



Comhairle Contae South Dublin
Átha Cliath Theas County Council

South Dublin County Council

**Part 8 for a Synthetic Grass Sports Pitch at Greenhills Park,
Greenhills, Dublin 12**

Chief Executive Report to Council Members

8th June 2026



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1.Introduction

The proposed 3G Pitch for Greenhills Park (herein referred to as the Proposed Scheme) is to be delivered by South Dublin County Council (SDCC) funded by the 3-year Capital Programme. The scheme is being progressed as part of the Part 8 planning process and comprises the development of a 3G Pitch and all associated landscaping works in Greenhills Park, in the townlands of Greenhills and Limekiln Farm.

The proposal aligns with the strategic requirements as set out by SDCCs Sports Pitch Strategy seeking to improve access to sport and alleviate pressure on existing grass pitches as a result of the volume of play time required and the playability issues being created by Climate Change.



Fig 1: Map of the relevant area including a footprint of the proposal

1.1 Description of the Proposed Development

The outline details of the proposal at Greenhills Park, Greenhills are as follows:

- The construction of a full-sized GAA synthetic grass 3G all-weather sports pitch
- Perimeter fencing and ball stop fencing at rear of each goal
- 6 floodlighting columns
- A single storey 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

1.2 Site Selection

Prior to the preliminary design stage, the site at Greenhills Park, Greenhills was selected via a feasibility/ site selection process, which examined the recommendations within SDCC's Sports Pitch Strategy and the locations available within the proposed area for a 3G Pitch. The outcome of the site selection stage was presented to the Elected Members during t July and August 2025 prior to progression to the commencement of the Public Consultation period on 17 September 2025.

1.3 Plans and Details

Plans and details are available at the following link: [Part 8 for a Synthetic Grass Sports Pitch at Greenhills Park, Greenhills, Dublin 12 | South Dublin County Council's Online Consultation Portal](#)



Fig 2: Plan of the proposed development including landscape integration

2. Outline of the Public Consultation Programme

2.1 Overview

There were two aspects to the public consultation process:

Non-Statutory Consultations:

- Prior to the commencement of the consultation period, contact was made with Councillors, clubs and schools via phone and email to make them aware of the upcoming proposal as well as residential associations (Wilkins Court and Temple Manor Court).
- A point of contact was not identifiable for the other surrounding residential areas, primarily St. James Road, St. Brendan's Crescent, St. Anthony's Crescent and St. Malachys Drive.
- Councillors were contacted for details of relevant contacts/associations in the area. No contacts were identified.
- In the absence of a nominated group, a letter drop was conducted to the homes directly bordering the proposed site along St. James Road, St. Brendan's Crescent, St. Anthony's Crescent and St. Malachys Drive on 9th September prior to the launch of the Statutory Consultation on 17th September 2025.

Statutory Consultation:

- The proposed Part 8 was placed on public display for the statutory period from 17 September 2025 to 30 October 2025.
- Copies of the plans and particulars of the proposed scheme were available for inspection or purchase at County Hall, Tallaght, Dublin 24 during office hours.
- The plans and particulars could also be viewed on the Council's Public Consultation Portal website: [Part 8 for a Synthetic Grass Sports Pitch at Greenhills Park, Greenhills, Dublin 12 | South Dublin County Council's Online Consultation Portal](#)
- Submissions and 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 5pm on 30 October 2025 and submitted either via the portal or by post.

3. Planning Context

3.1 SDCC County Development Plan 2022-2028:

The lands are zoned – SDCC Development Plan Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities':

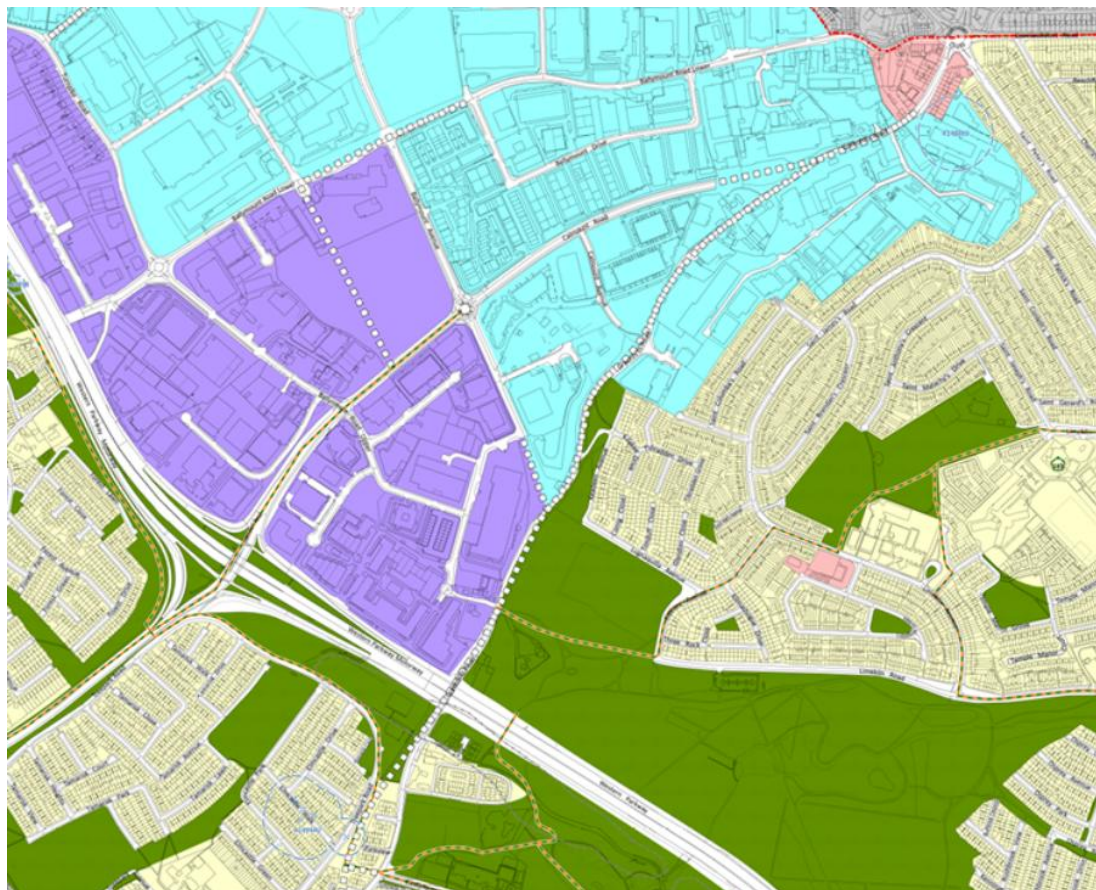


Fig. 3 Extract from SDCC County Development Plan 2022-2028 Zoning map

Table 12.15 of the County Development Plan outlines the Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities':

