



An
Coimisiún
Pleanála

Inspector's Report

ACP-323803-25

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| Development | EIA Determination Request - Synthetic Grass Sports Pitch at Greenhills Park, Dublin 12 |
| Location | In the townlands of Greenhills and Limekilnfarm |
| Planning Authority | South Dublin County Council |
| Planning Authority Reg. Ref. | PT8SD292 |
| Applicant(s) | Marston Planning Consultancy |
| Type of Application | EIA direction. |
| Planning Authority Decision | EIAR not required |
| Date of Site Inspection | 29/01/2026. |
| Inspector | Hugh O'Neill |

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1.0 Introduction

- 1.1. Pursuant to Article 120(3)b of the Planning and Development Regulations 2001 as amended Marston Planning Consultancy, 23 Grange Park, Foxrock, Dublin 18 as instructed by a number of local residents is seeking a determination from An Coimisiún Pleanála as to whether or not a proposed development by South Dublin County Council would be likely to give rise to significant effects on the environment, and thereby require the preparation of an Environmental Impact Assessment Report (“EIAR”) in respect of its proposal to construct a Synthetic Grass Sports Pitch at Greenhills Park, Dublin 12.
- 1.2. The proposed development is a local authority development and is being applied for under Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended).
- 1.3. South Dublin County Council (SDCC) formed the opinion that the works do not require an EIAR and initiated the process set out in Part XI of the Act and Part 8 of the Regulations with the support of a Report to inform Environmental Impact Assessment (EIA) Screening report (dated September 2025) by Fehily Timoney and other related reports.
- 1.4. The decision is recorded on record of executive business and chief executive orders PD/142/25 signed and dated 15/09/25 by a director of services to whom the order states that appropriate powers have been delegated by order number DELG 2825 of the Chief Executive of South Dublin County Council. The order states:

That South Dublin County Council as the Competent Authority having considered the EIA Screening Report prepared by South Dublin County Council, makes a determination that an Environmental Impact Assessment will not be required to inform the development of a synthetic grass sports pitch at Greenhills Park, either alone or in combination with other plans or projects.
- 1.5. The requester questions this conclusion and contends the proposed development would be likely to have significant effects on the environment. The request for an EIAR screening determination dated 14/10/25 was received by ACP.
- 1.6. SDCC suspended the Part 8 process until ACP has made these determinations.

- 1.7. SDCC responded to a request dated 29/10/25 from ACP for details and observations in accordance with article 120(3)(ca) and 120(3)(cb) on 19/12/25 as detailed below.
- 1.8. This inspector report concerning the requirement for EIAR for the project has been prepared in parallel with a request concerning the requirement for a Natura Impact Statement (NIS), stage 2 Appropriate Assessment for the same project reg ref: ACP-323804-25.

2.0 Site Location and Description

- 2.1. The development is proposed in the location of and replacing existing grass pitches to the western side of Greenhills Park. Greenhills Park, including the community sports and leisure centre to the east, extends to circa 8ha of primarily active open space set out with grass pitches of various sizes, a bowling green the community centre and associated parking.
- 2.2. Greenhills Park is within an urban area. The immediate vicinity is dominated by Greenhills College, St. Pauls secondary school and Holy Spirit Primary School all either border or are in close proximity to the park with a number of further playing pitches, and courts associated with the schools.
- 2.3. The wider area is characterised primarily by residential development which borders the park with extensive open space provision within residential estates in the wider area.
- 2.4. There is an extensive area of industrial estate development, Ballymount, c. 500 meters to the east.
- 2.5. Tymon Park, circa 100Ha of open space is located c.300 meters to the south of Greenhills Park.

3.0 Proposed Development

- Construction of a synthetic grass 3G all-weather sports pitch.
- Perimeter fencing and ball stop fencing at rear of each goal.
- 6 no. floodlighting columns.

