

An
Coimisiún
Pleanála

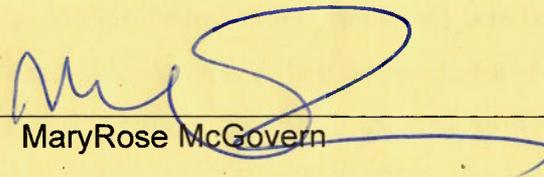
Direction
CD-021937-26
ABP-321439-24

The submissions on this file and the Inspector's report were considered at a meeting held on 17/02/2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


MaryRose McGovern

Date: 17/02/2026

DRAFT WORDING FOR ORDER

Appropriate Assessment Stage 1:

The Commission completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development within a zoned and serviced area, the Inspector's report, and submissions on file. In completing the screening exercise, the Commission adopted the report of the Inspector and concluded that, it was possible to exclude that the proposed development, alone or in combination with other plans and projects in the vicinity, would not be likely to have significant effects on any European Site, in view of the conservation objectives of such sites, other than the South Dublin Bay SAC (Site

Code: 000210), South Dublin Bay and River Tolka Estuary SPA (Site Code: 004042); North Dublin Bay SAC (Site Code: 000206); and North Bull Island SPA (Site Code: 004006), which are European Sites for which there is potential for significant effects, based on:

- The nature and scale of the proposed works.
- The location of the appeal site in proximity to the River Dodder and the potential connectivity between the subject site and these European Sites.
- The nature and extent of the proposed mitigation measures, which may not be implemented in the absence of connectivity to a European Site.

Appropriate Assessment Stage 2:

The Commission considered the updated Natura Impact Statement prepared by Enviroplan Consulting Limited and the other environmental/ecology reports and associated plans and particulars submitted with the application and carried out an Appropriate Assessment of the implications of the proposed development for the South Dublin Bay SAC (Site Code: 000210), South Dublin Bay and River Tolka Estuary SPA (Site Code: 004042); North Dublin Bay SAC (Site Code: 000206); and North Bull Island SPA (Site Code: 004006), in view of the sites' conservation objectives. The Commission considered that the information before it was adequate to allow the carrying out of an Appropriate Assessment.

In completing the Appropriate Assessment, the Commission considered, in particular, the following:

- (a) the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- (b) the mitigation measures which are included as part of the current proposal, and
- (c) the conservation objectives for the European Sites.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the South Dublin Bay SAC (Site Code: 000210), South Dublin Bay and River Tolka Estuary SPA (Site Code: 004042); North Dublin Bay SAC (Site Code: 000206); and North Bull Island SPA (Site Code: 004006), having regard to the sites' conservation objectives. In overall conclusion, the Commission was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of European Sites in view of the sites' conservation objectives. This conclusion is based on a complete assessment of all aspects of the proposed project and there is no reasonable scientific doubt as to the absence of adverse effects.

Proper Planning and Sustainable Development

Reasons and Considerations

Having regard to the South Dublin County Development Plan 2022-2028, and in particular CS02 Objective 4 which seeks to support the clustering of community facilities such as sports and leisure facilities, CS04 Objective 1 which seeks to promote the provision and management of high-quality, multi-functional sport and recreational infrastructure, COS4 Objective 4 which seeks to support and encourage the co-location and sharing of community and sporting facilities, and COS4 Objective 8 which seeks to support the provision of permanent space for well-established sports and recreational activities at appropriate locations which aspire to the standards and conditions for such playing areas, and having regard to the established use of the subject site for sport and recreational purposes and the nature, extent and design of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would provide a high-quality sports facility for the wider South County Dublin community, would not seriously injure the residential amenities of the area or have a detrimental impact on biodiversity, would be acceptable in terms of road and traffic safety and would be in keeping with the established character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 10th November 2023 and as amended by further information submitted on 15th October 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The period during which the development hereby permitted may be carried out shall be 10-years from the date of this Order.

Reason: Having regard to the nature of the development, the Commission considers it appropriate to specify a period of validity of this permission in excess of five years.

3. The development shall be carried out on a phased basis, in accordance with a phasing scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any development.

Reason: In the interests of the proper planning and sustainable development of the area.

4. The mitigation measures contained in the submitted updated Natura Impact Statement (NIS) shall be implemented.

Reason: To protect the integrity of European Sites.

5. The mitigation measures contained in the updated Ecological Impact Assessment (submitted to the Planning Authority at Additional Information Stage), shall be implemented.

Reason: To protect the local biodiversity and habitats.

