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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3777/17**

**APPEAL** by Orsigny Company Limited by Guarantee care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 27<sup>th</sup> day of March, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** Demolition of three number existing school (and school related) structures comprising prefab classrooms, a disused classroom block and a changing room block, construction of a two-storey sports hall accommodating double height play courts, fitness suite, changing rooms and ancillary facilities, construction of two number all-weather playing pitches comprising one number championship sized floodlit playing pitch and one number five-a-side sized floodlit playing pitch with associated ball-stop netting, boundary fencing and landscaping, provision of car parking (24 spaces) and coach set-down (three bays) along realigned internal access road to south of Saint Paul's College with vehicular access from existing entrance to Sybil Hill Road and cycle parking, boundary treatments and all associated site works and services at Saint Paul's College, Sybil Hill Road, Raheny, Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with 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**

Notwithstanding that the grass pitch on the appeal site and adjoining former pitches were recorded in the Natura impact statement submitted to the planning authority on the 4<sup>th</sup> day of September, 2017 as being one of the most important ex-situ feeding grounds for Light Bellied Brent Geese in Dublin, and having regard to the recent changed characteristics of the former pitches resulting in a possible reduction in the overall availability of grasslands for feeding purposes due to increased sward height, together with the absence of any up-to-date survey information present with the planning application relating to the current usage of the site itself and immediately adjoining lands by Light Bellied Brent Geese as a feeding resource, or by any other Special Conservation Interest species for any other purpose, the Board is not satisfied that the usage of the site by any such species can be accurately determined at this time. The Board, therefore, cannot establish, beyond all reasonable scientific doubt, that the proposed development, either individually or in combination with other plans or projects, would not adversely affect the integrity of the North Bull Island Special Protection Area (Site Code: 004006),

the South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024), the Baldoyle Bay Special Protection Area (Site Code: 004016), the Malahide Estuary Special Protection Area (Site Code: 004025), and the Rogerstown Estuary Special Protection Area (Site Code: 004015), or any other European Site in view of these sites' conservation objectives.

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**Paul Hyde**

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

**Dated this            day of            2020.**