

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



**South Dublin County Council Meeting
13th April 2026**

Chief Executive's Report

Part 8 Butler McGee Park Upgrade

Pursuant to the requirements of the relevant Planning Acts and Regulations, South Dublin County Council gave notice to upgrade Butler McGee Park.

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 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 the proposed development would be consistent with the proper planning and sustainable development of the area.
- Recommendation as to whether 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.

2. Proposed Development

2.1 Description of the Proposed Development

The proposed upgrade of Butler McGee Park, Tallaght Dublin 24 will consist of:

- Four formal entry plazas at:
 - the Cheeverstown Road and Cookstown Road junction, linking with Jobstown Park.
 - the Cookstown Road and Maplewood Road Junction
 - the northeastern corner of the park, adjacent to the southern boundary of St. Mark's GAA club, leading out on to Cookstown Road.
 - the Drumcairn Avenue and Drumcairn Parade junction.
- Main spine routes, shared pedestrian/cycle with formal signature trees and park lights, along the eastern boundary, linking Butler McGee Park to Jobstown Park and the Luas stops, and east-west through the park connecting Drumcairn with the Fortunestown Shopping Centre.
- Controlled access gates to be installed at all entrances
- Provision of CCTV
- All existing sports pitches, except for Pitch 80, retained with some realignment and refurbished where necessary with drainage and re-levelling.
- Provision for active recreation – e.g. Teenspace, with facilities such as skate park (with floodlighting), basketball court and fitness area, and natural play area with large climbing feature wall.
- A Multi Use Games Area (MUGA) with floodlighting.
- A 35m long x 6m high ball wall, with hard paving to one side and floodlighting
- Activity circuit (Park Run) - with seats and play/fitness equipment.
- A dog park enclosed with post and rail fencing with wire mesh.
- Relocation of a 220m length of the northeastern boundary to incorporate the grass verge to the road into the park, allowing for more room between the proposed path and the pitches.
- Biodiversity improvements - existing hedgerow relocated/replaced and supplemented with meadowland management and planting of bulbs and formal and informal tree groups.
- Attenuation basins and possible swales associated with the pitch drainage which will also contribute to enhanced biodiversity.
- All associated landscape works.
- All ancillary works.

2.2 Plans and Details

Plans and details are available at the following link:

[Butler McGee Park Upgraded – South Dublin County Council's Online Consultation Portal \(sdublincoco.ie\)](https://www.sdcoco.ie/consultation/Butler-McGee-Park-Upgrade)

Note: as outlined in the plans drawing are to be considered as indicative only

3 Outline of Public Consultation Programme

3.1 Informal Non-Statutory Consultation

Initial engagement with elected representatives for the Tallaght Area began at the end of September 2025. Councillors were contacted directly by South Dublin County Council Public Realm (30 September 2025) and subsequently by Keating & Associates, Communication Consultants (1 October 2025), providing advance notice of the upcoming informal consultation, together with copies of the concept plans.

Following this initial engagement, a stakeholder mapping exercise was undertaken to identify key groups whose views would be central to the development of the proposals for Butler McGee Park. This included local sports clubs, primary and secondary schools, community groups, youth organisations, residents' associations, health and support services, statutory agencies and relevant SDCC personnel.

Drawing from this mapping process, stakeholders were contacted and invited to participate in the consultation process. Engagement was carried out through direct emails, distribution of newsletters, meetings, telephone calls, social media promotion and public communication through local networks. Concept plans and printed newsletters were also made available in the foyer of Tallaght Leisure Centre to increase public awareness and accessibility, and members of the project team were on site to speak with the public and answer any questions about the project.

Stakeholders contacted included:

- Local schools, such as
 - Tallaght Community National School
 - St. Thomas' SNS
 - St. Mark's Senior National School
 - St. Aidan's SNS
 - Killinarden Community School.
- Sporting organisations
 - St. Mark's GAA
 - Marks Celtic FC
 - Dublin Athletics
 - Tallaght Leisure Centre
 - Active South Dublin
- Community and youth groups
 - An Cosán
 - Citywise
 - Foróige
 - Jobstown Community Centre
 - Mary Mercer Health Centre
 - Connect 4

- various local community support programmes.
- Statutory and civic bodies
 - Tallaght Community Gardaí
 - HSE Suicide Prevention
 - SDCC staff working in sport, youth and public realm.

