. New community programmes will be put in place, examples of such programmes are outlined in the plan. |

11.0

ECONOMIC IMPACTS

As part of the Master Plan, an Economic Impact assessment was undertaken to show the impacts that the implementation of the Master Plan will have on:

- + Sligo Rovers FC as a business
- + The wider Sligo Economy

These impacts are significant in terms of employment supported and the boost given to local businesses such as restaurants and hotels as a result of activity in the Showgrounds. The estimated impacts are examined below.

Economic Impacts is a measure of the level of economic activity, such as employment, personal income, business output and value added, that is associated with activity at Sligo Rovers. It is typically measured across three areas.

- + **1.0_Direct Impacts** result from activities carried out directly by Sligo Rovers. For example it measures the direct impacts that spectators to a match at the showgrounds bring in the form of spending at the grounds, the employment that this supports over a season, the payments made to suppliers etc.
- + **2.0_Indirect Impacts** are those attributable to impacts created off site as a result of Sligo Rovers activities. For example it measures the spend by fans and visitors to a game in local restaurants, pubs and shops, the number of bed nights bought by away fans or visiting team and officials that stayed local hotels.
- + **3.0_Induced Impacts** occur when employees directly or indirectly linked to the Club spend their wages in local shops and businesses. This in turn creates and support other activity and employment across Sligo and the region. These can be difficult to quantify and an estimate is provided within the Master Plan.

1.0 | DIRECT IMPACTS

The below table sets out the key headline economic impacts of Sligo Rovers Master Plan and what it will deliver under headline metrics.

The **direct employment impacts** are those that are directly employed by Sligo Rovers. As a result of the new facilities, the club will employ more staff in administration and retail roles on a full time basis, starting at a projected 33 staff in year one and increasing to 38 by year 10 as the business grows.

The Club will continue to rely and encourage **volunteerism** across all facets of its operations. Volunteer activity is valued using a base rate of €16 per hour and will contribute a value of at least €400,000 in year 1, growing to €538,195 over a ten year period.

The Direct spend generated reflects the increased spend by visitors to games and events that take place within the Showgrounds only. It includes gate receipts and spend on food / beverage / shop sales and events. This is a substantial annual spend of €844,000 in year one growing €2.2 million after 10 years as visitor numbers grow.

2.0 | INDIRECT IMPACTS

Indirect economic impacts are shown in the table below, these measure increased economic activity that take place outside of the Showgrounds arising as a result of activity within the Showgrounds. For example it measures the spend of fans at a match who may purchase a meal in a local restaurant after the match.

Almost all of the estimated spend generated by visitors to the Showgrounds will remain within Sligo, thus benefiting local shops, restaurants, pubs and hotels. This is estimated to be €661,500 in year 1, growing to €1.9m by year 10.

Some visitors will decide to spend a night in Sligo while visiting thus stay in a local hotel or guesthouse. The number of bed nights generated per year as a result is estimated at 1,260 in year 1, growing to 2,781 by year 10.

These activities have a significant impact on local employment. The increased spend helps to support jobs in local businesses such as hotels and restaurants. In addition the provision of new commercial units for retail at the Showgrounds and the Gym also create new employment. The new employment generated as a result is 35 jobs in year one, growing to 77 by year 10.

3.0 | INDUCED IMPACTS

The induced impacts of the economic activities generated by Sligo Rovers FC as a result of implementing the Master Plan occur from staff and others spending their wages in the local economy. This in turn creates further demand and spend locally. Using a multiplier effect of 1.7 on the additional revenue created by Sligo Rovers means that a further spending of;

- + €1,000,000 is generated locally in year 1 and supports up to 10 full time jobs
- + An additional spend in the local economy of €2.8 million by year 10 supporting up to 25 local jobs.

| | Year | | | | | | | | | |
|-------------------------|----------|----------|------------|------------|------------|------------|------------|------------|------------|------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| DIRECT IMPACTS | | | | | | | | | | |
| No. of Jobs supported | 33 | 34 | 35 | 36 | 36 | 37 | 37 | 38 | 38 | 38 |
| Value of Volunteer time | €400,000 | €424,360 | €450,204 | €477,621 | €487,221 | €497,014 | €507,004 | €517,195 | €527,591 | €538,195 |
| Direct Spend generated | €844,495 | €989,588 | €1,135,593 | €1,349,997 | €1,484,466 | €1,593,466 | €1,777,129 | €1,915,842 | €2,049,323 | €2,206,841 |