6. Prior to the commencement of development, the applicant shall submit an updated/amended Conservation Badger Management Plan (in full accordance with any requirements of the National Parks and Wildlife Service) which shall be implemented by an experienced and suitably qualified badger expert. The details shall be submitted to the Planning Authority for written agreement prior to the commencement of any site development works (including any enabling works), and prior to the commencement of any works relating to any translocation of badgers at the subject site. The advice and input from National Parks and Wildlife Service shall be sought and shall be implemented with their approval.

Reason: In the interest of ensuring the protection of existing badgers.

7. (a) Prior to the commencement of development, the applicant shall submit details of the materials, colours and textures of all the external finishes to the proposed buildings (including bin stores and secure bicycle parking). In default of agreement the matter in dispute shall be referred to An Coimisiún Pleanála for determination.
(b) The proposed kitchen/dining area within the pavilion building shall be used/operated strictly in association with the GAA Cluster Facility and shall not serve or function as a commercial eatery to visiting members of the public without prior consent of the planning authority and a subsequent planning permission.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

8. (a) The details of any external signage to buildings or structures shall be submitted to and agreed in writing with the planning authority prior to the operation of sporting activities on the site. Where agreement cannot be reached between the applicant/developer and the local authority the matter shall be referred to An Bord Pleanála for determination.
- (b) Advertising structures/ devices erected within the site shall not be visible when viewed from outside the curtilage of the site.

Reason: In the interest of visual amenity

9. The site shall be landscaped in accordance with updated particulars of landscaping, the details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. These particulars shall include the following:
- (a) A suitably qualified Landscape Architect shall be appointed as a Landscape Consultant for the duration of the construction project. A practical Certificate of Completion shall be provided to the Planning Authority upon the satisfactory completion of all landscape works.
- (b) The measures to be put in place during the construction period for the protection of all existing trees, hedgerows and shrubs which are indicated on the updated Landscape Masterplan for retention as features of the site landscaping.
- (c) A section drawing showing the boundary treatment of the northern boundary of the subject site to include details of additional screen planting (mature trees of native species) in line with bat conservation.
- (d) Specifications of a soil Management Plan in relation to the cut and fill material on the site.
- (e) A timescale for implementation, including details of phasing. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within

the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity, biodiversity and the proper planning and development of the area.

10 (a) The floodlighting shall be in accordance with the lighting report submitted to the Planning Authority.

(b) Floodlighting shall only be directed onto the playing surface of the pitches and away from the adjacent housing, gardens and public roads.

(c) Floodlighting shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent houses, gardens and public roads.

(d) Floodlighting shall be angled and constructed so that no light is emitted above a horizontal plane through the fitting. Positioning and design shall also ensure that no glare is caused to users of the adjoining public road.

(e) All lighting fixtures shall be designed, orientated, maintained and of a lighting level such that light spillage outside the site's boundary shall not exceed a maximum of 10 Lux, as measured at the boundaries of the nearest dwelling houses to the north/northeast of the subject site (along Wellington Lane).

(f) The operational hours of floodlighting on this site shall not extend beyond 22:00 hours with an automatic cut-off of floodlighting at this time.

Reason: In the interest of protecting the residential amenities of the area, biodiversity and the proper planning and development of the area.

11. Prior to the commencement of development, the applicant shall submit a revised Bat Protection Plan, prepared by a suitably qualified bat expert for the written agreement of the Planning Authority. This Plan shall present a 'best option' in terms of lighting types and designs, demonstrate low impact lighting features on both bats and on insect populations, recommended additional planting along the site boundary with Tymon Park (northern and western boundaries) in terms of enhancing a physical barrier of screening, and any other innovative measures to protect bats and their insect prey. The Plan shall fully detail mitigation measures proposed in the context of the overall site development, for a 10-year duration.

Reason: To protect bats, their insect food prey and habitat from artificial light.

12. Prior to the commencement of development, the applicant shall submit a schedule of monitoring of local bat populations over a 5-year period following the implementation of agreed bat mitigation measures. This monitoring shall be undertaken by a suitably qualified and experienced bat expert and shall include an assessment of bat populations in the adjacent areas of Tymon Park to determine effectiveness or otherwise of implemented design and other mitigation measures on the bats foraging and commuting in Tymon Park. The monitoring shall include surveys undertaken in Tymon Park when lights are in use, and when lights are switched off. Annual seasonal baseline surveys shall also be taken (early and mid-season periods for bat activity) so as to provide baseline comparison data for those surveys undertaken during the periods when the lights are in use. The results of surveys shall be submitted for the review and written agreement of the Planning Authority. The applicant shall be advised that after a three year of monitoring period, if the planning authority considers significant effects on bat species and densities are evident, that a review of mitigation measures shall be undertaken and possible adjustments/restrictions agreed and implemented within a specified and agreed period to reverse species impacts during the operational phase of the development.