Use Classes Related to Zoning Objective	
Permitted in Principle	Allotments, Community Centre, Cultural Use, Open Space, Recreational Facility, Sports Club / Facility.
Open for Consideration	Agriculture, Bed & Breakfast ^a , Camp Site, Car Park ^h , Cemetery ^e , Childcare Facilities, Crematorium, Education, Garden Centre, Guest House ^g , Home Based Economic Activities ^a , Hotel / Hostel, Housing for Older People ^a , Outdoor Entertainment Park, Place of Worship ^a , Public Services, Recycling Facility, Residential ^a , Restaurant / Café, Shop-Local, Stadium, Traveller Accommodation.

Fig. 4 Extract from SDCC County Development Plan 2022-2028 Zoning Objectives

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

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 SDCC Sports Pitch Strategy (2020), the National Sports Policy (2018-2027) and the Active South Dublin Plan 2023 (SDCC's Local Sports Plan), consistent with RPO 9.15 of the RSES.

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 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 19:

To ensure where possible and appropriate, that all public all-weather pitches provided by SDCC cater for all team sports and are large enough to cater for a full-size GAA pitch.

COS5 Objective 3:

To support the implementation and expansion of SDCC TeenSpace Programme (2021) and the implementation of the Sports Pitch Strategy (2020) or any superseding documents.

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 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 and include safe bicycle parking spaces at appropriate locations.

3.2 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"

Action 8

We will establish, through Sport Ireland, an initiative to support Local Authorities in developing Local Sports Plans consistent with the overall vision and objectives of this National Sports Policy. The Local Plan will review needs and set out actions to increase participation locally. It will be developed and implemented in cooperation with LSPs, clubs, communities and partners within and beyond sport.

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."

3.3 “Active South Dublin” Local Sport and Physical Activity Plan 2023 - 2028

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.

SDCC 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.

3.4 SDCC Sports Pitch Strategy 2020

This Strategy was presented to SDCC in January 2020. It outlines the following:

Artificial Grass Pitches (AGP's) can provide a vital asset to the local community in terms of training facility to local clubs and teams. The benefits of AGP pitches are outlined below:

- Providing all weather, year-round facilities
- Providing pitch capacity to meet increased population growth in higher density/ urban locations
- Meeting demand for increased match play
- Meeting demand for training provision which is not currently being met.
- Removing training pressure from grass pitches with resultant higher standard of grass pitch
- AGP's have the ability to support far more matches and training sessions compared to regular grass pitches and can be strategically located in new development areas or high population areas

- AGP's should be viewed as a community asset as they can support many segments of the population and offer a multi-sport approach through different sports. Each AGP has a travel time of 20 minutes where the optimum number of the population will travel to use the site. When new developments are being built AGP's should be associated with these areas as typically this is where the younger population will increase.
- New AGP provision needs to be aligned to areas of need; in terms of both match and training demand. In addition, areas need to be carefully assessed to ensure the location is suitable for high traffic, peak use, use of flood lighting etc. 3-5 locations are recommended across the county; to cover Sub areas 6 and 7, Areas 2 and 4, Area 5 and Areas 1 and 3.
- It is important to consider AGP locations in new development areas where open space provision is not large and provision of AGPs can cater for intensive active recreational use; provision of AGPs in these new development lands can also cater for existing need in existing residential areas.

The following map highlights the strategic locations for 3G pitches identified in the Sports Pitch Strategy.

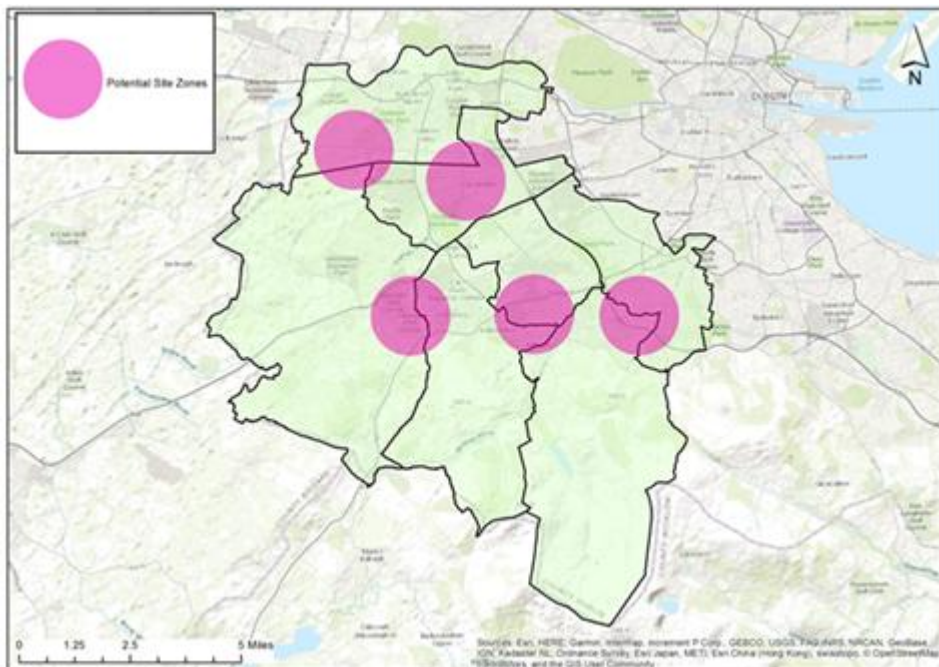


Fig. 4 Strategic Pitch Locations as outlined in SDCCs Sports Pitch Strategy

3.5 SDCC Capital Budget 2026-2028

Includes funding towards the All-Weather Pitch Programme

4 Environmental Impact Assessment and Appropriate Assessment

4.1 Appropriate Assessment Screening Report

The Proposed Scheme has undergone Appropriate Assessment Screening under the Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). The Habitats Directive and the associated Birds Directive (2009/147/EC) are transposed into Irish legislation by the Planning and Development Act 2000 and the Birds and Natural Habitats Regulations 2011. The Legislative provisions for appropriate assessment screening for planning applications are set out in Section 177U of the 2000 Act (as amended).

It concluded that the Proposed Development, individually or in combination with other plans and projects, will not have any significant effect on any European Designated Sites.