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|----------|----------|----------|----------|------------|------------|------------|------------|------------|------------|
| INDIRECT IMPACTS | | | | | | | | | | |
| Spend generated outside of Showgrounds | €661,500 | €697,568 | €876,134 | €992,660 | €1,219,263 | €1,318,633 | €1,483,911 | €1,635,974 | €1,783,422 | €1,904,914 |
| Employment supported outside of Showgrounds | 35 | 37 | 42 | 46 | 53 | 57 | 62 | 67 | 72 | 77 |
| Bednights generated locally per annum | 1,260 | 1,290 | 1,573 | 1,730 | 2,063 | 2,167 | 2,367 | 2,534 | 2,682 | 2,781 |



12.0

SUSTAINABILITY

Sligo Rovers FC is committed to the responsible development of the club that meets the needs of present and future generations. This means protecting its facilities at the Showgrounds, the new Academy site, its community structure and ownership and social / sporting role that it plays across county Sligo and the wider North West. As a community owned organisation, Sligo Rovers FC are committed to sustainable development under the four Pillars of Sustainability.

I ECONOMIC

Sligo Rovers is one of Irelands leading soccer clubs founded in 1928. It is a significant part and leading advocate of soccer as a sport in the North and West of Ireland. Sligo Rovers FC is committed to continuing its track record of building infrastructure for the future and delivering strong financial results. Infrastructure in this context not only includes sporting facilities and playing grounds, but its social and community infrastructure that the clubs community based business model is built on. This model supports a wide and proud network of fans, giving them a true sense of ownership and pride of place. Developing sustainable commercial business and revenue streams will ensure the financial and economic viability of the club into the future. This will allow Sligo Rovers FC to continue to support broader economic development and jobs within Co. Sligo. The club employs an average of 30 full time staff, which will grow over the life of this plan. The pathways to deliver strong economic sustainability include selective and timely development, creation and building of diverse revenue streams and efficient use of financial and operational resources including any public funding awarded.

I OPERATIONAL

The secure and continuous operation of the club is a key objective for Sligo Rovers FC. Operational sustainability is tied to ensuring that the necessary capital and resources are available to operate and expand the club as required. The club understand that having a vibrant and committed fan base is indispensable and with that it has a responsibility to give fans, visitors and other users of its facilities a best in class visitor experience. Sligo Rovers will through this masterplan commit to provision of excellence in service and visitor experience through development of new world class facilities for a club of its size. This investment will support and drive revenue and business growth providing the club with reserves for the future.

I ENVIRONMENTAL

Managing and protecting environmental features of the Showgrounds and Sligo City is a cornerstone of Sligo Rovers FC philosophy. To this end, Sligo Rovers environmental sustainability goals are to minimise energy usage, water and waste efficiencies, manage noise impacts, balance the built environment with local biodiversity values and achieve best practice in urban and built design. The club will liaise and work closely with Sligo County Council in planning the redeveloped Showgrounds and ensure that it becomes an integral part of the Sligo City realm. This will include provision for green and sustainable transport options for the Showgrounds, and linking the main walking access routes to points of interest in the City. The use of the most modern technologies and systems for energy and waste management will be installed on site, particularly in terms of lighting, water usage and heating of buildings. Modern NZEB building design and use of green building materials will be maximised.

I SOCIAL SUSTAINABILITY

Founded in 1928, Sligo rovers F.C. is a community based football club characterised at all times by its resilience and “never say die” attitude as it maintained a soccer stronghold in the north- west. A low population base and distance from many of the main competing teams were disadvantages overcome by the Club and its dedicated volunteers and supporters. Sligo Rovers FC is a club owned by the people for the people. Sligo Rovers ownership structure reflects its base in the community; it is owned by a wide range of small shareholders under the format of a cooperative society, the rules of the co-op prevent any single person or entity owning or controlling a significant block of shares in the Club. This ownership structure is central to the success of the club and will not change.