Keating & Associates launched a public online survey on 1 October 2025, shared through stakeholder networks, email lists and social media. The survey remained open until 19 October 2025 and received 521 responses. Additional feedback was also received from schools, sports clubs and community organisations. The project team also held two separate informal consultation meetings with St. Mark's GAA and Marks Celtic FC to discuss the proposals in more detail and gather feedback directly from both clubs.

The proposed upgrade was warmly received and there was strong support for investment in Butler McGee Park. A number of key themes emerged during the informal consultation, including:

- Need for improved pitch facilities and drainage;
- Support for youth amenities such as a ball wall, teen space, skate park and natural play areas;
- Requests for improved accessibility through wider entrances and inclusive play;
- Desire for improved walking routes, lighting and active travel connectivity;
- Interest in biodiversity enhancements and natural planting;
- Concerns regarding scrambler access and anti-social behaviour

The above issues were carefully considered by the design team and have been addressed in the preliminary design / Part 8 documentation now brought forward for statutory public consultation.

3.2 Public Consultation Process

Introduction to the Part 8 Public Consultation Procedure

Under the provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended), development proposed by a local authority is subject to the Part 8 procedure. This process requires that all relevant plans, reports, drawings and statutory environmental determinations be made available for public inspection to ensure transparency and allow members of the public and stakeholders to make submissions on the proposed development.

As part of this procedure, documentation is made accessible both physically and online:

- Physical inspection and purchase at South Dublin County Council Offices, County Hall, Tallaght, during standard opening hours.
- Online access via the Council's Public Consultation Portal, allowing full

public review.

- Publication on the National Planning Portal and upload to APAS, with a hard copy lodged at the Planning Counter.

Submissions may be made online or by post to the Climate Action Department. All submissions received within the statutory timeframe must be considered by the Chief Executive and are addressed in this report.

In addition to the informal consultation, a number of submissions were also received during an earlier engagement period, raising themes that aligned closely with the topics identified throughout consultation to date. These included:

- **Accessibility and Entrances:**
A strong emphasis on inclusive access for mobility-impaired users, cyclists (including cargo bikes) and parents with buggies, balanced with measures to limit unauthorised motorbike and scrambler access.
- **Sports, Recreation and Youth Facilities:**
Feedback on upgrades to playing pitches, design suggestions for the skate park, operational details of the ball wall and broad support for improved youth amenities.
- **Active Travel, Connectivity and Safety:**
Issues raised included improved pedestrian and cycling links, better public transport integration, safe crossings, lighting upgrades and enhanced wayfinding.
These submissions informed the continued development and refinement of the proposal and were considered in the assessment carried out under the Part 8 process.

3.3 Statutory Public Consultation

The statutory public consultation for the proposed development took place from 27th January 2026 to 12th March 2026. All plans and particulars were available for inspection at County Hall and via the Council's Public Consultation Portal and were also published on the National Planning Portal (Reference PT8SD314) and uploaded to APAS. Submissions were invited until 5.00pm on 12th March 2026, either online or by post.

A total of two submissions were received during this statutory consultation period. The issues raised in these submissions are detailed and addressed in the following section of this report.

4. List of Submissions

2 submissions were received during the specified period of the public consultation in respect of the proposed development from the following:

- Cllr Louise Dunne
- Dublin Cycling Campaign

4.1 Cllr Louise Dunne

Summary and Categorisation of Issues Raised:

The submission expresses strong support for the proposed upgrade of Butler McGee Park, welcoming the inclusion of multi-use sports facilities, improved walking and cycling links, biodiversity enhancements and youth amenities. Several observations and requests are raised, including:

- Requested that the four formal entry plazas be fitted with kissing gates to deter scrambler and quad bike access, citing longstanding safety concerns and the demonstrated effectiveness of existing controls.
- Requested that all paths, circuits and spine routes are fully accessible for older residents, wheelchair users and families with buggies, and that they are well-lit, safe and clearly signposted.
- An emphasis on ensuring that the skate park and Teenspace incorporate inclusive design principles that consider girls and non-traditional youth users, with appropriate seating, equipment and visibility.
- Requests that flood-lit sports areas (MUGA, ball wall and skate/teen space) operate within defined hours and with directional/shielded lighting to minimise spill and noise impacts on nearby homes.
- A request for comfortable, shaded seating areas and informal gathering spots for walking groups, older residents and families.
- Support for the proposed meadow and biodiversity areas, accompanied by a request to ensure that planting and meadow management remain community-friendly and well-maintained.
- A request for clear, ongoing communication regarding phasing, access changes and timelines to minimise disruption during construction.
- There was support for the proposed dog park, along with suggestions to ensure that the fencing, surfacing and its location are carefully considered so that it is appropriately separated from children's play areas and avoids any potential conflicts.

Chief Executive's Response:

- The welcome for the proposed upgrade of Butler McGee Park is acknowledged and appreciated.
- The concerns raised regarding scrambler and quad access are noted. The Part 8 proposal includes four formal entry plazas, controlled access points which will be examined as part of the detail design.
- The proposed path network is designed to be fully accessible, with the principal routes delivered as 3 m-wide shared pedestrian and cycle paths, supported by public lighting. The primary 3 m spine route will provide a direct connection from Cheeverstown Road to Cookstown Estate Road at the northern end of the site and will also link Cheeverstown Road to Drumcairn Avenue along the western boundary of the park. These routes are intended to facilitate safe, comfortable, and efficient movement throughout the park.
- Operational hours and lighting controls for flood-lit facilities will be on a timer, with lighting operating between the onset of darkness to 10:00 pm in line with similar facilities located locally. The lighting will consist of directional and shielded units to minimise light spill.
- Proposed seating will consist of age-friendly, ergonomic units with backrests and armrests, located at key intersection nodes throughout the park to provide comfortable, accessible resting points for all users.
- Biodiversity measures will be incorporated to enhance ecological value and improve connectivity with the wider green infrastructure network. Landscape and biodiversity elements form an integral part of the design approach, with specifications to be developed in the detailed design stage.
- Construction works will be planned to minimise disruption, supported by ongoing communication with the community.
- The detailed design stage will identify the most appropriate location and layout for the dog park to ensure clear separation from children's play areas and key entrances, and to avoid any potential conflicts between user groups.

Chief Executive's Recommendation:

It is recommended that no changes be made to the Part 8 proposal.

4.2 Dublin Cycling Campaign

Summary and Categorisation of Issues Raised:

The submission welcomes the proposed upgrade of Butler McGee Park, particularly the provision of shared pedestrian/cycle paths with lighting and tree planting. The following observations and requests are made:

- That park entrances linking to shared pedestrian/cycle routes should accommodate all types of bicycles, including cargo bikes, with a suggested minimum clear width of 1.5 metres.

- That entrance design should also facilitate access for buggies and wheelchair users, noting that existing kissing gates can restrict access.
- That adequate bicycle parking, such as Sheffield stands, should be provided at playing pitches and key recreation areas within the park.

Chief Executive’s Response:

The Council notes the submission and the support expressed for the proposed upgrade and shared pedestrian and cycle routes.

- The proposed path network is designed to be fully accessible, with the principal routes delivered as 3 m-wide shared pedestrian and cycle paths, supported by public lighting. The primary 3 m spine route will provide a direct connection from Cheeverstown Road to Cookstown Estate Road at the northern end of the site and will also link Cheeverstown Road to Drumcairn Avenue along the western boundary of the park. These routes are intended to facilitate safe, comfortable, and efficient movement throughout the park.
- The Part 8 proposal includes four formal entry plazas. The detailed design of these entrances will ensure improved access for buggies, wheelchair users and other legitimate park users. Appropriate controlled-access measures will also be examined at the detailed design stage.
- The provision of bicycle parking forms part of the overall proposal. The type, number and location of cycle parking facilities, including the use of appropriate bike stands, will be confirmed at detailed design stage to ensure that they are conveniently located near pitches, activity spaces and key arrival points.

Chief Executive’s Recommendation:

It is recommended that no changes be made to the Part 8 proposal.