4.2 Environmental Impact Assessment Screening Report

The EIA Screening Report (EIASR) was undertaken to determine if an EIAR is required for the Proposed Development as set out in the provisions of the Planning and Development Act 2000 (as amended), The Roads Act 1993 (as amended) and in Schedule 5 of the Planning and Development Regulations 2001 (as amended).

It concluded that the Proposed Development does not meet the criteria for a mandatory EIA in regard to the Planning and Development Act 2021 (as amended) or the Roads Act 1993 (as amended). The EIA Screening exercise assessment criteria was carried out to determine the potential for the Proposed Development to have significant environmental effects. The methodology used in the assessment was informed by the available guidance, legislation and directives. The assessment concluded that the Proposed Development, due to the considered design, scale and nature of the project, that there is no real likelihood of significant effects on the environment.

5 Referral to An Coimisiún Pleanála

5.1 Environmental Impact Assessment (EIA) Determination Request:

Within the 4-week period from the date of publication of the public notice, an application was submitted to An Coimisiún Pleanála (ACP) via Anthony Marston of Marston Planning Consultancy. The application was submitted to ACP 14/10/25 and in summary, stated that the EIAR Screening undertaken by SDCC was incomplete and requested that ACP reviewed the process.

(The list of names associated with the submission can be found in Appendix B)

ACP's response was released 23/4/26 with the determination that an EIAR was not required. The full response can be read here [323803 | An Coimisiún Pleanála](#) – and the findings are summarised directly via their conclusion and recommendation:

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.'

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...'

5.2 NIS Determination Request:

Within the 4-week period from the date of publication of the public notice, an application was submitted to ACP via Anthony Marston of Marston Planning Consultancy. The application was submitted to ACP 14/10/25 and, in summary, stated that the AA Screening undertaken on behalf of SDCC is flawed on a number of grounds relating to the use of the park by wintering and migratory birds.

(The list of names associated with the submission can be found in Appendix B)

ACP's response was released 23/4/26 with the determination that an EIAR was not required. The full response can be read here: [323804 | An Coimisiún Pleanála](#) - and the findings are summarised directly via their conclusion and recommendation:

Conclusion:

'Finding of no likely significant effects. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on

- *South Dublin Bay and River Tolka Estuary SPA (IE0004024)*
- *North Bull Island SPA (IE0004006)*
- *North-west Irish Sea SPA (IE0004236)*

in view of the conservation objectives of these sites and is therefore excluded from further consideration.

Appropriate Assessment is not required.

This determination is based on:

- *Objective information presented in the Screening Report, and the report in response to NIS Determination request*
- *The limited zone of influence of potential impacts*
- *The urban location of the site, at a distance of circa 6km from the nearest European site*
- *The absence of any significant surface water connection to any European site.*
- *The absence of any connection to a Groundwater Dependent European site.*
- *The absence of any significant ecological connection to any European site.*
- *The results of winter bird surveys confirming species and numbers of SCI's for SPA's within 15km.*

Recommendation

'I recommend that the applicant for the determination and South Dublin County Council be advised that the preparation of a Natura Impact

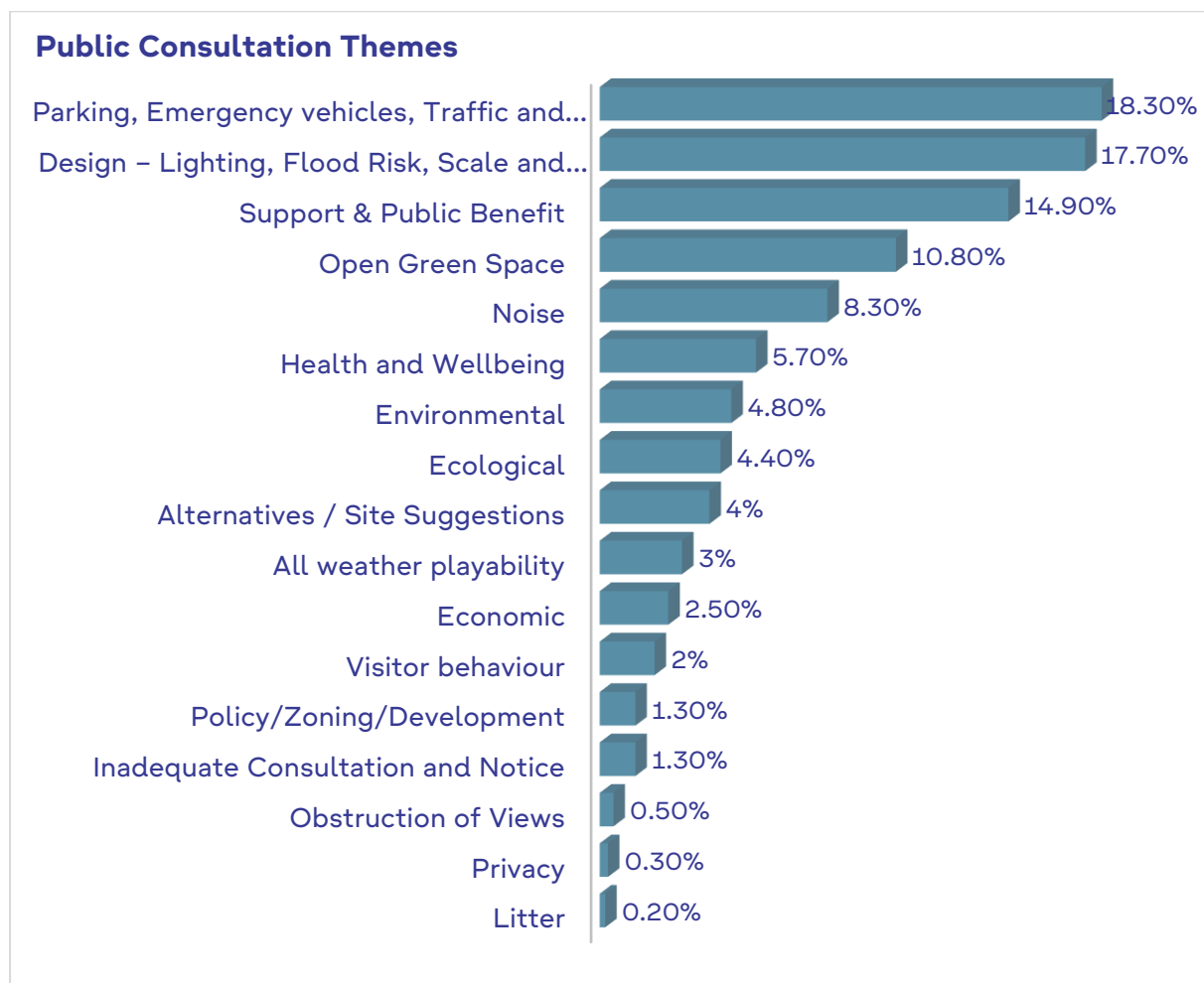
Statement in respect of the proposed Synthetic Grass Sports Pitch at Greenhills Park, Dublin 12 is not required...