Sligo Rovers FC is the custodian of a long and proud history which is uniquely part of the heritage and cultural story of Sligo. Most fittingly was the recognition of this by the EU Peace and Reconciliation Programme when in 2019, where they supported the construction of an outdoor museum at the Showgrounds. This museum charts the history and development of the club since its foundation. Its shows in an authentic manner the role that the club has played in bonding communities, eliminating mistrust and suspicion across communities and religious divides and how through sport peace and progress can prosper.

Volunteerism plays a huge role in the club operations. The committee of management are volunteers as are many of the grounds staff that assists on match days and in the upkeep of the showgrounds and its facilities. As the club relies hugely on fundraising for a significant part of its annual income, this would not happen without the exceptional dedication of the fundraising committee and many volunteers who sell tickets and run the fundraising activities.

Sligo Rovers FC is committed to supporting and engaging with the local community to build pride in the club and in Co. Sligo and encourage a sense of ownership and participation. Sligo Rovers FC is part of the DNA of Sligo. For the club this is an honour, but also a large responsibility to act as a Host and an Ambassador for Sligo and showcase what is the best about Sligo. This is a responsibility that the club take seriously and will continue to fulfil making Sligo proud.



13.0

FEASIBILITY ASSESSMENT

I FINANCIAL

The **Financial Feasibility** of the Master Plan is addressed through robust financial projections and scenarios that were developed. Detailed financial planning and analysis was carried out as part of the preparation of the Master Plan. This included scenario planning that looked at the impacts of the plan from more negative and positive conditions. The Master Plan demonstrates that:

- + The proposed developments will require significant levels of grant support for the building phase
- + Sligo Rovers FC will as a result of increased business activity become a more sustainable and profitable club
- + The financial and operation plan is viable and feasible at activity rates of 30% less than forecast in the Plan

This gives confidence to the club that the Plan is achievable, realistic and relevant for both Sligo Rovers FC and the North West.

I SOCIAL

Social feasibility is where the effects of the developments proposed and its impacts and acceptance by people are considered. If the developments are considered to provide a benefit or improvement in the quality of life of users, the host community and other stakeholders the project can be considered as socially feasible. The following social feasibility matrix references the proposed developments against current and future stakeholder needs.

| Social Indicator | Extent to which Master Plan meets Indicator | Comment |
|--|---|---|
| Enhancing community life and facilities in Sligo | HIGH | New community-based facilities of world standard including Sligo Rovers FC Academy grounds, promoting sport, social inclusion, participation and increased enjoyment and exposure of soccer to wider audiences in the north west. |
| Increasing access by all to sporting facilities, recreation, and social opportunities | HIGH | Development of new state of the art Academy and new facilities including availability for a range of community, corporate and personal events give wider usage and promotes inclusion and participation |
| Increasing the range, extent and reach of community / sporting facilities in Ireland | HIGH | New and improved facilities able to cater for greater numbers of participants. It also brings new experiences to Sligo such as Rugby games, International games. It allows for greater numbers to participate and strive to reach higher attainment within the sport |
| The impact on the wider region of the investments in terms of furthering the aims of Sligo Rovers, enhancing the quality of the soccer landscape in the area for all | HIGH | The venue will reach out to wider than Co. Sligo and into neighbouring counties of Mayo, Leitrim, Roscommon and Donegal increasing interest and popularity of the sport. The economic impacts will be significant and help to drive social and community impacts as a result. |
| Increasing community and local pride and sense of place | HIGH | This project has the capacity to be a major flagship in Sligo City, increasing the sense of community and civic pride, showcasing Sligo as a modern and vibrant place to live and visit. |
| Providing additional social, recreational and community infrastructure for all in Co. Sligo | HIGH | The community owned and operated nature of the club is central and will continue. The development incorporates social and community infrastructure that can be accessed daily by individuals, groups and communities for social and community use |
| Providing for the future needs of future generations | HIGH | The project is future proofed to provide for the sporting needs of the soccer community in the North West for many years to come, providing modern facilities, infrastructure, and networks to grow and develop the sport |

I ENVIRONMENTAL

Environmental feasibility assesses the viability of proposed developments from an environmental and social environmental perspective, identifying potential issues and threats and mitigation measures. Sligo Rovers FC will ensure that buildings and infrastructure are developed to the highest environmental and energy standards but also ensure that design takes account of users experience and minimises the extent of any negative environmental footprint in this respect. The Master Plan takes into account measures regarding transport, parking, walking and cycling links, waste and water management, energy consumption etc.



