

**COMHAIRLE CONTAE ÁTHA CLIATH THEAS**  
**SOUTH DUBLIN COUNTY COUNCIL**



**South Dublin County Council Meeting**

**9<sup>th</sup> February 2026**

**Chief Executive's Report**

**In relation to a**

**Part 8 for a Synthetic Turf Bowling Green at Sean Walsh Park, Tallaght, Dublin 24**

Pursuant to the requirements of the relevant Planning Acts and Regulations, South Dublin County Council gave notice to construct the development of a Synthetic Turf Bowling Green at Sean Walsh Park, in the townlands of Tallaght and Oldbawn.

**The proposals are:**

- The construction of a synthetic turf bowling green.
- Perimeter fencing.
- All utility works including surface water drainage and utility supplies.
- Perimeter footpath.
- All related hard and soft landscape works including connecting footpaths and associated planting.
- All associated ancillary works.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required.

Any person could, within 4-weeks from the date of publication of the public notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development were available for inspection online on the Council's Public Consultation Portal website (<http://consult.sdublincoco.ie>) during the period from **19<sup>th</sup> December 2025 to 3<sup>rd</sup> February 2026**.

Printed plans and particulars were available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at County Hall, Tallaght, Dublin 24 during office hours from **19<sup>th</sup> December 2025 to 20<sup>th</sup> January 2026**.

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated could be made in writing up to **17:00 on 3<sup>rd</sup> February 2026** and submitted either via:

Online Submissions: <http://consult.sdublincoco.ie>

or

Post to:  
Senior Executive Officer  
Climate Action,  
South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.

Respondents were requested to make a submission by one medium only. All submissions should include a name and a contact address. It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council. South Dublin County Council's Personal Data Privacy Statements can be viewed at [www.sdcc.ie](http://www.sdcc.ie) and all personal data will be retained in line with statutory requirements.

## **1. Introduction**

### **1.1 Purpose of the Report**

The purpose of this Chief Executive's Report is to present the outcome of the Part 8 consultation, to consider and respond to submissions made during the consultation period and to make recommendations in relation to the proposed development where appropriate.

### **1.2 Structure of the Report**

This report provides the following:

- An introduction including details on the purpose of the report and an outline of the public consultation programme that was carried out.
- Description of Proposed Development
- List of Submissions received during the consultation period

- A summary of the issues raised in the submissions made during the consultation period and the Chief Executive's responses and recommendations
- Assessment as to whether or not the proposed development would be consistent with the proper planning and sustainable development of the area.
- Recommendation as to 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.

## **2. Proposed Development**

### **2.1 Description of the Proposed Development**

The outline details of the proposal at Sean Walsh Park are as follows:

- The construction of a synthetic turf bowling green.
- Perimeter fencing.
- All utility works including surface water drainage and utility supplies.
- Perimeter footpath.
- All related hard and soft landscape works including connecting footpaths and associated planting.
- All associated ancillary works.

### **2.2 Plans and Details**

Plans and details are available at the following link: [Part 8 for a Synthetic Turf Bowling Green in Sean Walsh Park, Tallaght, Dublin 24 | South Dublin County Council's Online Consultation Portal](#)