6.0 List of Submissions Received

6.1 Overview

A total of 839 submissions were received during the public consultation period.

All submissions were read, analysed and summarised. A list of all the persons/bodies that made submissions within the public consultation period is provided in Appendix A. Many of the issues raised were interrelated and categorised under separate headings for the purpose of providing holistic responses and recommendations. Each of the category headings are detailed in the chart below:



This section summarises the submissions, with respect to the proper planning and sustainable development of the area in which the proposed development would be situated and provides the responses of the Chief Executive followed by recommendations. The summaries, responses and recommendations are collated and categorised under relevant headings.

The responses and recommendations of the Chief Executive have been framed in a manner that takes account of proper planning and sustainable development of the area to which the development relates while having regard to the provisions of the County Development Plan and the relevant guidelines.

6.2 General Comments and Observations

Greenhills Part 8 Public Consultation generated significant interest from the Public. The level of correspondence was such that two Public Information Evenings were held in County Hall in Tallaght on the 30th of September 2025 and 7th October 2025 between 5 and 7pm. This provided a platform for people to find out more about the proposal and present their views. All attendees were informed that their views needed to be submitted in an official capacity via the Consultation Portal, or by post, in order for them to be considered as part of the Part 8 process.

Both the Portal and Meetings garnered significant engagement with the number of submissions received during the public consultation period totalling 839. It is worth noting that a number of the submissions made were on behalf of 7 local sports clubs equating to the following:

- 280 teams
- 4435 players

In addition, the following can also be observed:

- Of those objecting to the proposal, 58 submissions recognised the need for the facility but disagreed with this specific proposal
- Of those objecting, 164 submissions made the point that the facility would be better suited in an alternative location.

While it is acknowledged that 68% of the correspondence appears negative, a portion of those objecting could also see the need and associated benefits with such a facility. In addition, those in support may be underrepresented as a result of their opinions being submitted through a single club correspondence as opposed to on an individual basis.

6.3 Chief Executive Responses

6.3.1 Support and Public Benefit

Summary of Submissions

1. General support
2. Benefit to local clubs, schools and communities
3. Children in sport
4. The proposal does not contribute to the space as a Public Park

Chief Executive's Response

1. The messages of support are welcomed and noted.
2. SDCC is continuing to invest in sports and recreation facilities across the county, helping to create welcoming, active spaces where clubs, schools, families and local residents can come together and enjoy sport and recreation all year round. Quality sports facilities make a real difference to everyday life, supporting health, wellbeing and stronger local connections. As South Dublin County continues to grow, we are working to ensure communities have access to a wide range of spaces that respond to different sporting and recreational needs. This includes both the delivery of new facilities and the improvement of existing amenities, already valued by local people.
3. In recent years, on a national level, it has been noted how the participation of girls in sport and the persistent increase in Childhood Obesity can be impacted by the availability, or lack of, facilities in a given area. The availability of state-of-the-art amenities encourages the youth to participate and compete with their local clubs and teams. This not only benefits the public in terms of access to a facility but also in the creation and development of a healthier community.
4. For a park to function well it is important to have diversity of use, continuous passive surveillance and active usage. Having an actively used facility within a park, such as the proposed 3G pitch, helps achieve this. This proposal does not result in a change of use but the optimisation of an existing play space to allow more people, teams and a variety of sports to access sport and recreation.

The proposal stands to absorb 23% of the park which is currently allocated to a full-sized soccer pitch and 2 smaller training pitches. This leaves the remaining 77% of the park available for use by existing users, visitors and clubs. The proposal will be accompanied by a detailed Landscape Design seeking to enhance the park in its entirety for all considering everything from planting to park amenities such as path upgrades, park benches, a boules court and an improved exercise trail if required.

While open spaces and parks are a vital resource, it is important that they are utilized to serve the entire communities demands. The Park itself is already providing pitches; however, their use is being curtailed as a result of increasing rainfall during winter periods and drier summers. While the lack of such a provision does not impact on those not participating in sport, for the 4,435 members of local clubs who were represented as part of the consultation process, it presents an opportunity to actively participate in sport year-round regardless of the conditions.

Chief Executive's Recommendation

It is recommended the proposal be progressed with the inclusion of a full Landscape Masterplan. This will ensure the Park, post installation, enhances the use of the space by the entire Community.

6.3.2 All Weather Playability

Summary of submissions

3G pitches are not impacted by waterlogging or flooding

Chief Executive's Response

The submissions are noted. Grass pitches when used to any sort of intensity coupled with poor weather tends to lead to unplayable conditions. With current climate change forecasting drier summers and increasingly wet winters, it is envisaged that grass pitches will be more frequently out of match-use for long periods. This anticipated disruption is backed up by the current experience with grass pitches often unavailable across the county to teams as a result of flooding or waterlogging during the winter/spring period.

The Sports Pitch Strategy outlines the requirement for 3G pitches in strategic locations to combat this increasingly persistent issue. The provision of a 3G pitch in this area would allow for increased playing time for clubs and teams regardless of conditions.

Chief Executive's Recommendation

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

6.3.3 Health and Wellbeing

Summary of submissions

1. Positive impact on Mental Health and Wellbeing
2. Negative impact on the Mental Health and Wellbeing as a result of reduced green space
3. Concerns over microplastics

Chief Executives Response

1. The Submissions are noted. SDCC have outlined their commitment in the County Development Plan 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 and support life-long activity and good health and well-being.
2. Access to the park would not be precluded as a result of the installation of such a facility. There continues to be open space and footpaths for visitors to enjoy walks and open spaces to facilitate unstructured play. The proposal will be accompanied by a detailed Landscape Design seeking to enhance the park in its entirety for all considering everything from planting to park amenities such as path upgrades, park benches, a boules court and an improved exercise trail if required.

The EIA Screening Report and the ACP decision regarding same makes consideration of risk to Human Health arising from the proposed development. ACP's inspector considered this issued as follows:

'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.

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.