5. Proper planning and sustainable development

Context for the Project

5.1 National Policy

The Masterplan proposals have been developed in the context of:

- Project Ireland 2040: National Planning Framework
- The Eastern and Midlands Regional Spatial and Economic Strategy 2019-2031, and
- Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland

- 2009-2020
- National Cycle Policy Framework 2009-2020
- Design Manual for Urban Roads and Streets

5.2 Regional Policy

Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031,

including the Dublin Metropolitan Area Strategic Plan (MASP)

To achieve the vision the MASP identifies several Guiding Principles for the sustainable

development of the Dublin Metropolitan Area, which include:

- Metropolitan Scale Amenities – To enhance provision of regional parks and strategic Green Infrastructure, to develop an integrated network of metropolitan scale amenities, and to develop greenways/blueways along the canals, rivers and coast, as part of the implementation of the National Transport Authority’s Cycle Network Plan for the Greater Dublin Area.

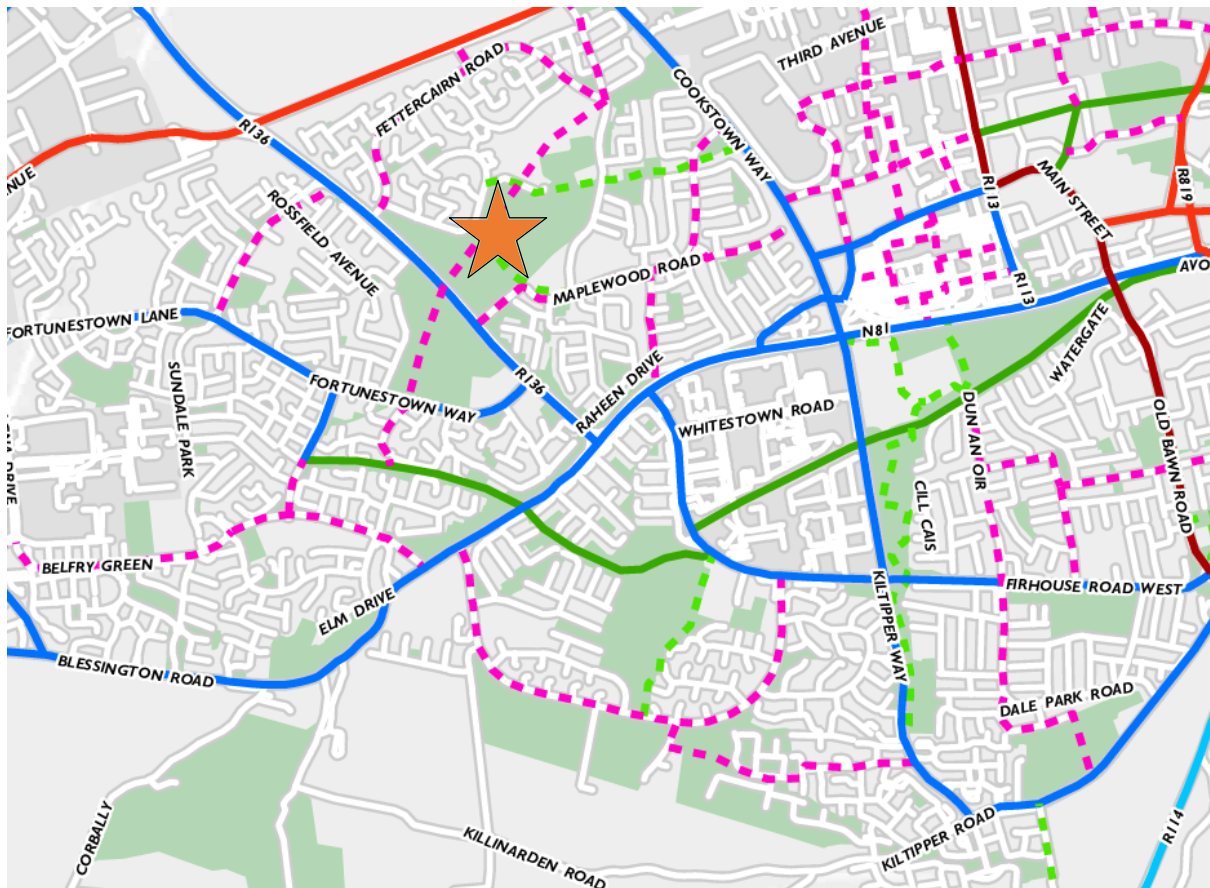
5.3 National Transport Authority (NTA), Greater Dublin Area Cycle Network Plan, 2013

The GDA Cycle Network remains a core strategic reference for cycling planning across the metropolitan region. Although the NTA is progressing updates through initiatives such as Cycle Connects and the Active Travel Programme, the 2013 Network Plan continues to provide the strategic basis for identifying primary, secondary and orbital cycling corridors.

