

Reg. Ref.

SD23A/0304

An Bord Pleanala Ref: ABP-321439-24

Appeal Decided: 20/02/2026

Appellant Type: 3rd Party

Appeal Decision: Grant Permission

Councils Decision: GRANT PERMISSION

Applicant: Dublin GAA County Board

Location: Townlands Of Tymon North And Templeogue, Spawell Golf and
Leisure Centre, Templeogue, Dublin 6W, D6W PY06

Reg. Ref.

Description: The development will consist of a GAA Cluster Facility including: a) 3 no. floodlit GAA pitches (Pitches No's 1., 3. & 4.) comprising; Pitch no. 1, a sand-based grass pitch (145m x 90m) with floodlights with a lux level of 500 mounted on 7 no. 21.4m high columns; Pitch no. 3, a sand-based grass pitch (140m x 90m) with floodlights with a lux level of 350 mounted on 6 no. 21.4m high columns; Pitch no. 4, a synthetic all weather pitch (140m x 90m) with floodlights with a lux level of 350 mounted on 6 no. 21.4m high columns;

All pitches will have GAA goal posts and ball stop netting to rear of same, (90m x 16m in height to the eastern end of Pitch no. 1 and Pitch no. 4 and 30m x 16m in height elsewhere) electronic scoreboards and 2 dugouts each, a railing around the perimeter of each of the sand-based pitches and 2.4m sports fencing around the perimeter of the all-weather pitch. b) The provision of floodlighting for Pitch no. 2, which is under construction (Ref. ED 19/0005) with floodlights with a lux level of 350 mounted on 6 no. 21.4m high columns); Three floodlight mountings serving Pitch no. 2 are on three shared columns also serving Pitch no. 3. c) The construction of a single storey Pavilion building (2050 m²) to provide 10 no. team changing rooms, showers and toilets, male and female officials changing rooms, kitchen preparation and service area, dining / multi-purpose room, team meeting room, gymnasium / weights room, medical room, physio room, first aid room, storage, tuck shop, reception, cleaning supplies room, office, changing places room, male WC, female WC, unisex WC, foyer/ entrance lobby and plant room. The Pavilion building will include photovoltaic panels on the roof and associated heat pump enclosure. d) the provision of a separate Indoor Training Facility including a 20m x 30m pitch. (600m²) e) Maintenance garage (200 m²) adjoining Indoor Training Facility building. f) the construction of a spectator stand to the south of Pitch no. 1 to accommodate 500 seated spectators with roof/cover, with Public Toilets (male and female) and equipment storage and plant located in undercroft of the stand. g) a 500 person uncovered terraced spectator stand, on the south of Pitch no. 1 consisting of two separate 250 person terraces either side of the main spectator stand h) Hurling wall, 5m in height and 105m in total length on two sides of an all weather hurling practice area / warm up area (40m x 65m) and also including 2.4m high fence and floodlights with a lux level of 300 mounted on 4 no. 18m high columns. i) a sprint training area of synthetic all weather surface adjoining the hurling warm-up area. j) Plaza area; space between Pitches no. 1, 3 & 4, and Pavilion Building with hard and soft landscaping including permeable paving areas. k) a walking/jogging trail (1.32km) with outdoor exercise equipment within the perimeter of site, l) a proposed new signalized junction roadway and pedestrian/ cyclist access onto Wellington Lane at its junction with Rossmore Road; m) 112 car parking including 84 no. standard car parking spaces, 5 no. universal access spaces, 23 no.

Reg. Ref.

electric vehicle parking spaces with associated charging points and the provision of an additional 55 no. overflow spaces for intermittent use with a grasscrete finish, 4 no. coach spaces and bicycle stands for the parking of 161 no. bicycles. n) demolition of the driving range bays (820 m²), at Spawell Golf Academy. o) demolition of part of Indoor soccer pitch facility (296 m² area to be demolished) at Spawell Leisure Centre. p) removal of part of outdoor soccer pitch (326 m² area to be removed) at Spawell Leisure Centre. q) demolition of 1 no. maintenance shed (34 m²) at Spawell Leisure Centre. r) SuDS Measures including a combination of stone-attenuation beds within pitches, tree pits, permeable overflow parking surface, permeable paving to plaza area, grassed swales and channels. s) an ESB substation and 2 no. switch rooms, housed in one structure of overall area 57m². t) site clearance to include removal of trees and vegetation. In addition, the development will include; u) Earthworks, drainage infrastructure and attenuation, retaining structures, signage, landscaping, security fencing / boundary treatment, bin storage, and all other associated site development works above and below ground level. A Natura Impact Statement (NIS) will be submitted to the planning authority with this application.