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

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 EIA would be required in consideration of the criteria set out in Schedule 7 of the Planning and Development regulations 2001 as amended.'

3. Considering the restrictions to be placed on the use of polymeric infills in the coming years, the Artificial Grass Pitch is proposed to proceed with a natural alternative infill option. The European Synthetic Turf Council Infill interest group is currently developing guidance on all types of infill materials, with a specific focus on non-polymeric infills that fall outside the scope of the planned EU restriction.

Certification has been achieved on the alternative options but more focus to date has been placed on FIFA Quality (Soccer standard) and World Rugby (rugby requirements) performance requirements. Less innovation on alternative infills has been carried out on GAA systems, however there are performance similarities to both the FIFA Quality and World Rugby systems. Sports Labs Ltd. have been engaged by SDCC and are committed to the project at Greenhills Park and with their industry expertise will support the alternative infill product through laboratory testing and certification to GAA standards, removing the risk associated to any new product being introduced into the market.

A natural sustainable infill material will be used in place of plastic/ rubber infill in the proposed pitch.

Chief Executive's Recommendation

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

6.3.4 Visitor Behaviour

Summary of submissions

1. Negative behaviour will be deterred
2. There will be an increase in Antisocial Behaviour

Chief Executives Response

1. The observation is noted. An increase in the level of activity in the park coupled with the increased footfall and associated passive surveillance will assist in deterring negative behaviours.
2. The facility is proposed for installation in a public open space. The park currently has no restriction on access, allowing visitors to come and go as they please. The safety and security of SDCC's public

parks, in general, is assured by several key factors including; national legislation, parks bye laws, well considered design, visibility, park use leading to passive surveillance, the presence of staff and the assistance of An Garda Siochana. The introduction of this type of facility will lead to increased passive surveillance which in turn, assists in reducing loitering, dog fouling / improved safety during winter / encouraging the youth in the area to remain involved in sport and exercise. The increased use of the facility by local clubs, schools and others will be positive for the park in this regard as it will increase the opportunities for activity and therefore, increase passive surveillance. At present the park hosts both soccer training and matches across the course of the week. The provision of this facility will indeed attract further clubs and teams to the area to allow them to benefit from the provision. As such, it is anticipated that footfall will increase and while the Council cannot control the noise being made by people attending games its association with a specific activity for a fixed duration means that once finished, visitors should move on relatively quickly. The added passive surveillance should also help to deter potential vandalism.

The Council will impose opening and closing times as well as automatic controls to switch off lights to encourage people to leave the area once their activity has ended, particularly on the darker evenings.

Chief Executive's Recommendation

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

6.3.5 Design – Lighting, Flood Risk, Scale and Proximity

Summary of Submissions

1. Height of flood lighting and impact on surrounding homes
2. Fencing causes a security risk to park users
3. Flood Risk concerns
4. Scale and proportion of the proposed pitch to remaining park

Chief Executives Response

1. The lighting design was compiled by an independent consultant on behalf of the SDCC engaged consultants, Sports Labs. The specified height of floodlights is what prevents the dispersal of light beyond the confines of a pitch keeping the illumination predominantly focused on the playing space. As such, light spill into nearby properties from the proposed Pitch in Greenhills Park would be kept to a minimum. In an effort to reduce this impact further, the specific pitch location within the park was adjusted to move it further from homes but far enough from mature tree lines to ensure they remain undisturbed. Given that the properties surrounding the proposed site face onto a public roadway with active street lighting and traffic passing across the course of the day and into the night, it is anticipated that the minimal light spill will have little impact on homeowners. Further to this, ACP's report addressed the effect of lighting as follows:

'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.'

In addition, the Landscape Masterplan due to be developed at detailed design stage will include some strategic planting and screening to the residents from the proposed pitch, which will also be of assistance in reducing any potential impact from the proposed lights.

2. The park currently has no restriction on access, allowing visitors to come and go as they please. The safety and security of SDCC's public parks, in general, is assured by several key factors including; national legislation, parks bye laws, well considered design, visibility, park use leading to passive surveillance, the presence of staff and the assistance of An Garda Siochana. The proposed weld mesh fence allows for views through the fence to the other side assisting with awareness of personal safety. In addition, the increase in use of the Artificial Grass Pitch will contribute to passive surveillance and assist with safety within the park.

3. 3G pitches are designed to manage water runoff to avoid the issue of flooding as a result of their installation. With grass pitches, any gathered water dissipates through the soil naturally. An artificial pitch requires its own drainage system to allow for water to drain away. As part of the Part 8 consultation, a full Flood Risk assessment was completed along with the specification of a drainage system suitable for dealing with any potential standing water or rain fall.

4. The design of the astro-turf pitch and associated landscaping and footpaths would not be significantly at variance with the established pattern of development on lands zoned for open space. In the context of the size of the overall Greenhills Park, the design of the astro-turf pitches would assimilate into the wider park infrastructure. The proposal stands to absorb 23% of the space which is currently occupied by a full-sized grass soccer pitch and 2 smaller grass pitches. This leaves the remaining 77% available for use by visitors not looking to making use of the proposed facility. The proposal will be accompanied by a detailed Landscape Plan which will seek to enhance the park in its entirety for all considering everything from planting to park amenities for the benefit of all users. The proposed development is effectively an optimisation of an existing sports space and is significantly below the threshold for urban development. While access to the proposed facility will be limited by a booking system operated by SDCC, the rest of the park will remain accessible to the public in an upgraded capacity as per the proposed Landscape Masterplan.

In terms of proximity, the closest house to the development is 35m. The proposed pitch location within the park was adjusted to ensure the proposal could be kept as far from the neighbouring properties as best possible while retaining existing tree lines as best possible. This is further than other similar pitch developments built both within the County and elsewhere.

Chief Executive's Recommendation

It is recommended the proposal be progressed with the inclusion of a full Landscape Masterplan. This will ensure the Park, post installation, enhances the use of the space by the entire Community.

6.3.6 Obstruction of views

Summary of submissions

1. Views of the Dublin Mountains
2. Views of the open space

Chief Executive Response

1. The view is of the Dublin Mountains in the background with the setting of the parkland and trees in the middle and foreground. The view is set within the wider context of an urban environment where there is widespread residential development. The proposed fencing and lighting poles around the astro-pitch are the key elements which would affect the landscape. However, it is considered that the proposed development, with the help of the associated Landscape Masterplan would have the capacity to settle into the immediate location of the wider landscape's significance at this location in a suburban area. The proposed development is compatible with the existing use of the land for amenity/recreational purposes.
2. While the proposed facility will have a significant impact on the portion of space it is occupying, its existence will be buffered by extensive planting as per the proposed, accompanying Landscape Masterplan. This will allow for the assimilation of the facility into the wider space.