Butler McGee Park sits at an important convergence point between several strategic and orbital routes, including:

- **Orbital Route SO6** running north–south along Cookstown Road, linking Tallaght, IT Tallaght and the wider metropolitan network.
- **Route 9C**, part of the Tallaght–Citywest–Saggart corridor, located west of the park and forming a key east–west connection.
- Integration with **Cheeverstown Road** and wider orbital movements across West Tallaght.

These routes underline the strategic role of the park within the wider Tallaght and regional active travel network.



<p>Title:</p> <p>2022 GREATER DUBLIN AREA CYCLE NETWORK PLAN - DUBLIN SOUTH WEST</p>	<p>Legend:</p> <ul style="list-style-type: none"> ✘ Proposed Crossing Points — Primary Radial — Primary Orbital — Secondary — Greenway - Utility — Inter Urban - - - Feeder - - - Greenway - Leisure - - - Further Study
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Dublin Southwest Cycle Network Extract, (Butler McGee Park shown in orange)

5.4 South Dublin County Council, Cycle South Dublin 2021

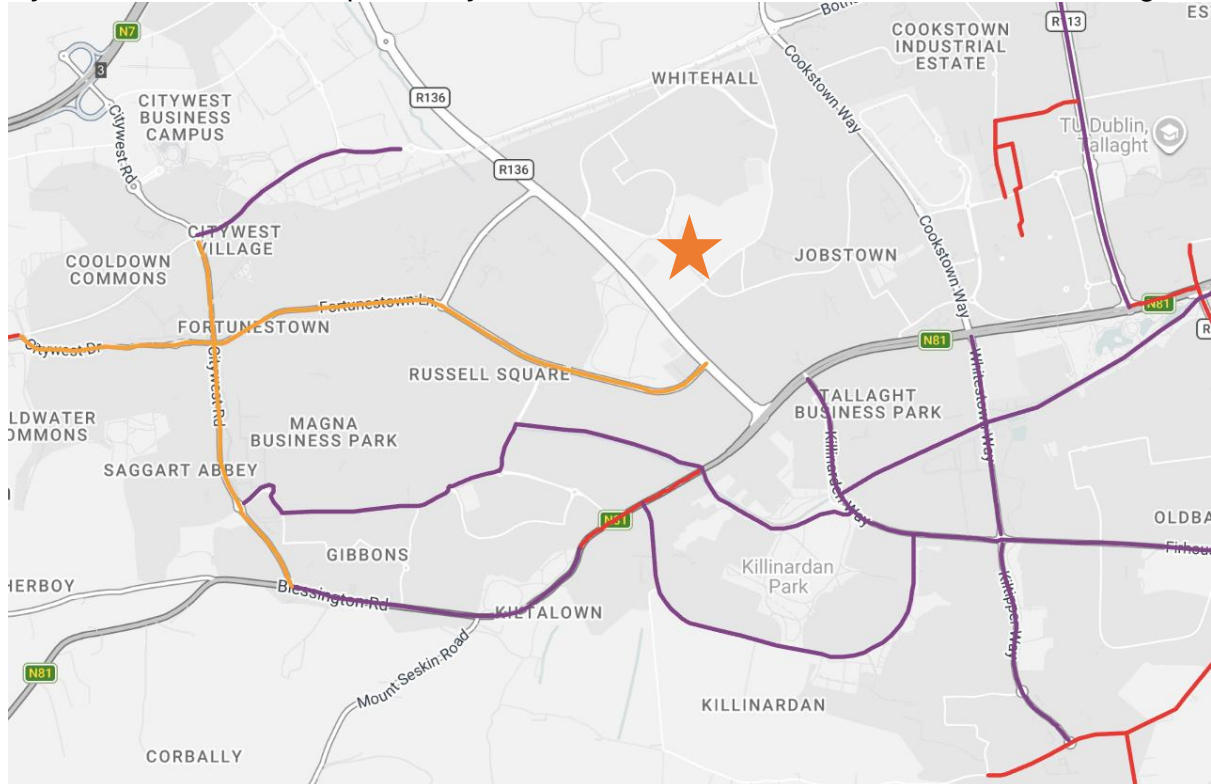
South Dublin County Council published the Cycle South Dublin strategy for public consultation in 2021. The Cycle South Dublin document sets out the wider vision for South Dublin to become one of Ireland’s most cycle friendly counties. This includes the identification of several plans and proposed cycle routes, complementing the NTA GDA Cycle Network document. The cycle priorities are categorised into three: Now (within the next 2 years), Soon (within the next 5 years) and Later (within the next 8 years).