- A single storey modular prefabricated pavilion building consisting of two individual team changing rooms, club storage area and ancillary facilities.
- All associated ancillary works in adjacent areas including but not limited to foul & surface water drainage and utility supplies.
- Realignment of existing footpath over a length of 112 metres.
- All related hard and soft landscape works including connecting footpaths and associated planting.
- Storage Areas.
- CCTV.

3.1. Works required to accommodate the development include the following:

- Felling existing trees within the proposed pitch boundary and removal of stumps.
- Removal of existing pathway to the east of the proposed site, reinstatement of new section with tarmac paving. (112 linear meters)
- Stripping of topsoil.
- Excavation of ground to formation level.
- Trenching and laying of electricity, foul water and water supplies. Connections for foul and water supply to be along the eastern perimeter of the proposed pitch, connecting into services at Saint James's Road to the South of Green Hills Park.
- Backfilling and reprofiling works.
- Installation of base for pitch with drainage infrastructure.
- Construction of the pitch.
- Regrading and landscaping including planting of trees.
- A temporary construction compound would be located to the western end of the development site.

3.2. As public consultation phase of the project had not concluded at the time of receipt of the subject application no planning report has been prepared by SDCC, however technical inputs describing the proposal which contributed to the EIAR screening report and determination by the competent authority are as follows:

- Design and Access Statement by sportslandsconsult September 2025
- Lighting design report by musco dated 10 September 2025
- Tree Survey Plan, Trees Impact Plan, Schedule of Tree Data by SEDCC August 2025
- Greenhills Park Wintering Bird and Badger surveys, by Envirico
- Appropriate Assessment Screening Report, by Fehily Timoney dated September 2025
- Ecological Impact Assessment, by Fehily Timoney dated September 2025
- Report to Inform Environmental Impact Assessment (EIA) Screening by Fehily Timoney dated September 2025
- Flood Risk Assessment, by SEA Consulting Engineers Ltd dated September 2025
- Greenhills Park Landscape Management Plan, by SDCC dated September 2025.

3.3. No prescribed body or third party submissions to the process have been received by ACP. This is due to the suspension of the consent process during the consultation phase.

4.0 **Planning History**

4.1. There is no planning history on the subject site or in the area relevant to the subject matter of this report.

5.0 **Legislative & Policy Context**

5.1. **EIA Directive 2014/52/EU**

5.2. Annex III of EIA Directive 2014/52/EU (the Directive) groups the criteria for determining whether projects listed in Annex II of the Directive should be subject to an EIA which has been transposed into the Planning and Development Regulations, 2001, (as amended) under Schedule 7.

5.3. Planning and Development Act, 2000, as amended

5.4. Section 179 of the Act relates to local authority own development. Under subsection (b), where a local authority proposes to carry out a development, it shall comply with this section and any regulations under this section.

5.5. Section 179 (6)(d) of the Act shall not apply to proposed development which is for development in respect of which an environmental impact assessment report is required under Section 175 or under any other enactment.

5.6. Planning and Development Regulations, 2001, as amended

5.7. Under Article 120 (3)(b) of the Planning and Development Regulations, 2001, as amended, “where any person considers that a development proposed to be carried out by a local authority would be likely to have significant effects on the environment, they may, at any time before the expiration of 4 weeks beginning on the date of publication of the notice referred to in Article 81(2), apply to the Board (now An Coimisiún) for a screening determination as to whether the development would be likely to have such effects.”

5.8. Subsection (c) states that an application for screening determination under the above shall state the reasons why the development would be likely to have significant effects on the environment and shall indicate the class in Schedule 5 within which the development falls.

5.9. Subsection (ca) requires the local authority to submit to the Board (now An Coimisiún) the information specified in Schedule 7A for the purposes of the screening determination.

5.10. Under subsection (cb) this information shall be accompanied by any other relevant information and assessments on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account, and the description of any features of the proposal and measures to avoid or prevent significant adverse effects.

5.11. Subsection (cc) requires the Board (now An Coimisiún) to carry out an examination of, at least, the nature, size or location of the development and shall make a screening determination. If the determination is that there is no real likelihood of significant effects on the environment arising from the proposed development, it shall determine that an EIA is not required. If there would be likely effects, it shall serve notice on the local authority to prepare an EIAR in respect of the proposed development.