Chief Executive's Recommendation

It is recommended the proposal be progressed with the inclusion of a full Landscaping proposal. This will ensure the Park, post installation, enhances the use of the space by the entire Community.

6.3.7 Parking, Emergency Vehicles, Traffic, Road Safety

Summary of submissions

1. Community Centre Car Park
2. Requirement for additional parking
3. Traffic Impact assessment
4. Increased Traffic
5. Requirement for Emergency Access

Chief Executive's Response

1. Parking is currently available to park users at the Community Centre. Use of this Carpark is not proposed as part of this Part 8.
2. No additional car parking is proposed as part of the proposed development. Given the proposed development will replace an existing playing pitch, a significant increase in use at any one period of play is not expected. The Design and Access Statement contained within the Part 8 documents notes that carpooling and public transportation will be promoted during the facility operation and management. To alleviate concerns regarding overlap of teams arriving and departing, SDCC will allow 10-15 minutes between booking times to allow for clearance of one team before another arrives and will work with booking parties to encourage timely exit, sustainable transport choices and compliance with traffic laws. As SDCC is managing the facility, any illegal parking, nuisance or other issues that occur during the booked time can be discussed with the parties responsible and/ or notified to An Garda Siochana to ensure responsible use of the facility and respect for the surrounding residential area.

There is an abundance of existing parking surrounding the area; SDCC have a public car park 750-800m from Greenhills Park, which can serve as a 'Park and Stride' location and provide warm-up for car borne facility users. There is on-street parking/drop off in the area, as well as parking adjacent to many local schools for their own use, which could also serve as 'Park and Stride'. The provision of additional vehicular parking is therefore not considered necessary at this time.

3. A Traffic Impact Assessment was not required. Traffic will be required to comply with traffic laws and any deviation from same can and will be notified to An Garda Siochana. The utilisation of a Traffic Impact Assessment will remain an option for consideration during Detailed Design.
4. Given the proposed development will replace an existing playing pitch, a significant increase in use at any one period of play is not expected. The Design and Access Statement contained within the Part 8 documents notes that carpooling and public transportation will be promoted during the facility's operation and management. The

area is well serviced by Public Transport routes as well as being facilitated, in places, by bike paths all of which will be encouraged as part of the pitch's utilisation.

5. Emergency services currently have access to Greenhills Park and will continue to as part of the proposed facility.

Chief Executive's Recommendation

It is recommended that no variation or modification be made to the proposed development. The Council will continue to monitor the situation and should any issues arise seek to propose solutions to mitigate the issues being experienced.

6.3.8 Noise

Summary of Submissions

The noise generated using the Artificial Grass Pitch would impact on residential amenity and health and well-being.

Chief Executive's Response

There is already an element of noise generated from sporting activities in the park. ACP's report cited that there were no significant concerns over noise during either the construction or operational phases.

It is accepted that noise from the existing sport pitch area may increase at certain times. As outlined in the EIA Screening, the anticipated increase is not likely to be significant. For residential receptors the increase will be slight, given the closest residential receptor is approx. 35m away from the proposed pitch and the existing background noise levels created by traffic on the adjacent roadways. While the Council are not in a position to control the noise being made by people attending games its association with a specific activity for a fixed duration means that once finished, visitors should move on relatively quickly.

Noise buffers will be included in the fence to decrease the noise from rebounding balls. In addition, a landscape plan will be further developed to provide planting and screening to the local residents from the proposed pitch which will help with the suppression of sound.

Chief Executive's Recommendation

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

6.3.9 Open Green Space

Summary of submissions

1. Maximises the use of the park
2. A loss of open and useable space

Chief Executives Response

1. The observation is noted. For a park to function well it is important to have diversity of use, continuous passive surveillance and active usage. SDCCs parks are in place and maintained for use by the entire public. While it is anticipated that the predominant users will be those living in close proximity to a given space, it is also understood that others may travel to make use of its amenities. Therefore, it is important that our parks cater to all types of users across all demographics. Having an actively used facility within a park, such as the proposed 3G pitch, helps achieve this.
2. The proposal is for an upgrade of an existing grass pitch to an Artificial Grass Pitch. It is not a change of use but an optimisation of it to allow more people, teams and a variety of different sports access to an improved playing surface regardless of the weather or conditions. The Artificial Grass Pitch can be used by whomever books it and is not limited to use by sports clubs: local schools, community groups etc. While access to the proposed facility will be limited by a booking system operated by SDCC, the rest of the park will remain open, enhanced by an accompanying Landscape Design. There continues to be parkland and footpaths for visitors to enjoy and open spaces to facilitate unstructured play.

Chief Executive's Recommendation

It is recommended the proposal be progressed with the inclusion of a full Landscaping proposal. This will ensure the Park, post installation, enhances the use of the space by the entire Community.

6.3.10 Ecological Impacts

Summary of submissions

1. Ecological Impacts have been considered as part of the proposal
2. Concerns expressed over the potential impact on bats, foxes, badgers, birds, insects, biodiversity etc.

Chief Executive Response

1. Submissions are noted. As confirmed by ACP, all required assessments were complete as part of the compilation of reports for this Part 8. These identified no adverse effects to prevent the proposal from proceeding.
2. In relation to Bats, the EclA in particular found that bats may be subjected to disturbance during the construction and operational phases through both noise and light. Disturbance from noise is considered to be temporary. Mitigation for light disturbance is provided in the EclA and the ecologists noted that *'There are no significant impacts predicted from the proposed development on habitats, flora, fauna or biodiversity'*. The EclA also states that the overall impact to bats will be negligible provided that the recommendations and mitigation measures are implemented. These would be included as part of the Landscape Masterplan.

The potential disturbance zone for mammals is considered 150m beyond the footprint of site activities. On the site walkover on the 16th of July, no signs of mammals were found with the area being deemed as sub-optimal for mammalian species. It was concluded that no significant effects on mammals are envisaged during the construction phase.

In relation to birds, the Proposed Development will require the permanent removal of 8 trees which form part of the 'Scattered Trees and Parkland Habitat'. The loss of this habitat represents a loss of nesting and breeding habitat for birds. However, the tree planting associated with this Proposed Development will replace this loss of habitat, therefore there will be no significant effects to birds as a result of habitat loss. Treeline nesting species may be affected by direct death or injury as a result of the proposed works if undertaken

during the breeding season (between 1st March and 31st August) but can be mitigated through scheduling around this period.

