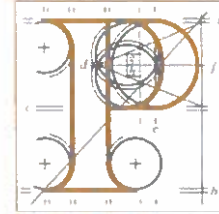


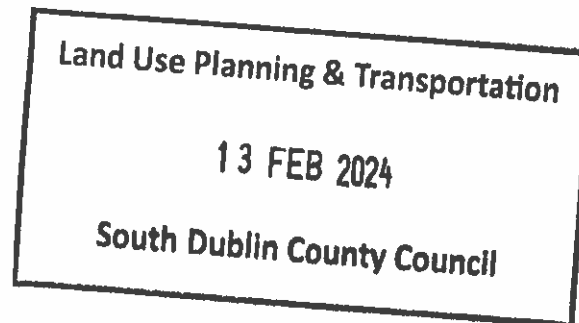
**Our Case Number:** ABP-315345-22

**Planning Authority Reference Number:** SD22A/0298



An  
Bord  
Pleanála

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24



**Date:** 12 FEB 2024

**Re:** Retention of unmetalled drop-off area/car park ancillary to the GAA pitch and permission for GAA pitch goal posts, improvement to entrance from the road and all associated site works.  
Rathcreedan, Newcastle, Co. Dublin

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Planning and Development Acts 2000 to 2022. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website ([www.pleanala.ie](http://www.pleanala.ie)). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

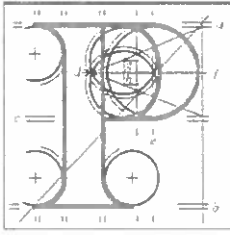
Yours faithfully,

Rory Kelleedey  
Executive Officer

BP100PAN

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Riomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

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



An  
Bord  
Pleanála

**Board Order**  
**ABP-315345-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD22A/0298**

**Appeal** by Sean and Geraldine Fitzgibbon care of James McInerney, Planning Consultant of 39 Kilheale Heights, Kilheale Manor, Kill, County Kildare against the decision made on the 24<sup>th</sup> day of November, 2022 by South Dublin County Council to grant subject to conditions a permission to Saint Finians GAA Club care of Kavanagh Burke Consulting Engineers of Unit 3, Calmount Park, Ballymount, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention permission is sought for 1,550 square metres unmetalled drop-off area/car park ancillary to the GAA pitch use and planning permission is sought for GAA pitch goal posts (two number standard eight metres high) coupled with eight metres high ballstop nets to the rear of each goal post. Entrance improvements from the existing Newcastle Road (R120) to the site including widening existing gate from 4.2 metres to six metres with setback gate arrangement to improve sightlines, at Rathcreedan, Newcastle, County Dublin.

*Mol*

2. The carpark shall be used solely in connection with the sports grounds.

**Reason:** In the interests of residential amenity.

3. Full visibility shall be made available for 49 metres on either side of the entrance from a point 2.4 metres back in from the edge of the road carriageway prior to commencement of development.

**Reason:** In the interest of traffic safety.

4. (a) A scheme indicating boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This boundary treatment scheme shall include a screen along the north-western and south-western boundaries, consisting predominantly of trees, shrubs and hedging of indigenous species, capable of growing to the height of three metres. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following the commencement of development.
- (b) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In order to screen the development, in the interest of residential amenity.