## 2.4 Plan of the proposed development

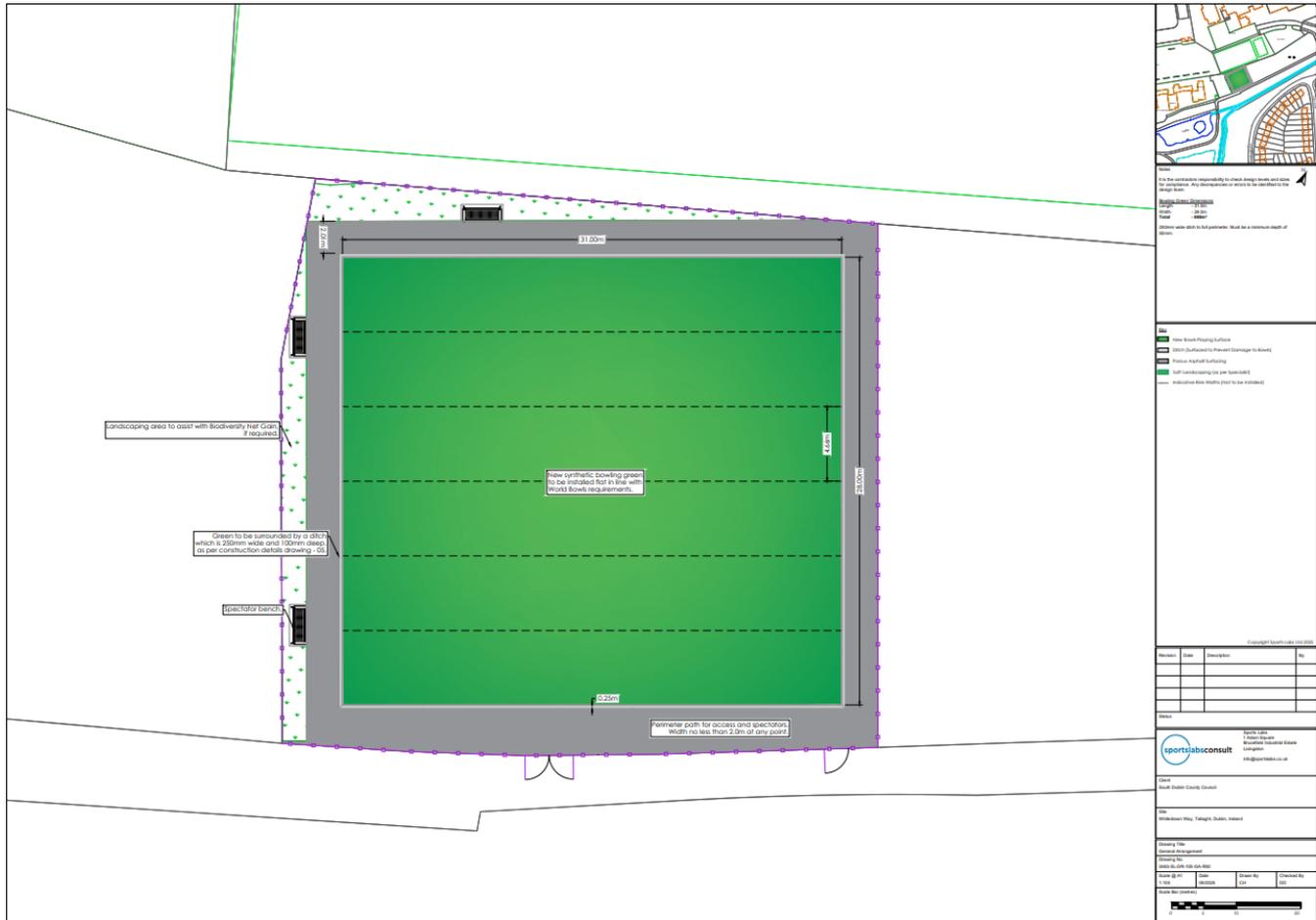


Fig 2: Plan of the development

## 3. Public Consultation Process

### 3.1 List of Submissions

8 no. submissions were received during the specified period of the public consultation in respect of the proposed development from the following:

- Chris Conway via Consultation Portal
- Oliver O'Brien (President Irish Bowling Association 2025) via Consultation Portal
- Clann Housing via Consultation Portal
- Transport Infrastructure Ireland via Consultation Portal
- Tony Mangan via Consultation Portal
- Gillian Coleman via Consultation Portal

- Catherina Murphy via Consultation Portal
- Uisce Éireann via Consultation Portal

#### **4. Summary and Categorisation of Issues Raised and Chief Executives Response**

##### **Submission from Chris Conway**

###### **Summary and Categorisation of Issues Raised:**

The submission supports the plan, highlights the proposals' all weather accessibility for all ages and inclusion of people with disabilities. It notes a concern over the proposed removal of trees for the development and suggests replacement planting as mitigation.

###### **Chief Executives Response:**

Submission is noted. An Arboricultural Report was prepared and made available on the consultation portal for the development. The report identifies the majority of trees on site as relatively young and small in stature, with most (15) classified as low quality and 5 as moderate quality. Any tree loss associated with the proposed development will be mitigated through high-quality replacement planting. For every tree removed, three replacement trees are proposed for planted within the park. These will be strategically positioned to extend existing hedgerows and treelines and to infill gaps within fragmented hedgerows and treelines across the area.

###### **Chief Executives Recommendation:**

It is recommended that no variation or modification be made to the proposed development.

