

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday 14th March 2022

HEADED ITEM NO. 10

Chief Executive's Report on Public Consultation for Proposed Development of 4G Synthetic Grass Sports Pitches and Associated Works at Belgard Community Centre, Dublin 24

1. Introduction

In accordance with the requirements of Part XI of the Planning and Development Act, 2000 (as amended) (the Act) and Part 8 of the Planning and Development Regulations, 2001 (as amended) (the Regulations), South Dublin County Council is seeking planning consent to develop 4G synthetic grass sports pitches and associated works including mesh-fencing, 12-metre floodlighting, car-parking, CCTV landscaping, surface-water drainage and associated works at lands adjacent to Belgard Community Centre, Tallaght, Dublin 24.

The purpose of this Chief Executive's Report is to present the outcome of the consultation, to respond to submissions made during the consultation period and to make recommendations in relation to the proposed development where appropriate.

2. Site Description

The proposed site is located on the grounds of Belgard Community Centre in the townland of Tallaght, South Dublin County on proposed development area of 0.945ha. The proposed location is undeveloped land, relatively free of onsite services within the existing curtilage of the community centre and is well served by public transport.

3. Scheme Description

The proposed scheme comprises the following:

- 4g synthetic grass sports pitches approximately 75 metres by 40 metres in size in total that can be divided into three smaller pitches of approximately 40 metres by 25 metres in size.
- Four 12-metre-high floodlighting columns and 5.4-metre-high surrounding weldmesh-type fencing with additional 1.4-metre-high ball stop fence and netting.
- CCTV installation.

- Eight car-parking spaces.
- All necessary associated landscape works including surface drainage/attenuation storage areas, footpaths, planting and ancillary works.

Full plans and reports for the originally proposed development are shown on the following links:

[Sheet 1 – Existing & Proposed Site Location](#)

[Sheet 2 - Existing Site Plan, Elevations & Sections](#)

[Sheet 3 – Proposed Site Plan, Elevations & Sections](#)

[Screening for Appropriate Assessment](#)

[Screening for Environmental Impact Assessment Report](#)

[County Architects Report](#)

4. Public Consultation

Plans and particulars of the proposed development were on public display for four weeks from 13th January 2022 to 10th February 2022 (inclusive). During this period for public consultation, information on the proposed development was disseminated to the public and submissions were invited.

The public consultation on the proposed development included the following statutory and non-statutory elements:

- Newspaper notices in The Echo.
- Online public consultation portal.
- Display in South Dublin County Council offices at County Hall, Tallaght.
- Information on social media including Facebook and Twitter.

Submissions and observations on the proposed development could be made online and in writing for a period of six weeks from 13th January 2022 to 24th February 2022 inclusive.

5. Legislative Background

Section 179 (3) (a) of the Act, requires that the Chief Executive shall, after the end of the public consultation period, prepare a written report in relation to the proposed development and submit the report to the members.

Section 179 (3) (b) of the Act outlines that a report shall:

- Describe the nature and extent of the proposed development and the principal features thereof and shall include an appropriate plan of the development and appropriate map of the relevant area.
- Evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the Development Plan and giving the reasons and the considerations for the evaluation.
- List the persons or bodies who made submissions or observations with respect to the proposed development.
- Summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development would be situated, raised in any such submissions or observations, and give the response of the Chief Executive thereto.
- Recommend whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be

proceeded with, as the case may be.

Under Section 179(4) of the Act, the Elected Members shall, as soon as practicable, consider the proposed development and the report of the Chief Executive. Following the consideration of the Chief Executive's report, the proposed development may be carried out as recommended in the Chief Executive's report, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the Chief Executive's report, or decides not to proceed with the development. A resolution must be passed not later than six (6) weeks after receipt of the Chief Executive's report.

6. Environmental Impact Assessment and Appropriate Assessment

The proposal has undergone an Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) consistent with relevant legislation and having regard for the appropriate guidance. This Council has determined that the implementation of the proposed development would not be likely to have significant adverse effects on the integrity or conservation objectives of any Natura 2000 network of sites. It has also undergone a preliminary examination for an Environmental Impact Assessment and the Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore it does not need to be subject to Environment Impact Assessment and no Environmental Impact Report is required. These conclusions are based on an objective review of the proposed development, including its characteristics, location and the likelihood of it causing significant environmental impacts.