Schedule 5

5.12. Article 93 of the Planning and Development Regulations 2001 (as amended) references the prescribed classes of development referring to Schedule 5 which reflects Annex I and II of the EIA Directive.

Schedule 7

5.13. Schedule 7 of the Planning and Development Regulations, 2001 (as amended), sets out criteria for determining whether a project should be subject to environmental impact assessment. These are as follows:

1. The characteristics of the proposed development.
2. Location of the proposed development.
3. Types and characteristic of potential impacts..

6.0 Request for a Determination

6.1. The request for a Direction on behalf of 28 listed households, states that the EIAR Screening undertaken on behalf of South Dublin County Council is incomplete on a number of grounds which are summarised as follows:

- 6.2. Traffic implications of year round use of the pitch.
- 6.3. Greater intensity of use of the pitch.
- 6.4. Loss of the park as an amenity serving the wider public.
- 6.5. Amenity impact of artificial lighting.
- 6.6. Lack of consideration of cumulative effects of other SDCC applications as well as the redevelopment of the Ballymount Industrial estate.

- 6.7. Potential project splitting by SDCC.
- 6.8. The request also set out a number of concerns regarding AA screening of the proposal, these are subject to detailed assessment under ref: ACP-323804-25 and for that reason are addressed in summary only in this assessment. Concerns raised in that regard include:
- 6.9. The request states that the AA screening conclusion is not informed by any
- winter bird survey and
 - appears to be solely based on distance to waterways, and marine waters, and scale of the proposed development.
- 6.10. The request states that the conclusion of the SDCC AA screening, based on a one day ecological survey is flawed.
- 6.11. The request states that it is unclear if the site is hydrologically or hydrogeologically connected to the River Poddle that runs into the River Liffey at Wellington Quay. The request also states the proposal is within the River Dodder catchment, and within the River Camac catchment to the north.
- 6.12. The request directs attention of An Coimisiún to the judgement in Kelly & Ors. v An Bord Pleanála (25 July 2014), and provides an opinion that the subject screening determination does not adhere to the findings of that judgement, as a generalised statement.
- 6.13. The request states that SDCC *failed to undertake adequate examination and analysis of the AA findings, particularly in relation to the potential impact of the proposal on the Rockabill to Dalkey SAC.*
- 6.14. The request states that the lack of *any meaningful biodiversity or ecological survey to establish the baseline of the site, and ecological value of the site in a wider capacity indicates that the AA is deeply flawed in this instance.*

7.0 Response of developer (SDCC)

- 7.1. In response to a request from ACP dated 15/10/25, SDCC submitted a copy of all documentation prepared for the purpose of the approval process as follows:
- SDCC Greenhills Design and Access Statement

- Drawing 3465-SL-DR-010-LP-R00 Location Plan
- Drawing 3465-SL-DR-100-GA-R00 General Arrangement Plan
- Drawing 3465-SL-DR-200-DL-R00 Drainage Layout
- Drawing 3465-SL-DR-350-CD-R00 Construction Details
- Lighting Design
- Part 8 Public Notice (English)
- Cuid 8 Fógara Poiblí (as Gaeilge)
- Newspaper Notice
- AA Screening Report for the proposed development, Fehily Timoney and Company (12/09/2025)
- Ecological Impact Assessment Report for the proposed development, Fehily Timoney and Company (12/09/2025)
- EIA Screening Report for the proposed development, Fehily Timoney and Company (11/09/2025)
- Flood Risk Assessment for the proposed development, SEA Consulting Engineers, September 2025
- Drawing SDCC 3229-01 Greenhills Park Landscape Plan
- Drawing SDCC 3327-01 Site Notice Location Map
- Drawing SDCC 3327-03 Greenhills Park Proposed Pavilion
- Greenhills Wintering Bird and Badger Surveys, Envirico, April 2025
- Tree Survey Schedule
- Drawing 3328-01 Greenhills Tree Impacts Plan
- Drawing 3328-02 Greenhills Tree Survey
- EIA Screening Determination for the proposed development
- AA Screening Determination for the proposed development