##### **Submission from Oliver O'Brien (President Irish Bowling Association 2025)**

###### **Summary and Categorisation of Issues Raised:**

The submission strongly supports the plan, noting that Tallaght currently lacks a playing facility for this rapidly growing sport. It highlights the proposals year-round accessibility for all ages and the governing body's strong commitment to inclusion, including para and visually impaired players. They believe the facility would evolve into a community hub and boost use of Sean Walsh Park and commends South Dublin County Council's initiative and offer support in establishing a new club in Tallaght.

###### **Chief Executives Response:**

Submission is noted.

###### **Chief Executives Recommendation:**

It is recommended that no variation or modification be made to the proposed development.

##### **Submission from Clann Housing**

**Summary and Categorisation of Issues Raised:**

Clann Housing consulted with residents in housing adjacent to the proposal (81 Age Friendly Homes) and view the proposal as a valuable amenity. Residents are interested in setting up teams, inviting other local Clann Housing schemes to set up teams to compete, and residents will no longer need to travel far to play. They further feel it will encourage older residents living alone to get involved, due to the proximity of the amenity to them.

**Chief Executives Response:**

Submission is noted. The enthusiasm for setting up a club and the benefit of the proposal to local residents is acknowledged.

**Chief Executives Recommendation:**

It is recommended that no variation or modification be made to the proposed development.

**Submission from Transport Infrastructure Ireland (TII)****Summary and Categorisation of Issues Raised:**

TII had no observations to make.

**Chief Executives Response:**

Submission is noted.

**Chief Executives Recommendation:**

It is recommended that no variation or modification be made to the proposed development.

**Submission from Tony Mangan****Summary and Categorisation of Issues Raised:**

The submission expresses strong support for the proposed all-weather lawn bowling pitch in Tallaght. It highlights that lawn bowling is an inclusive sport suitable for people of all ages and abilities, including wheelchair users and individuals with visual impairments. It notes that the central location and its design as a universally accessible facility encourages intergenerational participation, year-round play, and consistent use compared with natural grass pitches, which are limited by seasonal conditions. The facility will offer social, health, and community benefits by promoting inclusion, fostering friendships, reducing isolation, and creating a vibrant community hub in Tallaght.

**Chief Executives Response**

The submission is noted. The strong support for the proposal, and benefits of the sport for participants is acknowledged. The comments regarding the year-round and intergenerational aspect of the facility are noted. The proposed surface is all-weather synthetic turf. Universal access will be incorporated into the design of the development and will comply with all relevant standards and requirements.

**Chief Executives Recommendation:**

It is recommended that no variation or modification be made to the proposed development.

**Submission from Gillian Coleman****Summary and Categorisation of Issues Raised:**

The submission notes that Tallaght Rugby Football Club (TRFC) has been seeking land for many years to develop the club and build their own clubhouse. The submission states that the submitter personally does not know anyone who plays bowls, but are aware of several hundred children and adults who play rugby and suggest that it might be more beneficial to offer TRFC the land for purchase.

**Chief Executives Response:**

Submission is noted, currently support Tallaght Rugby Football Club (TRFC) via allocations of the following rugby facilities: Pitch 151 in Tymon Park, and Pitch 100 in Dodder Valley Old Bawn. In addition, SDCC have commenced a pavilion programme which will provide changing facilities close to locations where pitches are provided, including one proposed at the Artificial Grass Pitch at Sean Walsh Park. SDCC's Artificial Grass Pitch at Sean Walsh Park supports use by GAA, Rugby and Soccer teams and the pavilion facility will be available to all teams and groups that use the pitch facility. A further pavilion is planned for Tymon Park, where a rugby pitch is located. The site subject to the proposal for a synthetic bowling green measures approximately 0.1 hectares. The site is of a limited size and has constraints due to its location. Environmental and other assessments were carried out, and the provision of a bowling green is well suited to this location. Initial consultation with Clann Housing (adjacent to the development), Irish Lawn Bowls (the governing body for the sport), and other bowling clubs has been positive, and the proposed use is considered appropriate for the demand, scale and location of the site.

**Chief Executives Recommendation:**

It is recommended that no variation or modification be made to the proposed development

**Submission from Catherina Murphy****Summary and Categorisation of Issues Raised:**

The submission describes this as a great community initiative. It notes that lawn bowling can be played and enjoyed by all age groups in both social and competitive environments. The sport supports physical and mental health and wellbeing and brings together a diverse group of people in an enjoyable and engaging way. Unlike some other sports, lawn bowling can be played by people from 9 to 90 (and possibly beyond). While often misconstrued as a sedentary activity, the submission emphasizes from personal experience that it is far from being inactive.