Therefore, in accordance with Part XI of the Act, the Elected Members of the Council can consider the proposed development of 4G synthetic grass sports facilities at Belgard Community Centre, Tallaght, Dublin 24.

7. Outcome of Public Consultation Programme

A total of twelve submissions/observations were received. A list of all the persons, organisations and bodies that made submissions is provided in the table below together with a link to a copy of each submission received. (For reasons of data protection, these documents have the personal addresses of submitters redacted.)

Name of Person(s)/Prescribed Body Making Submission	Submission
Mr. Proinsias Mac Fhlannchadha	Link
Ms. Samantha Ledden	Link
Ms. Lisa O Connell	Link
Mr. Wayne Stewart	Link
Ms. Doireann O'Byrne	Link
Ms. Laura Dalton	Link
Ms. Eileen Shanahan	Link
Mr. Colin Morrison	Link
Mr. Austin O'Sullivan	Link
Mr. John Murphy	Link
Mr. Eamon Heffernan & Ms. Jacintha Ward Heffernan	Link
Kilnamanagh AFC	Link

A breakdown of the categories of issues raised in the submissions received is shown in the table below: (Summaries and responses to issues raised are provided in Section 8 below):

No.	Category of Submission
1	Impact of Floodlighting
2	Provision of bicycle parking.
3	Access to and use of pitches

8. Summary of Issues Raised and Chief Executive’s Responses and Recommendations

8.1 Impact of Floodlighting

The impact of the proposed 12-metre-high floodlighting columns on adjoining residential amenity and local traffic was cited in a submission with proposed mitigation suggested through appropriate tree planting.

Response:

The submission proposed mitigating any impact of floodlighting through appropriate tree planting and screening and to shade adjoining homes. This is considered a thoughtful and sustainable response to the issue and will be explored and implemented during the construction phase.

8.2 Increased Bicycle Parking Facilities

A submission proposed providing additional bicycle parking spaces in lieu of the car parking spaces, particularly given the proximity of the area to the adjoining Luas Stop and in line with climate action and mobility goals.

Response:

The proposal is accepted. The car-parking spaces provided for in the design will be reviewed to provide for increased cycle parking facilities in the development.

8.3 Access to and Use of pitches

Several submissions queried the design of the pitches for football usage only and requested that the proposal be amended to incorporate other sports. In addition, there were queries in relation to use of the facilities by local clubs, the availability of changing facilities, how bookings would be managed and the proposed cost of using the facilities.

Response:

The existing site and community facility is managed by the Belgard Heights Community and Youth Centre whose mission is to provide a focal point for the local community and to encourage local groups and individuals to use the centre and its facilities. The proposed development follows a successful sports capital grant application by the centre who will be responsible for managing booking schedules, usage charges and the provision of changing areas within the existing centre if possible. The centre’s board of management includes a representative from South Dublin County Council and the Council’s ongoing support for the centre will be related to continuing local community access, at reasonable cost, to the centre including the proposed new pitches.

Pitch markings on the consultation drawings showing mini-football pitches, were indicative

only, solely to demonstrate possible pitch use and size but, when developed, pitches will neither be limited to football nor any single sporting code and will not be dedicated to any single club. Final pitch markings will be agreed and implemented at construction stage to optimise the number of sports and activities possible.

9. Chief Executive's Recommendation

Following consideration of the submissions received and having satisfactorily addressed the issues raised as outlined in the foregoing report., it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area and therefore it is recommended that the Council adopt the following Motion:

“As the proposed development is in accordance with the proper planning and sustainable development of the area, the Council approves the development of 4G synthetic grass sports pitches approximately 75 metres by 40 metres in total size, car-parking/bicycle-parking spaces, mesh-fencing/ball-stops, CCTV, 12-metre-high floodlighting columns with appropriate tree-planting, landscaping, drainage and all associated works at lands within the grounds of Belgard Community Centre, Tallaght, Dublin 24.”