7.2. The response also contained a submission containing information required by schedule 7A and responding to the issues raised in a report prepared on behalf of

South Dublin County Council by Fehily Timoney titled *Response to EIA determination request relating to synthetic grass sports pitch at Greenhills Park, Dublin 12* dated December 2025 ref P25173-FT-EGN-XX-RP-EN-0004. This report highlighted and seeks to address 4 points where the request asserts a lack of consideration. SDCC responded to these points at section 4.9 of this report. I have summarised the responses as follows:

7.3. Traffic Impacts

7.4. There are no existing traffic and transport issues in the area, SDCC will manage and require users to park at the community centre, the area is well served by public transport. Booking times for the pitch will allow time to clear the area before next booking arrive. As the proposal is to replace 3 separate pitches a significant increase in users at any given time period is not expected.

7.5. Effects of Losing amenity space

7.6. An abundance of recreation space remains in the park outside of the proposal. The proposal will enhance the amenity of Greenhills park.

7.7. Impacts of lighting on amenity

7.8. Lighting is designed to avoid adverse effects on surrounding residential receptors.

7.9. Cumulative effects of the proposal with other projects in the area

7.10. Assessment of cumulative effects of the proposed development is presented in Appendix 3 of the report submitted in response to the request for EIAR screening. The proposed development does not have the potential to interact with other plans or projects to create significant adverse cumulative effects, given the design and mitigation measures for the proposed development, the relatively minor scale of the proposed development (in the context of development planning), and the inherent nature and character of the proposed development, which is consistent with County planning policy.

8.0 **Assessment**

8.1. The following matters are considered relevant in the assessment of whether the proposed development would be likely to have significant effects on the environment:

- Project type/class of development under Schedule 5 of the Regulations,
- Relevant thresholds under Part 2 of Schedule 5 of the Regulations,
- Criteria set out in Schedule 7 of the Regulations,

An assessment of the proposed development against the above is carried out in the sections that follow.

8.2. **Relevant Project Types/Class of Development**

8.3. I consider that the proposed project involves development that is a Class, 10(b)(iv) of Schedule 5 Part 2 of the Planning and Development Regulations 2001

Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere

8.4. **Relevant thresholds under Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended)**

8.5. The threshold for infrastructure project developments in Class 10(b)(iv) in the Regulations is for 'Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere'. The proposed development is of a site with an area of c. 1.6 hectares and is not located in an area that could be considered to be a business district and therefore the higher threshold of 10 hectares in a built-up area is relevant.

8.6. Therefore, whilst the proposed development is a development type listed in Part 2 of the Fifth Schedule it is sub-threshold for the purposes of mandatory EIA.

8.7. An assessment as to whether the sub-threshold project would be subject to EIA having regard to the criteria set out in Schedule 7 of the Regulations, is set out below.

8.8. Assessment of the development under the criteria set out in Schedule 7 of the Planning and Development Regulations, 2001 (as amended)

8.9. The criteria for determining whether a development would or would not be likely to have significant effects on the environment are assessed under the following headings:

1. Characteristics of Proposed Development
2. Location of Proposed Development
3. Types and characteristics of potential impacts. Each of these criteria is assessed below.

8.10. Characteristics of Proposed Development

8.11. The size and design of the whole of the proposed development.

8.12. As detailed in section 4 above the proposed development on a site of circa 1.6Ha comprises the following:

- Construction of a synthetic grass 3G all-weather sports pitch.
- Perimeter fencing and ball stop fencing at rear of each goal.
- 6 no. 21.3m high floodlighting columns.
- A single storey modular prefabricated pavilion building consisting of two individual team changing rooms, club storage area and ancillary facilities. 108.6sqm.
- All associated ancillary works in adjacent areas including but not limited to foul & surface water drainage and utility supplies.
- Realignment of existing footpath over a length of 112 metres.
- All related hard and soft landscape works including connecting footpaths and associated planting.
- Storage Areas.
- CCTV.