Reason: To monitor and measure any possible impacts on bats in Tymon Park that may arise from the operation of artificial light.

13. Prior to the commencement of development, the applicant shall submit revised public lighting details for the written agreement of the Planning Authority. The revised public lighting scheme shall contain all technical specifications for lights and columns along with appropriate calculations demonstrating vertical and horizontal light trespass onto neighbouring properties, bounding roads and traffic routes in the vicinity of the subject site; appropriate calculations demonstrating the luminous intensity towards neighbouring properties and road/traffic routes in the

vicinity of the site; and, revised details considering light spillage onto neighbouring residential properties and roads/traffic in accordance with best practice guidance.

Reason: In the interest of residential amenity and public safety.

14. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

15. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, an updated Construction and Demolition Environmental Management Plan. This Plan shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, project roles and responsibilities and arrangements to ensure that the adjoining road network is kept clear of debris, soil and other material. If the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: In the interest of environmental protection, residential amenities, public health and safety.

16. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

17. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, and for the ongoing operation of the facility shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: In the interest of residential amenity, and to provide for the appropriate management of waste.

18. All water quality and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the relevant section of the Council for such works and services. Prior to the commencement of development, the developer shall submit all drainage details to the Planning Authority for written agreement.

Reason: In the interest of public health and surface water management.

19. (a) The internal roads serving the proposed development, including turning bays, junctions, car parking and bicycle parking areas, footpaths, kerbs and finishes/materials/signs shall comply with the detailed standards of the Planning Authority for such road works, and shall comply, in all respects, with the standards set out in Design Manual for Urban Roads and Streets (DMURS). Details of same shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

(b) The overflow carpark shall be gated and shall only be utilised during exceptional match day events with no access available outside of these match day events.

Reason: In the interest of amenity and of traffic and pedestrian safety.

20. Prior to the commencement of development on the site, the applicant shall submit, for the written agreement of the planning authority, an event management plan to cater for large scale supported events, together with a modified Traffic and Transport Assessment and a modified Mobility Management Plan. The modified documents shall include specific TRICs data including exact RFC figures to analyse traffic trends, modal split details and shall provide for additional mobility management measures for all users of the GAA Cluster Facility. The modified Traffic and Transport Assessment and modified Mobility Management Plan shall be implemented in accordance with the agreed details unless or until it is superseded. The foregoing shall set out a schedule for the submission of annual traffic, transport and mobility management impact assessments to the Planning Authority for its written agreement for a 3-year period from the operation of the first playing pitch on site. Upon submission of the third Annual Report, the applicant shall seek written confirmation from the Planning Authority in relation to suitability or otherwise of the traffic arrangements within the site and mobility management measures. Where such confirmation is not forthcoming from the Planning Authority, the applicant shall prepare an updated Traffic Management Plan including an updated Mobility Management Plan for the written agreement of the Planning Authority for implementation thereafter. This may include but is not limited to revisions to details pertaining to an over/under supply of on-site car parking, ticketing of higher publicity/attended matches to monitor/cap attendance numbers, car park space booking arrangements, operation of transport-focused communication strategy to prospective spectators and locals for high publicity/attended matches.

Reason: In the interest of traffic safety and sustainable transport.

21. During the construction, demolition and operational phases, the proposed development shall comply with all appropriate noise control measures of the relevant section of the Council for such services. Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. Procedures for the purpose of determining compliance with limits for

construction and operational noise shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site

22.(a) The developer shall engage a suitably qualified archaeologist to monitor (licenced under the National Monuments Acts) all site topsoil stripping associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.

(b) Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the responsible government Department, regarding appropriate mitigation (preservation in-situ/excavation).

(c) The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the responsible government Department, shall be complied with by the developer.

(d) Following the completion of all archaeological work on site and any necessary post excavation specialist analysis, the Planning Authority and the Department shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

23. All service cables associated with the proposed development (such as electrical and telecommunications) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual amenity.

24. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, 0800 to 1400 Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where proposals have been submitted and agreed in writing with the Planning Authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

25. The proposed sports pitches shall be used only between the hours of 08:00 and 22:00. The operational hours of the floodlighting shall not extend beyond 22:00 hours, with automatic cut-off of flood lighting at that time.

Reason: To protect the residential amenity of properties in the vicinity.