14.0

COMMUNITY & SOCIAL RESPONSIBILITY

Meaningful and results driven CSR programmes are becoming more and more part of the activities of sports organisations. Clubs recognise and value their local communities, and have rightly placed them at the heart of their social work. They recognise the role of the host community within which they reside and club success is synonymous with a healthy and vibrant host community. Clubs that have a social purpose report improved relationships with supporters and stakeholders and better rates of talent retention. In this sense, social purpose can provide a competitive advantage.

Sligo Rovers have a long history of community engagement and local community involvement in various programmes. These include coaching, player development, fundraising for charitable causes. The club is keen to widen the scope and range of community initiatives that it can contribute positively to. It is eager to use its new facilities and assets to support community causes and community good. The club as part of implementation of the Master Plan will devise and implement new programmes that will maximise the usage of its facilities, resources, brand and ethos.

An International review of community engagement initiatives by soccer clubs across Europe was carried out by Business in the Community. In their report title “Community Engagement – Insights into the contribution of European Club Football”, it concluded:

- + Clubs are addressing more social issues than ever before
- + Clubs are increasingly getting involved in social inclusion, community health, mental health, environmental performance, youth development and education.
- + Clubs are working with a wider range of stakeholders than ever before.
- + Clubs are using their assets innovatively to address societal problems – community work is no longer just about player appearances, it’s about using stadia as study centres and health clinics for example.
- + Clubs make significant contributions in cash, kind and time when delivering their social programmes.
- + Clubs have used innovative ways to utilise their brands, influence and resources, including facilities, player and employee time, to support and raise awareness and money for good causes and community activities.

Examples of successful community impact projects undertaken by leading soccer clubs across Europe include:

I HEALTH

- + Delivering effective physical activity and health intervention to improve and maintain overall health and wellbeing of participants from marginalised groups
- + Using the Power of Football to engage and help participants who suffer with Smoking Cessation, Alcohol and Drug misuse, Obesity and Cardiovascular Disease, Mental Health, Sexual Health and Cancer

I YOUTH DEVELOPMENT

- + Helping disadvantaged children increase their football and communications skills in a safe and fun environment that is tailored to their special needs.
- + Working with autistic children and children with behavioural disorders using teamwork and collaboration to develop skills and integrate and participate in society.

I HEALTHY EATING

- + To use the power of football to raise awareness of the importance of eating healthier food amongst young people in primary schools

I SOCIAL COHESION

- + Challenges the increased prevalence of TV and online activities by drawing children outside to participate in organised and structured fun, games and activities that stimulate social development and neighbourhood involvement.

Sligo Rovers will not be found wanting in terms of its inputs to community engagement programmes and as part of this Master Plan implementation will devise and implement wider community impact programmes. The club will devise programmes in partnership with local groups and agencies. It will draw on best international experience of the soccer community to ensure innovation in their actions.





APPENDICES

APPENDIX A | GROUP CONSULTATIONS

APPENDIX B | LETTERS OF SUPPORT

APPENDIX C | PROJECT COSTINGS



CONSULTATIONS

I SLIGO ROVERS MAIN COMMITTEE

Consultation took place in the Showgrounds on 25th November 2020 with the following persons in attendance;

| | |
|--|--|
| Gavin Phelan Tommy Higgins / Mark Cummins Andy Dodd / Paddy Houze / Anthony Quinn Michael Clancy / Marcus White | Rhatigan Architects Masterplan Committee SRFC Committee |
|--|--|

MC and GP presented the Masterplan proposals. Comments were as follows;

