



An  
Coimisiún  
Pleanála

**Direction**  
**CD-022223-26**  
**ACP-323250-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 27/05/2026.

The Commission decided to make a split decision, to

**Grant permission** (subject to conditions) for the existing as built hurling wall and a new full sized sports playing pitch to replace the existing grass surfaces junior sports pitch and adjoining part undeveloped yard area, all associated fencing, ball stop netting, change of use of adjoining part undeveloped yard area to sports playing pitch to include removal and relocation of existing boundary fence, all to facilitate new all-weather sports playing pitch, a new six metres high hurling wall and all-weather sports playing area, all with associated fencing, ball stop netting all associated site works, land drainage and landscaping, retention of existing as built hurling wall as modified, as originally granted under planning reference number SD04A/0520 for two ball alleys in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below:

### **Reasons and Considerations (1)**

Having regard to the provisions of South Dublin County Development Plan 2022-2028, and in particular Objective COS4 Objective 1 in promoting the provision of high quality sporting infrastructure to meet existing and future needs, and Objective COS4 Objective 9 in supporting and facilitating a framework for the improvement, maintenance, and enhancement of existing community-based sports facilities within the county, 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 retention and completion of the proposed development would provide a high quality sports facility for the area, would not seriously injure the residential amenities of the area, and 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 and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the planning authority on the 6<sup>th</sup> day of June 2025, 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 retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The existing hurling wall is granted solely for the development as set out in the Statutory Public Notices and description of development as set out in Section 9 of the planning application form submitted. For clarity, the existing lighting on

top of the existing hurling wall is not included as part of the development permitted.

**Reason:** In the interest of clarity.

3. The proposed hurling wall shall be relocated/re-orientated on the site further away from the southern boundary to allow for planting along this boundary.

**Reason:** In the interest of biodiversity.

4. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs, advertisement structures, banners, canopies, flags, or other structures shall be displayed, erected or placed within the curtilage of the site, unless authorised by a further grant of planning permission.

**Reason:** To protect the visual amenities of the area.

5. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, details of the proposed surface water drainage system shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of public health.

6. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. All trees

proposed for retention as indicated in the plans submitted to the planning authority on the 6<sup>th</sup> day of June 2025 shall be retained.

**Reason:** In the interest of visual amenity.

**Refuse permission** for six number 22 metres high lighting masks and floodlighting serving the proposed full sized all-weather sports pitch and four number 16 metres high lighting masts and floodlighting serving the proposed new six metres high hurling wall based on the reasons and considerations marked (2) set out below.

For the reasons and considerations marked (2) under.

### **Reasons and Considerations (2)**

The proposed floodlighting for the proposed pitch and hurling wall at a location adjacent to the Grand Canal proposed Natural Heritage Area and within the Grand Canal Primary Green Infrastructure would give rise to significant negative effects on nocturnal wildlife, particularly light-sensitive species like bats, and undermine the ecological integrity and function of this corridor as a dark, natural refuge for species including bats which are protected under the EU Habitats Directive. The granting of permission for the floodlighting element of this proposal would, therefore, be contrary to Policy Objectives NCBH4 Objectives 1 and 2, NCBH9 Objectives 1 and 4, G16 Objective 6, and IE8 Objective 6 of the South Dublin County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Planning**

**Commissioner:**



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Paul Caprani

**Date:** 27/05/2026

Note: The Commission had regard to the appellants submission dated 29<sup>th</sup> October 2025 suggesting that it was within the Commissions powers to attach a condition relocating the pitch 7 meters north in order to accommodate a proposed treeline along the southern boundary. However in the absence of specific landscaping proposals, including an independent evaluation and assessment of any such landscaping proposals which would ensure that potential biodiversity impacts, particularly in relation to bat impacts, would be appropriately mitigated, the Commission considered that this issue would not be appropriately addressed by way of condition.