The overall proposal will be accompanied by a Landscape Masterplan which will include soft landscaping works considering tree and hedge planting. This will seek to enhance the park leaving it in a stronger position to contribute to the local ecology, biodiversity and habitat creation.

Chief Executive's Recommendation

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

6.3.11 Environmental

Summary of submissions

1. Effects on trees and hedges
2. Impact on the environment within the park
3. Effects of rubber infill/microplastics
4. Alignment with climate change actions and the impact on the surrounding environment

Chief Executive Response

1. There are no hedges listed for removal. The Proposed Development will require the permanent removal of 8 trees which form part of the 'Scattered Trees and Parkland Habitat'. The overall proposal will be accompanied by a Landscape Masterplan which will include soft landscaping works including tree and hedge planting. This will seek to replace any removals and enhance the park leaving it in a stronger position to contribute to the local ecology, biodiversity and habitat creation.
2. The proposal has been accompanied by all relevant environmental documentation including Appropriate Assessment (AA), Environmental Impact Assessment (EIA) and Ecological Impact Assessment (EcIA) which was informed by a Bird and Badger survey. These documents highlighted no significant effects associated with the proposal, and this observation has been confirmed by ACP's review of the Part 8. As previously stated, a Landscape Masterplan will be produced at detail design stage to ensure that the

environment and ecology of the park will be improved as part of the overall implementation of the proposed facility.

3. A natural sustainable infill material will be used in place of plastic/ rubber infill in the proposed pitch.
4. The proposed location is situated on an area heavily maintained for playing pitches. Such spaces are typically void of any significant ecological or habitat potential. The habitat located within the footprint of the development has been categorised, by the Project Ecologist, as 'Scattered Trees and Parkland', characterised *by low species diversity, artificial/ man made in nature, and not well connected to the wider landscape*. The accompanying Landscape Masterplan will take Ecologists recommendations into account in an effort to achieve a net gain in terms of the Parks biodiversity and habitat creation potential.

While the Council are required to achieve Climate Action targets, it must also deliver on other commitments such as Project 2024, meeting the needs of a growing population and the demands for facilities such as those outlined in the SDCC Sports Pitch Strategy. The proposed pitch aligns with these plans and has considered the potential Environmental impacts via the relevant surveys, confirmed by ACP.

Chief Executive's Recommendation

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

6.3.12 Privacy

Summary of submissions

1. The impact of the development on the back of houses
2. CCTV

Chief Executive's Response

1. Greenhills Park is a public space. It is not envisaged that the existence of a 3G Pitch will impact on residents' privacy any more than the existing Park and pitches already do.

2. The use of CCTV will go through a full DPIA screening and will focus on the protection of the asset.

Chief Executive's Recommendation

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

6.3.13 Litter

Summary of submissions

Potential for an increase in litter

Chief Executive's Response

There is an existing, comprehensive Maintenance and Cleansing programme in place by SDCC for the Park and surrounding areas which will continue and cater for the 3G Pitch area.

Chief Executive's Recommendation

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

6.3.14 Alternatives/Site Suggestions/Location

Summary of submissions

1. Suitability of proposal to the location
2. The site selection process
3. Other locations in the wider area would be more suitable: e.g. Tymon Park.

Chief Executive Response

1. The site is zoned for 'Open Space' and is actively used for recreational amenity. SDCC's adopted Development Plan has been subject to AA and EIA and has considered the land use and classes of development such as the proposed 3G Pitch would be open to consideration on lands zoned 'Open Space'. It is noted that the development is on serviced lands in an urban area and does not constitute a significant urban development in the context of the wider city.

The preliminary design of the Artificial Grass Pitch at Greenhills Park site included consideration of the site in further detail to include site surveys, investigations and other reports. There is no obvious

insurmountable issue with the proposed site. The proposed development is effectively an upgrading of an existing sports facility and is significantly below the threshold for urban development. Excluding the associated landscaping and footpaths, the size of the artificial grass pitch will generally mirror the size of the existing grass pitch and training spaces. The design of the 3G Pitch and associated landscaping and footpaths would not be significantly at variance with the established pattern of development on lands zoned for open space.

2. The Feasibility Stage assessment, which informed the proposed location, was based on an assessment of various sites. There is no issue with that process and the site chosen is the most suitable within the area.
3. The part 8 process examines the proposal in relation to the proposed site; it is outside the scope of the Part 8 procedure to examine alternative sites.

Chief Executive's Recommendation

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

6.3.15 Inadequate Consultation and Notice

Summary of submissions

1. Local clubs notified before local residents
2. Leaflet drop issued to a limited number of homes
3. No consultation with residents

Chief Executive Response

1. As with similar developments, SDCC engaged with stakeholders who were currently availing of pitch allocations. Given that these clubs are paying a fee for the leasing of pitch spaces, the provision of a facility could impact on their bookings.
2. Given the lack of identifiable representation for one of the areas the Council believed it prudent to notify those who stood to be directly affected by such a proposal and therefore the decision was made to contact the homes directly bordering the park.

3. The Part 8 process is the primary mechanism facilitating consultation with the public in relation to proposed projects. While every effort was made to highlight the consultation period, two Public Information Evenings were held in County Hall in Tallaght on the 30th September 2025 and 7th October 2025 between 5 and 7pm. This provided an additional platform for people to find out more about the proposal and present their own views.

Chief Executive's Recommendation

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

6.3.16 Policy/Zoning/Development

Summary of submissions

The proposal is in conflict SDCC Plans and Policies

Chief Executive Response

The site is actively used for recreational amenity and adjacent to a residential area. The proposed development is compatible with the existing use of the land for amenity/recreational purposes, and the site is zoned 'Open Space (OS}'. The Use Classes related to the zoning objective which are permitted in principle include recreational facility, sports club/facility. While the Council are required to achieve Climate Action targets, it must also deliver on other commitments such as Project 2024, meeting the needs of a growing population and the demands for facilities such as those outlined in the SDCC Sports Pitch Strategy.