8.13. Works required include the following:

- Felling existing trees within the proposed pitch boundary and removal of stumps.

- Removal of existing pathway to the east of the proposed site, reinstatement of new section with tarmac paving. (112 linear meters)
- Stripping of topsoil.
- Excavation of ground to formation level.
- Installation of drainage infrastructure.
- Build up for construction of pitch and spectator hardstanding area.
- Trenching and laying of electricity, foul water and water supplies. Connections for foul and water supply to be along the eastern perimeter of the proposed pitch, connecting into services at Saint James's Road to the South of Green Hills Park.
- Backfilling and reprofiling works.
- Fencing, 4.5m high twin wire perimeter fencing, 1.2m high rebound fencing, and 13m high ball stop netting.
- A temporary construction compound would be located to the western end of the development site.
- Planting of trees.

8.14. On completion the all-weather sports pitch is to be managed by SDCC. Access to and management of the proposed development will be via the Greenhills Community Centre which has extensive car parking to which users of the proposal will be required to use.

8.15. As the proposed facility shall be usable for longer periods of the day and of the year operational impacts may intensify. However, the enclosed nature and higher levels of management will result in greater formalisation and control of the use.

8.16. The proposed lighting has the potential to give rise to new impacts as there is no lighting of existing pitches. I note that the lighting has been specifically designed to address potential impacts.

8.17. A development of this nature will inevitably use natural resources and materials during construction. The natural resources such as aggregates and aggregate products will be used for the purposes they were produced for. It is not anticipated

that large quantities of rare or unusual materials will be utilised on such a development

- 8.18. The size of the proposal at circa 1.6ha is significantly below the threshold of 10Ha. The proposed development is a standard type of urban construction. There are no characteristics of the size or design of the proposed development which in themselves would give rise to the potential for an effect of significance such that the development should be subject to an EIA.
- 8.19. **Location of the proposed development.**
- 8.20. The proposal is located in *a built-up area*.
- 8.21. The proposal and the report to inform the EIA determination was supported by surveys and reporting that describe the location of the proposal in detail. I have taken each of these reports as well as the subsequent response to EIA determination request report into account in the assessment of this criteria for determination.
- 8.22. The development is proposed in the location of and replacing existing grass pitches to the western side of Greenhills Park.
- 8.23. Greenhills Park, including the community sports and leisure centre to the east, are subject to an open space zoning objective which seeks to *preserve and provide for open space and recreational amenities*.
- 8.24. Greenhills Park open space zoning extends to circa 8ha consisting primarily of active open space including grass pitches of various sizes and an artificial surface bowling green.
- 8.25. The footprint of the development is dominated by amenity grassland laid out and managed as sports pitches, a tarmacadam footpath and associated trees. There are a number of areas of grass unsuitable for sports pitches within the park which are been managed for biodiversity.
- 8.26. The project site falls into CAMAC_040 sub-basin (IE_EA_09C020500), which forms part of the larger Liffey sub-catchment (Liffey_SC_090), and the Poddle_010 sub-basin (IE_EA_09P030800) which forms part of the Dodder sub-catchment (Dodder_SC_010) and all of which are part of the Liffey and Dublin Bay Catchment

(ID: 9). There are no water bodies or surface water connections to water bodies within the site. The groundwater body underlying the site is recorded as Dublin IE_EA_G_008.