- + There was general enthusiasm and buy in to the proposed development
- + The committee agreed with the proposal to re-zone the front part of the site to Mixed Use, adding that this part of the site would benefit the future development of sport / community facilities
- + Generally agreed that facilities such as café, medical centre / pharmacy would enhance this part of the town.
- + The importance of the creation of an Academy Centre was emphasized accommodating 3 pitches/carpark/dressing rooms etc.
- + Noted by the committee that the club would be welcome to investment opportunities such as branding of the stadia.
- + The committee queried whether any works were proposed to the current dressing rooms in the Tracey Avenue stand. Confirmed that the scope of works would include the upgrade of referee changing only to meet UEFA Category 3 requirements.
- + The committee queried whether the masterplan should include for the extension of the Tracey Avenue stand in both directions. Following discussion, it was agreed that this would not be necessary.
- + The committee noted that the designs should accommodate Ambulance and Fire Tender Access to the pitch.
- + Noted that the first floor of the Shed End stand should include offices for the CEO and Secretary.
- + Noted that the enlargement and upgrade of the playing surface to meet UEFA Category 3 requirements would entice Connacht Rugby and other organisations to make use of the Stadia and would generate income for the club.
- + Noted that an increase in the average attendance of home games by 500 persons would generate an additional €100k per annum approximately.
- + Noted that environmental proposals such as solar panels and rainwater harvesting could be separately funded through sustainability / environmental grant options.

I HERITAGE GROUP

Consultation took place in the Showgrounds on 1st December 2020 with the following persons in attendance;

| | |
|---|---|
| Gavin Phelan / Clive Hynes Tommy Higgins / Mark Cummins Kevin Collreavy / Noel Scott / Aidan Mannion Anthony Kilfeather & Joe Molloy (Apologies) | Rhatigan Architects Masterplan Committee Heritage Group Heritage Group |
|---|---|

MC and GP presented the Masterplan proposals. Comments were as follows;

- + There was general enthusiasm and buy in to the proposed development of the stadium.
- + The creation of a hospitality suite / clubhouse in the new Shed End stand was considered an important aspect of the development.
- + Concerns were raised regarding the proposal to re-zone the front part of the site to Mixed Use. The Heritage Group were of the opinion that the full site area should remain in ownership and control of the football club with facilities for use by the football club.
- + Noted by the Heritage Group that leasing part of the site to an external party on a medium – long term lease could be complex and should be avoided.
- + Acknowledged that a short-term lease (1-2 years) of the hospitality facilities within the development for use as a social club would not be an issue.
- + Noted that it would be preferable for the gym to be run and operated by the club, rather than leasing same to a third party.
- + Queried whether the front part of the site could be used as training pitches, sports hall, dome facility or similar. Acknowledged that it would be beneficial if this part of the site could generate income for the club.
- + Noted that player accommodation or similar would be welcomed on the front part of the site.
- + Noted that some parking in the front plaza would be required.
- + The Heritage Group noted that the designs should accommodate Ambulance and Fire Tender Access to the pitch, and that the stands should accommodate general pitch access in the event of a concert or event being staged in the Showgrounds.
- + The Heritage Group queried whether there were any current plans in place to re-align the Knappagh Road to the North of the site. Noted that there were no such plans in the Sligo and Environs development Plan.
- + The Heritage Group queried whether access to the site from the Knappagh Road could be included within the Masterplan and if the Northern site boundary wall could be improved.
- + The importance of the creation of an Academy Centre was emphasized accommodating 3 pitches/carpark/dressing rooms etc.
- + Noted that the tactics room should be tiered like a lecture room.

I 500 CLUB

Consultation took place in the Showgrounds on 1st December 2020 with the following persons in attendance;

| | |
|--|--|
| Gavin Phelan / Clive Hynes Tommy Higgins / Mark Cummins Michael Clancy / Peter Henry / Tony Quinn / Michael Druery / Vincent Nally / Sean Crossan / Robbie Fitzpatrick | Rhatigan Architects Masterplan Committee 500 Club |
|--|--|

MC and GP presented the Masterplan proposals. Comments were as follows;