- Route 21 (Later Scheme) runs along Fortonestown Way west of the park and connects to the Citywest/Saggart corridor, forming a key east–west commuting and recreational axis.
- Route 19A–C (Soon Scheme) travels east–west along the Whitestown Stream and Killinarden Park corridor, linking the N81 with Cookstown Road and integrating neighbourhoods across Tallaght.

- Route 05 (Draft Now Scheme) runs south of the park, connecting Killinarden, Kiltalown and the N81 corridor.
- Routes 12, 17 and 22, located nearby, contribute to a broader high-capacity cycling network that strengthens local and regional connectivity.
- D24 Network (Complete 2025) this scheme included active travel facilities on: Whitestown Way, Kiltipper Way, Firhouse Rd W, Killinarden Way Killinarden Heights, Killininy Rd, Ballycullen Rd, Ballycullen Drive and Ballycullen Ave

The upgraded internal path network, accessible entrances and shared pedestrian-cycle routes proposed within Butler McGee Park will complement and support the delivery of these county-wide cycling priorities. The park's location provides a valuable opportunity to enhance permeability between surrounding residential areas, schools, Jobstown Park, Whitestown Stream Park and Tallaght town centre.

Cycle South Dublin Proposed Cycle Routes (Butler McGee Park shown in orange)



Legend

- Draft NOW Schemes
- Draft SOON Schemes
- Draft LATER Schemes

5.5 Local Policy

South Dublin Development Plan 2022-2028

The new South Dublin County Development Plan (the Plan) sets out the framework to guide future development where a focus is placed on the places we live, the places we work, and how we interact and move between these places while protecting our environment. The aim is to progress to a more sustainable development pattern for South Dublin in the immediate and long-term future up to 2040 and beyond.

Chapter 8.7 ‘Parks and Public Open Space’ deals with the function, hierarchy, quality and quantity of parks and public open space in the County. As set out in the Plan, the overarching aim of the Council in the provision of parks and open space is to encourage the development of a well-connected and integrated public open space network that contributes towards achieving a broad range of policy objectives, including:

- Improving community, health and wellbeing – Parks and open spaces provide a valuable role as a sanctuary for the community; the benefits of engaging with the natural world are now widely understood to be particularly beneficial to mental and physical health.
- Enhancing visual amenity – Parks and open spaces form an attractive green and open setting which enhances the character of urban neighbourhoods.
- Promoting sustainable development – Parks and open spaces contribute to sustainable development objectives where they are appropriately located and accessible by walking, cycling and public transport.
- Promoting climate change adaptation and mitigation – Parks and open spaces provide opportunities for sustainable drainage while trees and plants perform a vital role by capturing and storing carbon.
- Reinforcing Green Infrastructure – Parks and open spaces are core elements in the County’s green infrastructure network (see Chapter 4: Green Infrastructure).
- Promotion of biodiversity – Parks and open spaces offer opportunities to conserve and restore biodiversity and ecosystems. They are often focused on natural environments such as river valleys which support valuable wildlife habitats; parks also offer opportunities to increase pollinator-friendly planting.
- Supporting culture and heritage – Parks and open spaces often contain heritage elements and play host to many outdoor community, arts and cultural events.
- Supporting the local economy, including tourism – Many parks and open spaces contain facilities such as cafes, heritage features and other attractions that are valuable visitor amenities.

