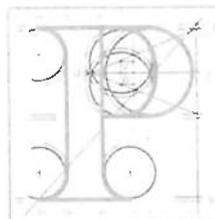


Our Case Number: ACP-323873-25



An
Coimisiún
Pleanála

Knocknacarra F.C
c/o John Reilly
66 Liosmor
Cappagh Road
Galway
H91 N12D

Date: 13 January 2026

Re: Kingston Park and Millers Lane - Public Park Urban Realm Project
Kingston Park & Millers Lane, County Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,



Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



Knocknacarra F.C., Cappagh Park, Cappagh Road, Galway
C/o John Reilly, 66 Liosmor, Cappagh Road, Galway H91N12D

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

Subject: Planning Observation – Case Reference JP61.323873 | Kingston Park and Millers Lane Project

To: An Coimisiún Pleanála

Planning Observation under the Planning and Development Acts 2000–2024

Case Reference: JP61.323873

Proposed Development: Kingston Park and Millers Lane – Public Park and Urban Realm Project

Submitted by:

Knocknacarra Football Club

1. Introduction and Interest in the Development

Knocknacarra Football Club wishes to make this observation in accordance with the Planning and Development Acts 2000–2024 and associated regulations.

The Club has been an established and continuous user of the Millers Lane facility for over 20 years, utilising the area for organised sporting and community activity. As such, the Club has a direct and legitimate interest in the planning and delivery of the proposed development insofar as it affects the use, management, and future provision of facilities at Millers Lane.

2. Exclusion from the Consultation and Stakeholder Identification Process

The Club notes with concern that it has been excluded from the consultation process for the Millers Lane element of the project on the basis that it was not identified as a stakeholder, as set out in P13 – Public Engagement Report submitted as part of the planning application.

This exclusion occurred despite the following clear and documented engagements:

- Knocknacarra Football Club made a written submission to Galway City Council on 27 October 2024 (copy attached), explicitly requesting inclusion in the consultation process for the Millers Lane element of the project.
 - This submission was acknowledged by Galway City Council on 13 November 2024 (copy attached).
- Representatives of the Club, including the Chairperson and Treasurer, attended public consultation meetings held at the Clybaun Hotel on:
 - 29 April 2025, and
 - 10 September 2025.
- At both public consultation events, representatives of the Club directly requested representatives of MKO, acting on behalf of Galway City Council, that Knocknacarra Football Club be included as a stakeholder in the consultation process for the Millers Lane element of the project.

Despite these repeated and documented requests, the Club was not included in any stakeholder engagement, nor identified as a stakeholder in the Public Engagement Report submitted with the application.

3. Planning and Public Participation Considerations

The Club submits that the failure to identify and consult Knocknacarra Football Club as a stakeholder raises concerns in relation to:

- Procedural fairness in the consultation process
- Adequacy and robustness of public engagement, particularly in respect of long-standing users of the lands concerned
- Compliance with the principles of proper planning and sustainable development, which require meaningful engagement with affected users and community stakeholders

Best practice in public consultation, particularly for projects involving public land and community sporting facilities, requires that long-term and established users be clearly identified, engaged, and afforded an opportunity to meaningfully participate in the development of proposals that may affect their continued use of such facilities.

The Club submits that the exclusion of a long-standing user of Millers Lane from the stakeholder process represents a material deficiency in the consultation underpinning the application, as presented to the Board.

4. Matters for the Board's Consideration

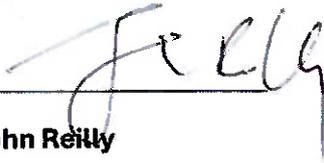
Knocknacarra Football Club respectfully requests that An Coimisiún Pleanála:

- Have regard to the exclusion of the Club from the stakeholder identification and consultation process, notwithstanding its long-standing use of the facility
- Consider whether the Public Engagement Report (Page 13) adequately reflects all relevant stakeholders for the Millers Lane element of the project
- Consider whether the consultation process, as carried out, meets the standards of fairness, transparency, and inclusivity expected in the planning of public infrastructure and community facilities

5. Conclusion

Knocknacarra Football Club supports transparent, inclusive, and well-planned development of public amenities. However, the Club submits that its exclusion from the consultation process for the Millers Lane element of this project, despite repeated written and in-person requests to be included, is a matter that warrants careful consideration by the Board in its assessment of the application.