- + There was general enthusiasm and buy in to the proposed development. It was noted that the new stadium appeared compact and comfortable.
- + The 500-club acknowledged that the proposals were very ambitious which was a good thing. Noted that the project costs and phasing of the development would likely be key to its successful delivery. The committee were praised for their work on the project to date.
- + The 500-club noted that Sligo Rovers football club is a brand which is not maximized to its potential. The strength of the club is in its community base and wide catchment area of circa 250,000 people.
- + The 500-club acknowledged that key to the success of the masterplan would be the ability to show how the new stadium can generate income for the club. There are typically 19-22 match days per annum – the club needs to explore how the site can generate income for the remaining days and weeks of the year.
- + Noted that Sligo Rovers is both a small business/enterprise (circa. 30 staff) and part of the community, making it unique.
- + Noted that the Showgrounds could become the future home of Underage or Ladies Ireland international matches and that this would bring great benefits to the local economy.
- + MC noted that the Sligo and Environs Development plan is open for submissions for re-zoning in 2021. The 500-club agreed generally with the proposal to re-zone the front part of the site to Mixed Use. Noted that the preferred type of development in this zone would be multi-purpose sports facilities.
- + Regarding the proposal to relocate the Astro pitch further to the North, this was acknowledged as a positive move, but it was noted that the proximity to the neighbouring houses could lead to some objections. Noted that the height of the pitch, ball stop, lighting and road in this corner would need consideration.
- + There was general discussion regarding the pending Head of Academy role and its importance to the future of the club.
- + Noted that the new roofs could harvest rainwater to run the new sprinkler system and that solar panels on the Shed End roof would allow the buildings to run sustainably.
- + Noted that storage on site for maintenance equipment and machinery would be required.



I BIT 'O' RED SUPPORTERS TRUST

Consultation took place in the Showgrounds on 7th December 2020 with the following persons in attendance;

| | |
|---|--|
| Gavin Phelan Tommy Higgins / Mark Cummins Gerard O'Connor / Shaun Dunne / Gary Kilcullen / Clive Hynes / Donal Kelly | Rhatigan Architects Masterplan Committee Supporters Trust |
|---|--|

MC and GP presented the Masterplan proposals. Comments were as follows;

- + There was general enthusiasm and buy in to the proposed development. The aesthetic of the stands was complimented as a great fit for the club.
- + The Trust welcomed the proposal to close in the corners of the stands which would add to the match night atmosphere and protect from the elements.
- + The creation of a hospitality suite / clubhouse in the new Shed End stand was considered an important aspect of the development which would entice more fans to attend and enhance the match night atmosphere and experience.
- + Acknowledged that the location of the fan zone inside the turnstiles and adjacent to the new facilities in the Shed End stand would be ideal for generating pre-match atmosphere with the introduction of stalls / kid's interactive games / food vans etc.
- + The new location of the turnstiles, set back from the road, was welcomed. Noted that the new turnstiles should be more advanced and incorporate technology and cashless payments.
- + Noted that ticketing systems in the future may incorporate TV streaming of games, a feature that other LOI clubs are employing. For this reason the upgrade of TV gantry facilities was acknowledged as important.
- + The Trust have no issues with the proposal to rezone the front portion of the site to Mixed Use. Questioned whether this area would be suitable for indoor futsal / basketball / hockey or a dome type facility.
- + Agreed that selling the naming rights to the Showgrounds to a sponsor is something that should be considered.
- + The Trust questioned whether the dressing rooms would be upgraded as part of the masterplan. Confirmed that the scope of works would include the upgrade of referee changing only to meet UEFA Category 3 requirements, with the away dressing room to be reduced in size to accommodate these changes.
- + The importance of the creation of an Academy Centre was emphasized - accommodating 3 pitches/carpark/dressing rooms etc. This would cater for the 9/10 teams that the club will have in coming seasons.
- + Discussed that the Forza Rovers fans would likely migrate to the Railway End stand once roofed.
- + Noted that fan segregation between home and away fans should be explored in subtle manners such as the covering of seats as seen in other stadia.