**Chief Executives Response**

The submission is noted. The welcome extended to the proposal is acknowledged.

**Chief Executives Recommendation:**

It is recommended that no variation or modification be made to the proposed development.

**Submission from Uisce Éireann****Summary and Categorisation of Issues Raised:**

Uisce Éireann (UÉ) reviewed the plans and particulars submitted with the application and made the following observations;

Uisce Éireann requires that any development connecting to the public water or wastewater network must obtain a connection agreement, avoid building over existing public infrastructure, protect public drinking water sources, and ensure that all water and wastewater infrastructure is designed and constructed in accordance with Uisce Éireann's standards and codes of practice. Uisce Éireann anticipate that there will be no adverse impact on any assets or sources belonging to Uisce Éireann.

**Chief Executives Response:**

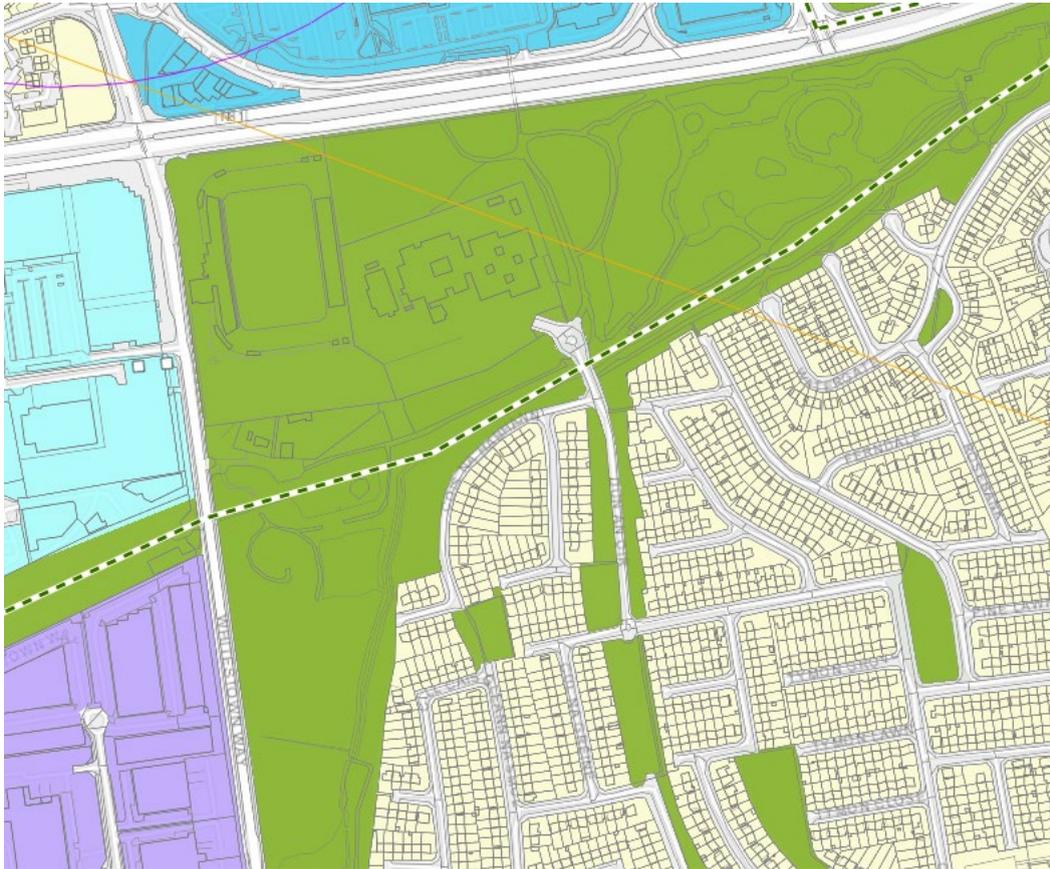
Response is noted. The construction works and the proposed development will fully comply with all Uisce Éireann requirements for public water and wastewater infrastructure.

**Chief Executives Recommendation:**

It is recommended that no variation or modification be made to the proposed development.