Signed:



John Reilly

Chairperson

For and on behalf of

Knocknacarra Football Club Committee

0868276193

jrreilly1@gmail.com

Attachments:

- Written submission to Galway City Council dated 27 October 2024
- Acknowledgement from Galway City Council dated 13 November 2024

**Submission to Galway City Council from Knocknacarra Football Club
Regarding the Multi-Sport Development in Kingston and Miller's Lane.**

To whom it may concern,

On behalf of Knocknacarra Football Club (KFC), I am writing to formally request that provisions be made for our club in the proposed multi-sport development at Kingston and Miller's Lane in Galway. As a community-based organisation with over 1300 active members and projections to reach 1500 members in the next five years, we believe Knocknacarra FC is an essential part of the local sports ecosystem and deserving of inclusion in any plans for new facilities.

Knocknacarra is one of the fastest-growing areas in Ireland, with a young and dynamic population that is in urgent need of increased access to sporting infrastructure. This is particularly pressing for our club, as we are set to lose access to a vital grass pitch at Millers Lane, reducing our already limited number of available pitches from three to two. Currently, our 1300 members – made up of boys, girls, and adults – are sharing only three football pitches, which is far from adequate for a club of our size. The loss of a pitch will severely impact our ability to provide for the youth of the area- we cannot sustain the loss of the upper pitch in Miller's Lane which we have been using for 20 plus years a pitch we used when we were a smaller club and a pitch which is vital to us as we continue to increase our membership going forward.

We stress the importance of sports, particularly football, in promoting the physical and mental wellbeing of young people. As a football club deeply embedded in the local community, we play a crucial role in the development of Knocknacarra's youth. Through football, our young people learn teamwork, leadership, and discipline, all of which are essential in helping them reach their full potential. Moreover, providing these young people with positive outlets and role models helps reduce the risk of future social problems in the area, such as antisocial behaviour or disengagement from the community.

Knocknacarra FC is proud of its inclusive ethos, welcoming players from all backgrounds and abilities. This includes our "Football for All" programme, which supports children with disabilities and those on the ASD spectrum. We also celebrate the growing participation of girls in football, with female membership increasing rapidly as the sport becomes more accessible and popular. At KFC, we believe in fostering a community that is inclusive, supportive, and non-elitist, where every child has the opportunity to participate, regardless of their ability or background.

Our 100 fully-vetted and committed volunteers are at the heart of our club's success. These dedicated individuals give their time freely to mentor, coach, and support the youth of Knocknacarra, ensuring they have a positive environment in which to develop. However, without sufficient facilities, the future growth of our club and the ability to serve our community effectively is at risk.

We urge Galway City Council to consider the critical role Knocknacarra FC plays in the community, and the pressing need for access to additional sporting facilities. The multi-sport development at Kingston offers a unique opportunity to address the current shortfall in facilities and help us continue our mission of supporting the youth of Knocknacarra in reaching their full potential.

We look forward to discussing how Knocknacarra FC can be included in these exciting new plans for Kingston and Miller's Lane and would be happy to provide any further information or meet with council representatives.

Yours sincerely,

John Reilly, Chairperson, Knocknacarra Football Club



Martin Neville <knocknacarrafctreasurer@gmail.com>

Fwd: Submission to GCC re Kingston and Miller's Lane

Kingston Park Millers Lane Info <info@kingstonparkmillerslane.com>
To: Martin Neville <knocknacarrafctreasurer@gmail.com>

Wed, Nov 13, 2024 at 4:41 PM

Thank you for your submission and valuable feedback on the Kingston Park and Millers Lane project. We have received and acknowledge your input, and we will review and respond to it as soon as possible, to provide clarity on the next steps in the project process. Additionally, you can be kept informed through regular updates on our website, which you can visit at www.kingstonparkmillerslane.com.

On Sun, Oct 27, 2024 at 7:30 PM Martin Neville <knocknacarrafctreasurer@gmail.com> wrote:

To whom it my concern,

Following a request for submission for the propsoed developments at Kingston Park and Millers Lane, please find attached a submission on behalf of Knocknacarra Football Club prepared by our Chairman John Reilly.

You might confrim receipt of the attached via email.

Kind Regards,
Martin Neville
Knocknacarra Football Club





Knocknacarra F.C., Cappagh Park, Cappagh Road, Galway
C/o John Reilly, 66 Liosmor, Cappagh Road, Galway H91N12D

An Coimisiún Pleanála,
64 Marlborough Street,
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D01 V902

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To: An Coimisiún Pleanála

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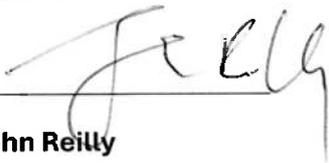
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Knocknacarra Football Club