I LOTTO COMMITTEE

Consultation took place in the Showgrounds on 7th December 2020 with the following persons in attendance;

| | |
|---|---|
| Gavin Phelan / Clive Hynes Tommy Higgins / Mark Cummins Frank Byrne / Noel McCloat / Bernie Tiernan / Catherine Quinn / Jonny McGoldrick / Jarleth Mulligan / Greg McCullough | Rhatigan Architects Masterplan Committee Lotto Committee |
|---|---|

MC and GP presented the Masterplan proposals. Comments were as follows;

- + There was general enthusiasm and buy in to the proposed development. The aesthetic of the stands was complimented as a great fit for the Showgrounds.
- + The committee noted that the community aspect of Sligo Rovers football club is equally as important as the football aspect of the club. With this, the proposed opening of the club grounds to the public with the introduction of a public plaza is seen as a positive move.
- + Noted that key to the masterplan is showing how the new stadium can generate income for the club and for the town / locality.
- + Noted that 75% of the club support is from outside Sligo Town. Enticing new fans is very important, noted that the proposed hospitality area and improved facilities can only improve on these figures.
- + MC noted that the Sligo and Environs Development plan is open for submissions for re-zoning in 2021. The committee agreed generally with the proposal to re-zone the front part of the site to Mixed Use. The committee noted that facilities such as pharmacy, café, GP suite, physio, chiropractor, Medical Centre etc. would be welcomed.
- + The potential development of a hall that could be used by other sports teams locally, such as the local basketball team, was discussed. Any such development would need to be developed / funded in conjunction with or by the other party.
- + Noted that the ground conditions to the north of the Railway End stand, the proposed location of new carparking, are poor and will require substantial fill.
- + The committee questioned whether pedestrian access to the North could be reinstated. Due to the narrow width of the footpath on the Knappagh road and for Health and Safety reasons it was agreed that this would not be feasible. Noted by MC that should the Council realign the road in the future that the club could seek the reinstatement of the pedestrian access. MC advised that there are no plans to re-align the Knappagh Road in the current Sligo and Environs development Plan.
- + Noted that the new Shed End stand will accommodate fans with Disability in a designated area on first floor. The stand will be accessible via a lift.

- + Phasing of the works was discussed. The general opinion from the committee was that the redevelopment of the Jinks Avenue stand should be the primary focus, subject to funding.
- + The importance of the view of Benbulbin to the site was emphasized. Some reservations were raised regarding the proposed roofing of the Railway End stand for this reason.
- + RA to prepare photomontage showing the impact of the proposed development on the site.
- + Noted that the Masterplan should allow for future expansion of the Stadium should the need arise in the future, such as the extension of the Tracey Avenue stand (to each end line) or the addition of a second tier to the Railway End stand.
- + Acknowledged that consultations with neighbouring landowners would be important prior to the lodgment of any planning applications.

LETTERS OF SUPPORT

Sligo Rovers FC have received Letters of Support for the development of their Masterplan at the Showgrounds from the following;

- + The Football Association of Ireland
- + Sligo County Council
- + Sligo Rugby Club



National Sports Campus, Abbotstown, Dublin 15
T: +353 1 899 9500 F: +353 1 899 9501
info@fai.ie www.fai.ie

Tommy Higgins,
Sligo Rovers FC Chairman,
The Showgrounds,
Church Hill,
Sligo,
F91 C861

04/05/2021

REF: Sligo Rovers Development Masterplan.

Dear Tommy,

Thank you for the presentation on your Club's development Masterplan and vision. It is great to see the ambition being shown by the Club and all your members. This development will no doubt have a substantial positive impact on the Club and wider Sligo region.

The FAI see the infrastructure development of all our League of Ireland Clubs as a priority and fully support this Masterplan vision.

We are also delighted that the views of the Association will be given due consideration by all the stakeholders involved in the development and are available for any technical support channels if required in the future.

Please let me know if you require any further assistance with anything.

Kind regards,

Jonathan Hill

Chief Executive Officer
Football Association of Ireland.

Walter Holleran

Head of Facility Development
Football Association of Ireland.

FOUNDED 1921 FOOTBALL ASSOCIATION OF IRELAND
CUMANN PEILE NA hÉIREANN



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ÁRAS AN CONTAE COIS ABHAINN SLIGEACH

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Sligo Rugby Football Club

Hamilton Park, Strandhill, Co. Sligo E: info@sligorfc.ie W: www.sligorfc.ie

30TH APRIL 2021

RE: SLIGO SHOWGROUNDS MASTERPLAN

To whom it may concern:

Sligo County Council commends Sligo Rovers on the preparation of their MasterPlan for Sligo Showgrounds.