**5. Proper planning and sustainable development****County Development Plan 2022-2028:**

The lands are zoned - South Dublin County Council Development Plan *Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities'*



Extract from SDCC County Development Plan 2022-2028 Zoning map

Table: Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities'

<b>Use Classes Related to Zoning Objective</b>	
<b>Permitted in Principle</b>	Allotments, Community Centre, Cultural Use, Open Space, Recreational Facility, Sports Club / Facility.
<b>Open for Consideration</b>	Agriculture, Bed & Breakfast, Camp Site, Car Park, Cemetery, Childcare Facilities, Crematorium, Education, Garden Centre, Guest House, Home Based Economic Activities, Hotel / Hostel, Housing for Older People*, Outdoor Entertainment Park, Place of Worship, Public Services, Recycling Facility, Residential*, Restaurant / Café, Shop-Local, Stadium, Traveller Accommodation.
<b>Not Permitted</b>	Abattoir, Advertisements and Advertising Structures, Aerodrome / Airfield, Betting Office, Boarding Kennels, Caravan Park-Residential, Concrete / Asphalt Plant in or adjacent to a Quarry, Conference Centre,

	<p>Data Centre, Doctor / Dentist, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Health Centre, Heavy Vehicle Park, Hospital, Industry Extractive, Industry-General, Industry-Light, Industry-Special, Live-Work Units, Motor Sales Outlet, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq m, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Off-Licence, Petrol Station, Primary Health Care Centre, Public House, Refuse Landfill / Tip, Refuse Transfer Station, Residential Institution, Retail Warehouse, Retirement Home, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Shop Neighbourhood, Social Club, Transport Depot, Veterinary Surgery, Warehousing, Wholesale Outlet, Wind Farm, Work-Live Units.</p>
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*Use Class Table from County Development Plan*

The county development plan policies that affect the site directly are the following:

**COS1 Objective 1:** To provide appropriate and accessible community facilities to meet the needs of all citizens of the County, comprising of a fast-growing young population and including an ageing population, consistent with NPOs 28 and 30 of the NPF.

**COS1 Objective 3:** To support and facilitate the implementation of local plans and programmes (and any superseding documents) with a social inclusion and community development focus including:

- Social Inclusion and Community Activation Programme (2018-2022);
- South Dublin County Council Integration Strategy (2019-2023) – A More Inclusive County;
- The South Dublin County Traveller Accommodation Programme (2019- 2024);
- South Dublin Disability Accommodation Strategy;
- South Dublin Age Friendly Strategy (2020-2024);
- A Strategy for a Healthy South Dublin (2019-2022);
- South Dublin County Sports Partnership Strategic Plan (2017-2022).

**Policy COS2:** Social / Community Infrastructure. Support the planned provision of a range of universally accessible and well-connected social, community, cultural and recreational facilities, close to the communities they serve, consistent with RPO 9.14 of the RSES. (See also Chapter 5: Quality Design and Healthy Placemaking)

**COS2 Objective 1:** To support the provision of a wide range of community facilities and to ensure that such facilities are provided in new and existing communities in tandem with housing development, with special consideration for a period of review to adapt to the needs of an increasingly multi-cultural and diverse community, in accordance with the phasing requirements of Local Area Plans and Planning Schemes.

**COS2 Objective 3:** To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified.

**Policy COS4:** Sports Facilities and Centres. Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.

**COS4 Objective 1:** To promote the provision and management of high-quality, multi-functional, sport and recreational infrastructure across the County, in consultation with relevant stakeholders, to meet existing and future needs, to include sports hubs and multi-sport astro-pitches, in accordance with the South Dublin County Council Sports Pitch Strategy (2020), the National Sports Policy (2018-2027) and the aims of the South Dublin County Sports Partnership, consistent with RPO 9.15 of the RSES.

**COS4 Objective 4:** To support and encourage the co-location and sharing of community and sporting facilities within the County where feasible. (See also COS8 Objective 8).

**COS4 Objective 8:** To support the provision of permanent space for well-established sports and recreational activities at appropriate locations within the County, aspiring to the standards and conditions met for such playing areas by National Governing Bodies, where feasible and in accordance with proper planning and sustainable development.

**COS4 Objective 9:** To support and facilitate a framework for the improvement, maintenance, and enhancement of existing community-based sports facilities within the County.

**COS4 Objective 11:** To facilitate as far as possible all sports played by the citizens of South Dublin County including rugby, recognising the growing numbers taking part in the sport and the particular requirements of the game in terms of pitches.

**COS4 Objective 17:** To ensure that any sports club established for over 5 years in the community be provided with proper facilities (changing rooms / toilets) to ensure they can continue to operate and grow within our community.

**Policy COS5:** Parks and Public Open Space – Overarching

Provide a well-connected, inclusive and integrated public open space network through a multi-functional high-quality open space hierarchy that is accessible to all who live, work and visit the County.