It is the policy of the Plan that a hierarchical network of high-quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.

The hierarchy of open space is a key element of the green infrastructure network, which connects and forms green corridor linkages across the County.

Objective 1 of the Green Infrastructure strategy (GI6) of the Plan is:

To support a hierarchy of accessible open spaces and recreational facilities, appropriate for neighbourhood size and catchment area, which are adaptable and capable of accommodating multiple uses.

The Public Open Space Hierarchy outlined in Table 8.1 sets out the rationale for the existing and planned parks and open space network for the County, identifying the range of functions at each level in the hierarchy. Butler McGee Park falls within the hierarchical category of ‘Local Park’, which is defined in the Plan (Table 8.1: Public Open Space Hierarchy) as:

‘Local parks range in size from between 2 to 20ha. They provide mostly for amenity and passive recreation, although some may have playing pitches and play equipment; they are in close proximity to homes and thereby easily accessible by pedestrians and cyclists.

Examples of local parks in South Dublin County are Vessey and Hermitage Parks in Lucan, Ballycragh Park, Firhouse Community Centre Park and Quarryvale Park. Local Parks serve a local population within a 400m catchment.

These parks primarily consist of improved grassland but offer considerable opportunities for contributing to the local level GI network through enhancement schemes that include native trees, small woodlands, hedgerows, meadows and other planting’.

The Plan stresses that the provision of high quality public open space that is appropriately designed, located and maintained is a key element of placemaking. Public open space should have active and passive recreational value and should enhance the identity and amenity of an area. The key principles of relevance to Butler McGee Park are:

COS5 Objective 8: To ensure the design of parks and public open space areas is of high quality; to provide a pleasant setting, accommodate use by people of all ages and abilities, to support life-long activity and good health and well-being by the provision of a balanced mix of active and passive recreation and access to, or view of, nature, ensuring that the design considers:

- provision of an appropriate mix of hard and soft surfaced areas.
- enhancement of biodiversity and existing trees and hedgerows.
- incorporation of water courses, other natural features and existing built heritage into the design of parks and open spaces as appropriate.

- provision of new planting, landscape features and appropriate site furniture including a variety of accessible, well located and designed seating.

COS5 Objective 9: To ensure that parks and public open space are appropriately located within the County and within development sites, to facilitate and support its multifunctional role.

COS5 Objective 10: To support and facilitate the key role of parks and open spaces in relation to green infrastructure including sustainable drainage systems (SuDS), flood management, biodiversity and carbon absorption and to promote connections between public open spaces and the wider GI network.

COS5 Objective 11: To promote the role of parks and open spaces in conserving and restoring biodiversity and ecosystems in accordance with the objectives of the National Biodiversity Action Plan (2017-2021) and the All-Ireland Pollinator Plan 2021-2025, the Council's Biodiversity Action Plan 2020-2026 or any superseding plans. In the development of individual management plans for parks the requirements of the biodiversity and pollinator plans will be taken into consideration and will form a part of the management requirements for the park. The development of individual management plans for parks will include consultation with local stakeholders.

COS5 Objective 12: To ensure that proposed SuDS measures are only accepted as an element of public open space where they are natural in form and integrate well into the open space landscape supporting a wider amenity and biodiversity value.

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.

Objective 14: To ensure that public open space and associated recreational facilities are accessible by walking, cycling and public transport, as appropriate to their position within the open space hierarchy set out in Table 8.1.

COS5 Objective 15: To support the development of passive recreation within open spaces, such as walking trails, seating provision and areas which provide for passive amenity/ hobbies, and visual interest

COS5 Objective 16: To ensure that parks and public open spaces are carefully designed as safe spaces, by implementing the following measures:

- Providing active frontages and maximising passive surveillance from adjacent housing and/or public thoroughfares.
- Eliminating buildings which back-on or gable-front public open spaces.
- Designing corner units with active frontage.

- Encouraging increased use through improved access and quality of facilities'; and
- Careful location, design and choice of surface materials and site furniture.