Sligo Rovers are a valued presence in our community, and since the Club was established in 1928, their grounds have been available for a range of other sports and activities. Throughout its history, it has welcomed people from all countries and backgrounds, this tradition and ethos reflecting the cultural diversity of Sligo over the 20th Century.

The transformation of the ground under the Masterplan will be a major enhancement of the recreational offering in Sligo, and will be a landmark achievement for the club and the wider community.

Sligo County Council fully supports Sligo Rovers Management Committee in the delivery of the objectives set out in their MasterPlan.

Tom Kilfeather

A/Chief Executive



Wednesday,
May 12th, 2021

Mr. Tommy Higgins,
Chairperson,
Sligo Rovers,
The Showgrounds,
Magheraboy,
Sligo.

Re: Development of playing facilities at The Showgrounds

Dear Tommy,

I write in connection with our recent meeting and ongoing discussions in connection with the potential use of The Showgrounds for the sport of Rugby.

We understand that Sligo Rovers are currently undergoing an exciting facilities development program and on behalf of Sligo Rugby Club we would like to very much express our continued interest in the use of the facilities for the sport of Rugby.

While we have developed our own playing facilities at Hamilton Park, Strandhill, we are somewhat limited in terms of the size of the venue to attract considerable viewing numbers.

We have previously explored the possibility of hosting a Connacht senior provincial game at The Showgrounds and we continue to do so moving forward. Not just a senior provincial game but there is considerable potential for a Connacht Junior game, ladies game, underage finals, Sligo RFC Connacht senior cup final game or even an All-Ireland League Bateman Cup semi-final/final, perhaps even an IRFU Ireland U20's fixture, following the success of the FAI U21 games held at The Showgrounds.

To this end, we lend our full support to the development of the Showgrounds with a potential use of the ground at some point in the future for Rugby and we are very thankful to the Committee of Sligo Rovers for reaching out to Sligo RFC to explore the potential use of the ground as such and for the very welcoming and inclusive manner in which this has happened.

We wish you every success with the development.

Yours in sport,

Rory Raftery
Executive Committee
On behalf of Sligo RFC

COSTINGS

I EXECUTIVE SUMMARY



CQS Group were commissioned by Rhatigan Architects to prepare feasibility budgets for the proposed Sligo Rovers Masterplan Development. The costings have been divided into a number of areas as set out below. A full and comprehensive breakdown of the enclosed costings have been provided to Sligo Rovers and can be made available if required.

- + New Stand at Church Hill / Shed End (proposed seating capacity of 1,320nr) consisting of Ground Floor Club shop, Large multi-purpose area for use as a hospitality / fan zone, Male, female toilets, Gym, First Floor Sponsors Hospitality areas, stadium control room, meeting room and tactics room areas.
- + New Jinks Avenue Stand, proposed seating capacity of approx. 1,980nr. Male & female changing facilities, shop for away fans.
- + Works to existing Railway end stand reducing current capacity from 1,323nr. to 1,152nr. with the removal of the 2 side wings of stands, construction of new toilets underneath existing stand.
- + Minor works to existing Tracey Ave stand with the works to accommodate new TV gantry and Enlargement / reconfiguration of existing dressing rooms to enhance referee's area in line with UEFA Cat 3 requirements.
- + New Pavilion structures at entrance Café / club museum, Pharmacy / Medical uses envisaged. New public plaza and entrance turnstiles, upgrading the existing stadium pitch and lighting, new carparking facilities and entrance turnstiles for away fans.
- + Sligo Rovers Academy Site - The development a new Sligo Rovers Academy Building with 3 Grass Football Pitches, Car Park Facilities, Access Road and all Associated Site Works on a green field site.

| Summary Budget Estimate | | |
|------------------------------------|--|-------------|
| Ref | Description | Total |
| | | (excl. VAT) |
| 1 | Costs associated with Detail Design Stage including Planning / Tender / Construction | €1,280,000 |
| 2 | Site Structures / Pitch Works and Floodlighting / Site Development Works | €9,989,940 |
| 3 | Public Plaza / Community Zone / Mixed Use Development / Fan Zone / Site Carparking | €3,679,550 |
| 4 | Proposed Sligo Rovers Academy Development | €2,367,880 |
| Total Masterplan Development Costs | | €17,317,370 |

