

An
Coimisiún
Pleanála

Commission Order
PL-500254-SD-25

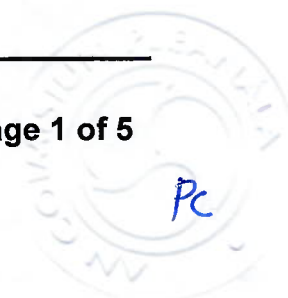
Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0254W

Appeal by Sean and Geraldine Fitzgibbon and by Hugh Drumm against the decision made on the 16th day of October, 2025 by South Dublin County Council to grant subject to conditions a permission to Saint Finian's GAA Club in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to existing granted planning permission for works at the existing GAA pitch facility (granted planning application under planning register reference number SD22A/0298). The subject alterations for which planning permission is sought for are as follows: 1. Addition of six number lighting columns, 15 metres tall pitch lights. 2. Addition of non-illuminated flat board sponsor signage at the north boundary of the pitch area. The extent and location of the signage is defined on the accompanying drawings. All other details remain as per the granted application under planning register reference number SD22A/0298, all at Rathcreedan, Newcastle, County Dublin.



Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the location of the proposed development on lands already developed and in use for sports purposes, the provisions of South Dublin County Development Plan 2022 - 2028, and in particular Policy COS4 Objective 1, which seeks to promote the provision of high quality sporting infrastructure to meet existing and future needs, and Policy COS4 Objective 9 to support and facilitate a framework for the improvement, maintenance and enhancement of existing community-based sports facilities within the County, and to the nature and scale of the proposed development, is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, 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 as amended by the further plans and particulars submitted to the planning authority on the 19th day of September 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed advertising signage, as indicated on the original documentation lodged with the application to the planning authority on the 20th day of November, 2024 shall be omitted from the proposed development.

Reason: In the interests of clarity and visual amenity.

3. (a) The floodlighting system shall operate between the hours of 1000 and 2130 on any day. No floodlighting shall operate outside of these hours.
- (b) All other mitigation measures outlined in the submitted Bat Report prepared by JBA Consulting submitted to the planning authority dated the 19th day of September 2025, shall be implemented.

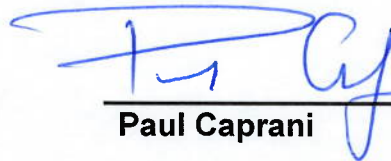
Reason: To reduce the impact of the proposed development on nocturnal species and in the interests of clarity and residential amenity.

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. 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 19th day of September 2025 shall be retained.

Reason: In the interest of visual amenity.



Paul Caprani

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 17th day of June 2026.