Chief Executive's Recommendation

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

6.3.17 Economic

Summary of Submissions

1. Proposal turns the park into commercial enterprise
2. Impact on Property Values
3. Impact on Clubs

Chief Executive Response

1. The Artificial Grass Pitch will remain in the ownership and under the maintenance of SDCC. The requirement to pay charges for the use of public facilities is not unusual nor unlawful and they are not imposed at a commercial rate. There is already an annual allocation fee paid by clubs for use of SDCC's grass pitches. The proposed charges would not deliver a profit but would contribute to the cost of the facility upkeep and eventual surface replacement costs.
2. Property values fluctuate regularly, the provision of recreational amenity within public park is unlikely to be a significant factor in this regard.
3. The Council are aware that many clubs are forced to book pitches and travel to train or play matches. Many of these facilities are charged at commercial rates. The provision of such a facility coupled with the non-commercial rates will allow local teams to reduce their expenditure.

Chief Executive's Recommendation

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

7 Referral Responses

The following internal Departments and External bodies provided comment on the proposal during the Consultation period:

1. SDCC Planning and Transport, Roads Dept.
2. SDCC Climate Action, Natural Water Dept.
3. Uisce Eireann
4. SDCC Climate Action, Waste Enforcement & Licensing Dept.
5. Department of Housing, National Parks and Wildlife Service

7.1 Submission from SDCC Planning and Transport, Roads

Summary of Submission

SDCC Roads Department requested that the following should be agreed at detailed design stage:

Parking Strategy, Construction Management Plan, Mobility Management Plan, Public Lighting and Bicycle Parking

Chief Executives Response

Response is noted. The construction works and proposed development will comply with all Roads Dept. requirements at detailed design stage.

Chief Executives Recommendation

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

7.2 Submission from SDCC Climate Action, Natural Water

Summary of Submission

SDCC Water Department requested that above ground SuDS (Sustainable Drainage Systems) to attenuate surface water should be used where possible. A green roof for the pavilion should be incorporated if possible. Foul and surface water service details should be supplied, and micro plastics should be avoided as these can cause water pollution and be harmful to health.

Chief Executives Response

Response is noted. The Detailed Design will evaluate and seek to comply with the Departments requirements where feasible. Service drawings are prepared at detailed design stage, and a natural sustainable infill material will be used in place of plastic/ rubber infill.

Chief Executives Recommendation

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

7.3 Submission from Uisce Éireann

Summary of Submission

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.

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.

7.4 Submission from SDCC Climate Action, Waste Enforcement & Licensing

Summary of Submission

The proposed development would fall within Tier 2 of the EPA's best practice guidelines, and the project should have a Resource & Waste Management plan. This plan should be prepared at this initial design stage and handed over to the successful contractor upon appointment.

Chief Executives Response

Response is noted. A Resource & Waste Management plan will be prepared at detailed design stage.

Chief Executives Recommendation

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

7.5 Submission from Department of Housing, Local Government and Heritage (National Parks and Wildlife Service Division)

Summary of Submission

The Department reviewed the Part 8 documents and reports and does not consider the AA Screening Report can be regarded as constituting a fully informed assessment of the likelihood that the development of the proposed synthetic pitch could or could not result in significant ex-situ effects on SCI species for several nearby European or Natura 2000 sites, namely the South Dublin Bay and river Tolka Estuary SPA, the North Bull Island SPA and the North-west Irish Sea SPA.

Also, as SDCC's AA Screening determination of the 15/09/2025 relied on the AA Screening Report's assessment of the possible effects of the

development of the proposed synthetic grass pitch on European or Natura 2000 sites for its conclusion that Stage 2 Appropriate Assessment of the development of the proposed synthetic grass pitch in Greenhill's Park was not required, the Department does not consider that confidence can be placed in this determination either.

The Department was provided with anecdotal evidence from locals indicated that the pitches were used by geese until "5 years ago." As well, the Department was forwarded a video by a member of the public showing approximately 40 to 50 Light-bellied Brent Geese using the proposed development site in apparently March 2021.

Chief Executives Response

Response is noted. The proposal underwent 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 made a preliminary examination of the nature, size and location of the proposed development. The authority concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination was made that neither an EIA nor AA was required.

Subsequently, An Coimisiún Pleanála (ACP) carried out a screening determination as to whether the development would be likely to have significant effects on the environment.

ACP's response was released 23/4/26 with the determination that neither an AA nor EIAR was not required. These findings have been summarised previously in the document.

8. Chief Executive's Summary of Recommended Amendments & Commitments

The following summarises the amendments and commitments recommended in this report in respect of the proposed Part 8 development. These matters will be addressed at detailed design stage.

Preparation of a Landscape Masterplan to ensure the park is enhanced for the benefit of the wider community following implementation of the proposed development.

Ongoing monitoring of traffic impacts, with mitigation measures to be considered by the Council should any issues arise.

9. Assessment

The proposed development is considered consistent with the proper planning and sustainable development of the area, having regard to the provisions of the Development Plan and the other plans and policies set out in this report. The proposal comprises the upgrading of an existing sports facility and is significantly below the threshold for urban development. Excluding associated landscaping and footpath works, the proposed 3G pitch would broadly reflect the footprint of the existing grass pitch and would not be materially at variance with the established pattern of development on lands zoned for open space. In the context of the overall scale and function of Greenhills Park, the proposed development would integrate satisfactorily within the wider park setting.

The site is zoned for open space, is in established recreational use, and is located on serviced lands within an urban area adjoining residential development. The proposed development is therefore compatible with the relevant land use objectives of the Development Plan. It is also noted that the adopted Development Plan has been subject to Appropriate Assessment and Environmental Impact Assessment, and that the proposed development does not constitute significant urban development in the context of the wider city or the other projects identified in this report.

The proposed development is not associated with any significant habitat loss or pollution impact that could, either individually or in combination with other plans or projects, give rise to significant adverse effects on any Natura 2000 site. It is therefore considered that no significant in-combination effects would arise within the zone of influence of the proposed development.

10. Conclusion and Recommendation

It is acknowledged that the playability of grass pitches has been increasingly affected in recent years by higher levels of rainfall, and that this pattern is likely to continue in the context of climate change. In accordance with the Council's Sports Pitch Strategy, the provision of artificial grass pitches at strategic locations across the county represents an appropriate

and sustainable response to this issue, while also addressing the demands arising from population growth. In this instance, the proposed 3G pitch at Greenhills Park would provide increased year-round playing capacity for clubs and teams, irrespective of weather conditions, and would constitute an important amenity for the 4,435 players associated with local clubs represented during the consultation process.

All submissions and observations received during the consultation process, including those from members of the public and Elected Members, have been considered in the preparation of this report and have informed the amendments recommended, which will be addressed at detailed design stage.

Having regard to the proper planning and sustainable development of the area, it is recommended that the proposed development proceed in accordance with the recommendations contained in this report.

Chief Executive