- 8.27. The area surrounding the park is dominated by residential development. There are 3 schools to the southern boundary. There are multiple open spaces in residential areas in the wider area many with grass pitches. Tymon Park is a regional scale park located at a distance of c. 300m to the south of Greenhills Park and extends to and along the eastern boundary of the M50.
- 8.28. There is an extensive area of industrial estate approximately 500m to the east of Greenhills Park.
- 8.29. The area of the subject development is subject to regular activity including formal and informal sporting activities, maintenance, and dog walking, majority observed as off lead.
- 8.30. There are no wetlands, watercourses, riparian zones forest areas, nature reserves, areas protected under legislation, including Natura 2000 areas, areas where there has been a failure to meet environmental quality standards or landscapes of historical, cultural or archaeological significance in or proximate to the location of the proposed development.
- 8.31. There are no characteristics within the immediate or wider location of the proposed development which would give rise to the potential for an effect of significance such that the development should be subject to an EIA.
- 8.32. **Types and characteristics of potential impacts.**
- 8.33. **Population and human health**
- 8.34. There will be construction impacts primarily relating to disturbance, including as a result of increased traffic flows and noise associated with delivery of materials and workers accessing the site. Whilst this may result in some localised disruption to residents and road users, it will be short term and will not result in significant effects. These impacts will be localised, of short duration and capable of effective mitigation by good construction practices and effective traffic management.

- 8.35. There is potential for operational phase impacts relating to disturbance as a result of changes to volumes and/or frequency of use including noise and traffic flows relative to the existing baseline. The site is located in an urban environment dominated by road traffic. There is a large church, and 3 schools on the periphery of Greenhills Park. The community centre facilitates various clubs and community functions. The existing sports pitches are subject to regular formal, and informal use. Each of these uses contribute to the existing traffic and noise environment.
- 8.36. The displacement of 3 grass pitches without lighting by a single pitch (divisible) with lighting will alter daily and seasonal use patterns. However, in the context of the background established baseline activity levels which generate traffic and noise within and in the immediate vicinity of the proposal I do not consider the changes in use profile of the park, will result in an impact affecting the sensitivities of Population and Human Health. Therefore, I consider that Population and Human Health will not be impacted by traffic and noise to an extent that an EIAR would be required in consideration of the criteria set out in Schedule 7 of the Planning and Development regulations 2001 as amended.
- 8.37. The proposed lighting could give rise to new impacts. I note however that the response to the SDCC to the request for determination states that the light spill assessment undertaken for the Part 8 planning process has demonstrated the lighting will not adversely affect residential amenity in the surrounding area. I conclude on that basis that the lighting impact as modelled shall not impact on Population and Human Health to an extent that an EIAR would be required in consideration of the criteria set out in Schedule 7 of the Planning and Development regulations 2001 as amended.
- 8.38. **Biodiversity, with particular attention to species and habitats protected**
- 8.39. There will be a direct impact on biodiversity primarily by removal of grasslands to be replaced with an artificial surface. As a result of sports pitch management the subject area of grass is of low biodiversity value and for that reason of low sensitivity. I do not consider this impact significant to the extent that an EIAR would be required in consideration of the criteria set out in Schedule 7 of the Planning and Development regulations 2001 as amended.

- 8.40. The removal of the grassland will result in an indirect impact on bird species found to utilise the grassland for resting, feeding and roosting. Impacts on Annex Species are considered in detail in the Appropriate Assessment Screening undertaken in preparation for the consent process by SDCC. Having regard to the numbers of birds observed and taken in combination with the extent of open amenity grassland both within Greenhills Park not affected by the proposal and in the wider vicinity, I do not consider this impact significant to the extent that an EIAR would be required in consideration of the criteria set out in Schedule 7 of the Planning and Development regulations 2001 as amended.
- 8.41. I note evidence of potential fox and badger activity in Greenhills Park was recorded in the wintering birds and badger survey undertaken for the project. The replacement of the grassland may result in removal of foraging area and potential displacement of these species. No setts or dens will be impacted by the proposal. Taking account of the abundance of alternative opens pace including private gardens in the immediate and wider vicinity of the proposal I do not consider the loss of the area of low value grass to be an impact significant to the extent that an EIAR would be required in consideration of the criteria set out in Schedule 7 of the Planning and Development regulations 2001 as amended.
- 8.42. The removal of trees will impact directly and indirectly on biodiversity. However taking account of the nature of the trees including as described in the submitted tree survey data, and the proposal for additional tree planting I do not consider the impact on biodiversity significant to the extent that an EIAR would be required in consideration of the criteria set out in Schedule 7 of the Planning and Development regulations 2001 as amended.
- 8.43. **Land, soil, water, air and climate;**
- 8.44. There will be an impact on land and soil in the construction of the proposal with excavation required, placement of imported materials and covering with artificial surface. Taking account of the modest extent and nature of works I consider the development will not result in any significant physical changes in the locality and would not give rise to an impact of significance to an extent that an EIAR would be

required in consideration of the criteria set out in Schedule 7 of the Planning and Development regulations 2001 as amended

