

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0064

An Bord Pleanála Reference Number: PL 06S.246021

APPEAL by Michael Treacey and others care of Diarmuid Ó Grada of 16 Louvain, Roebuck Road, Dublin and by others against the decision made on the 10th day of December, 2015 by South Dublin County Council to grant subject to conditions a permission to Knocklyon United Football Club care of Deane Turner Associates of Suite 6A, Block 6, Broomhall Business Park, Rathnew, County Wicklow.

PROPOSED DEVELOPMENT: Two new all-weather pitches which will include floodlighting, fencing, car parking, new access road, drainage and all associated works adjacent to Delaford Park, Knocklyon Road, Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to

- (i) the existing dual purpose of the park to serve as both an active and a passive recreational facility,
- (ii) the existing open plan accessibility of the park to all sections of the community,
- (iii) the nature and extent of the proposed enclosed development and associated car parking and floodlighting, and
- (iv) the limited capacity of Delaford Park to accommodate the proposed development,

it is considered the proposed development would represent the exclusive use of a disproportionate area of the existing Delaford Park by one sectoral interest, which would compromise accessibility to the existing open space for the wider community and would limit the potential use of the residual area of the Park as passive open space, and would thereby seriously injure the amenities of property in the vicinity. Furthermore, it is considered that the proposed development would be contrary to objectives C12 Objective 3 and C12 Objective 8 of the South Dublin County Development Plan 2016 - 2022, where it is the policy of the planning authority to develop parks and open/green spaces that cater for the diverse needs of the County's population, in particular different age groups and abilities, through the facilitation of both active and passive recreational activities and universal access, and to retain lands with established recreational uses as open space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.