**COS5 Objective 2:** To support the implementation of South Dublin County Parks and Open Space Strategy and to ensure that the provision, upgrade, design, and maintenance of public open space is in accordance with the Strategy.

**COS5 Objective 13:** To ensure that parks and open spaces provide for a wide range of recreational and amenity activities that are easily accessible to all in the community, irrespective of age or ability

**COS5 Objective 28:** To deliver better accessibility for wheelchair users in parks, across all features (pathways, furniture, sensory and recreational amenities, and so on), including a check of compliance with universal design principles as part of the design process.

## **National Sports Policy 2018-2027**

This national policy highlights the influence and importance of sport across Irish society, it provides a vision for Irish Sport in 2027 and defines the key actions required to achieve its ambitious goals:

### ***"Lead Role for Local Authorities***

*Local Authorities are key stakeholders in the context of the public spaces which are widely used for sport and physical activity. They manage the public parks; they are responsible for the local road network; and they are key facilitators for outdoor recreation with almost 1 in 5 recreational walkers walking in public parks and 1 in 3 adult sports participants taking part in public spaces. Public spaces are often used on an informal basis by meet-and-train groups while sports clubs are also widespread users of these spaces.<sup>11</sup>*

**ACTION 22** We will work with relevant stakeholders to explore the merits of a new programme of current sports funding under a targeted scheme to support schools on a sustainable basis in defraying reasonable costs (such as necessary transport and facility hire) incurred in delivering the aquatics strand of the PE curriculum. We will encourage Local Authorities to promote and facilitate more sharing of facilities locally, especially where capacity is available at off-peak times during the day, in the evening or during holiday periods in the case of educational establishments. This will involve working closely with clubs and sporting bodies, schools and colleges, leisure facility providers and others. As part of the Local Sport Plans, Local Authorities will also lead on other collaborative initiatives to improve access locally e.g. Local Authorities and LSPs will combine to see how recreational areas can be utilised more fully by local communities for sport and physical activity e.g. for park runs.

*"Local Authorities have a significant role in promoting participation in sport and physical activity in the community. They invest significant resources in physical infrastructure for sport and physical activity and employ sport and recreation development officers. They are strongly engaged in community development through the LCDCs and the associated Local Economic and Community Plans, which seek to enhance the quality of life and wellbeing of communities linking strongly with the policy agenda around sport and physical activity. They have a close working relationship with LSPs and NGBs, sports clubs, facility providers, schools, community groups and other stakeholders locally. As already noted, we see potential for an expanded role for Local Authorities in leading collaboration within and beyond sport in their local area."*

## **Active South Dublin Plan 2023 (SDCC's Local Sports Plan):**

On the 08/05/2023 SDCC formally ratified the aims and actions of the inaugural Local Sport & Physical Activity Plan for the county for the period 2023-2028. Titled "Active South Dublin" the plan stems from Action 8 of the National Sports Policy 2018-2017 which seeks all local authorities to develop local sports plans.

South Dublin County Council is the first local authority nationwide to achieve this aim. The plan includes many ambitious objectives and actions in areas such as participation opportunities, facility development, club support and leader training, to support and motivate every citizen in the county, regardless of age, background or ability, to lead active healthy lives.

Relevant sections include:

### **Ambition 4:**

Optimise the potential of existing natural and physical assets such as community centres, parks, mountains, water, leisure centres and schools as places where sport, physical activity and recreation can occur.

### **Ambition 6:**

Significantly enhance the availability of quality sport, recreation and physical activity facilities and spaces through the full delivery of our sports capital programme and other capital programmes.

- Work collaboratively to deliver the planned projects included in the current Three-Year Capital Programme 2023-2025 and beyond, and seek to expand the range of sport, physical activity and recreation projects in the Council's capital programmes based on assessed need and demand.
- Ensure that the Active South Dublin work programmes are aligned to and support the ongoing implementation of the Council's strategic plans for pitches, parks and open space, green infrastructure, cycling and other relevant strategies.

## **6. Recommendation**

Following the period of public consultation and the consideration of submissions, the Chief Executive has assessed and is of the view that the proposal is in conformity with the proper planning and sustainable development of the area.

**It is recommended that, as the proposal is in conformity with proper planning and sustainable development, that the Council proceed with the Part 8 proposal for a Synthetic Turf Bowling Green at Sean Walsh Park, Tallaght, Dublin 24.**