- 8.45. There are no surface water features in the vicinity of the proposal. Surface water drainage of the pitch area is proposed to continue to ground via a stone base beneath the pitch with a supplementary additional lateral piped collection network beneath the pitch draining to a soakaway. Potential construction related impacts consist of hydrocarbons and other spillages. These potential impacts are mitigated by good construction practices. In operation the drainage system will continue the existing hydrological regime with drainage to groundwater. The drainage aspects of the proposal will not give rise to any environmental impact on water.
- 8.46. Potential construction related impacts on air are limited to release of dust during the construction phase. These potential impacts are mitigated by good construction practices and are not considered to be significant.
- 8.47. Potential climate impacts are limited to, plant and equipment run on fossil fuels during the construction phase and lighting by high efficiency LED lighting during operational phase. It is not anticipated that the development will result in significant effects to climate due to the scale of the development and the short-term duration of the works.

8.48. **Material assets, cultural heritage and the landscape;**

The development is expected to enhance the material asset that is Greenhills Park and will not result in any direct or indirect impacts on any other material assets, cultural heritage or landscape.

8.49. **The interaction between the above factors**

There are no interactions between the above factors which would give rise to a significant effect.

8.50. **Potential for Cumulative Impacts with other Existing and/or Approved Projects**

- 8.51. There are a number of permitted developments within the vicinity of the proposed development, the details of which have been provided in Appendix 2 of the EIA

Screening Report. I have reviewed this list checked for additional projects in the area. I do not consider that there is potential for significant cumulative effects to occur on the environment.

8.52. Other Relevant Information

8.53. I have considered the concerns set out in the request for a determination relating to cumulative impacts and project splitting. I do not consider the city edge project as referenced to give rise to any cumulative impacts. I have not identified any plans or projects of SDCC from which the proposal could have been split from for the purpose of avoiding the undertaking of an EIAR. I am satisfied that the determination by SDCC screening out the need for EIAR in the case is not project splitting.

9.0 Conclusion

Having regard to the above assessment, it is considered that the proposed development is unlikely to have significant effects on the environment, and accordingly, an Environmental Impact Assessment is not required.

10.0 Recommendation

It is therefore recommended that South Dublin County Council be advised that the preparation of an Environmental Impact Assessment Report is not required in respect of the proposed Synthetic Grass Sports Pitch at Greenhills Park, Dublin 12 for the reasons and considerations set out below.

11.0 Reasons and Considerations

Having regard to the following:

a) The provisions of Section 179 of the Planning and Development Act, 2000, as amended and Article 120 (3)(b) of the Planning and Development Regulations, 2001 (as amended),

b) Annex III of the EU EIA Directive 2014/52/EU,

- c) The nature and scale of the proposed development which is significantly under the threshold in respect of (Class 10 (b)(iv) (Infrastructure – Urban Development) of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended),
- d) The location of the site on lands subject to an open space zoning objective which seeks to preserve and provide for open space and recreational amenities in the South Dublin County Development Plan 2022-2028, and the strategic environmental assessment of this Plan undertaken in accordance with the SEA Directive (2001/42/EC),
- e) The scale of the proposed development,
- f) The existing active recreational use of the site,
- g) The pattern of urban development in the vicinity,
- h) The submission made as part of the request for a determination,
- i) The submission made by the local authority, and
- j) The report and recommendation of the Planning Inspector,

It is considered that the proposed development would not be likely to have significant effects on the environment and accordingly, that the preparation and submission of an Environmental Impact Assessment Report is therefore, not required.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Hugh O'Neill
Planning Inspector

06 February 2026