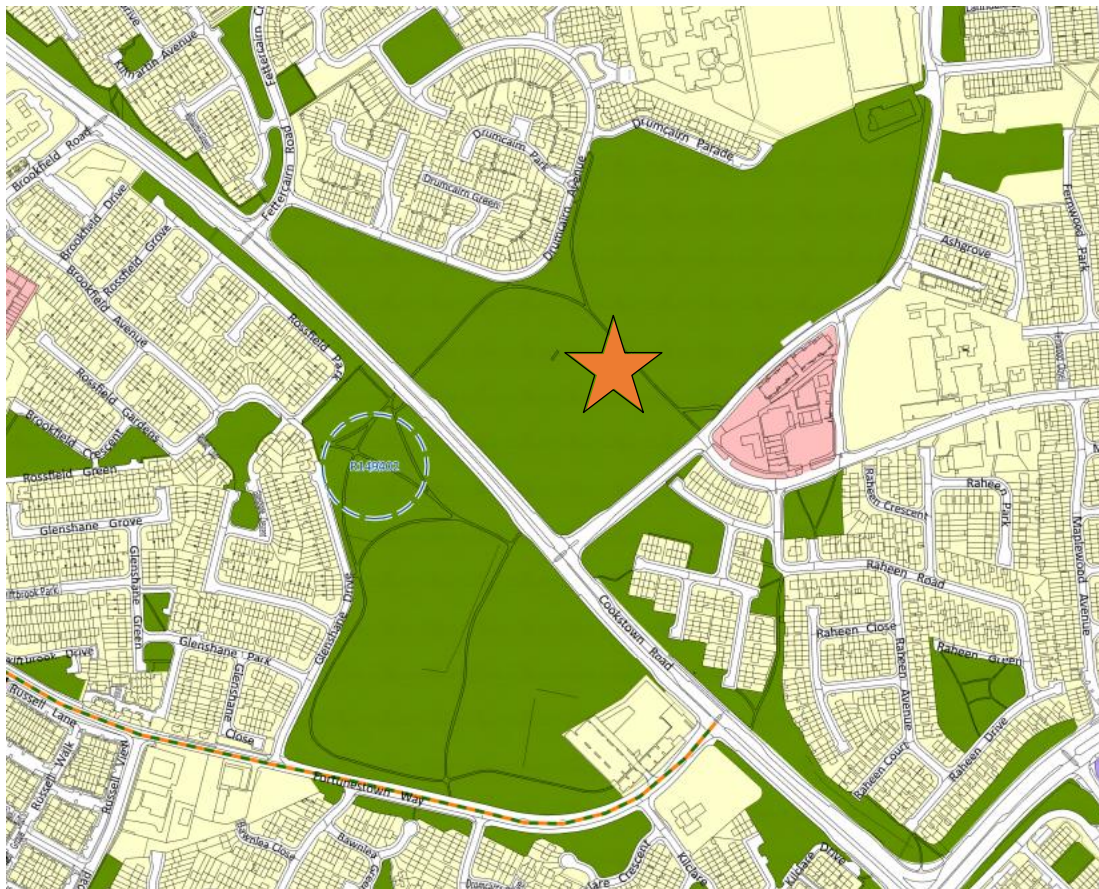
COS5 Objective 17: To ensure that incidental areas of open space which do not function as useable open space and/or are not clearly visible from the public realm, are designed out of a proposed scheme.

Zoning

Butler McGee Park is zoned OS – To protect and improve public open space and recreational amenities. The proposed development is fully consistent with this zoning objective

Planning Recommendation

The proposed development is compatible with the zoning objective for the site and is consistent with the South Dublin County Development Plan 2022–2028. It enhances public open space, improves recreation and active travel provision, supports biodiversity, and strengthens green infrastructure.



South Dublin County Development Plan 2022-2028, Use Zoning Objectives Sheet 9 extract

6. Chief Executives Recommendation

Having regard to the nature, scale and purpose of the proposed upgrade, it is considered that the development is in accordance with the County Development Plan and represents the proper planning and sustainable development of the area.

Following review of the submissions received, the Chief Executive is satisfied that all issues can be appropriately addressed at detailed design or operational stage. It is therefore recommended that the Council proceed with the Part 8 proposal for the upgrade of Butler McGee Park.