



Comhairle Contae South Dublin
Átha Cliath Theas County Council

Butler McGee Park Upgrade, Jobstown, Tallaght, Dublin 24



PART 8 PLANNING REPORT

Butler McGee Park Upgrade, Jobstown, Tallaght, Dublin 24

PART 8 PLANNING REPORT

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1. PROJECT INTRODUCTION

1.1 Main Purpose

The purpose of this report, in accordance with the requirements of the Planning and Development Regulations 2001 (as amended), is to describe the nature and extent of the proposed development and principal features therein. South Dublin County Council (SDCC) appointed Nicholas de Jong Associates | Urban Design to lead and manage a multi-disciplinary team for the redesign and upgrade of Butler McGee Park, Jobstown, Tallaght Dublin 24, in the townland of Jobstown.

The focus of the upgrade is on achieving a renewed public space that meets the needs of the communities that live and surround it. The vision is to create a safe, clean environment free from anti-social behaviour for people of all ages to meet, exercise and enjoy nature.

The upgrade needs to connect the park to other open spaces and parks within the wider West Tallaght Area, building upon the Core Green Infrastructure Corridors identified in the County Development Plan, particularly the L9 Tallaght Urban Link, to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

This would also help deliver the open space strategy of the Tallaght Town Centre LAP, which seeks to implement policies and objectives for Green Infrastructure, including the need to connect parks and areas of open space with ecological and recreational corridors.



Aerial photo of park context

2. PLANNING CONTEXT

2.1 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

2.2 Regional Policy

2.2.1 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 a number of 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.

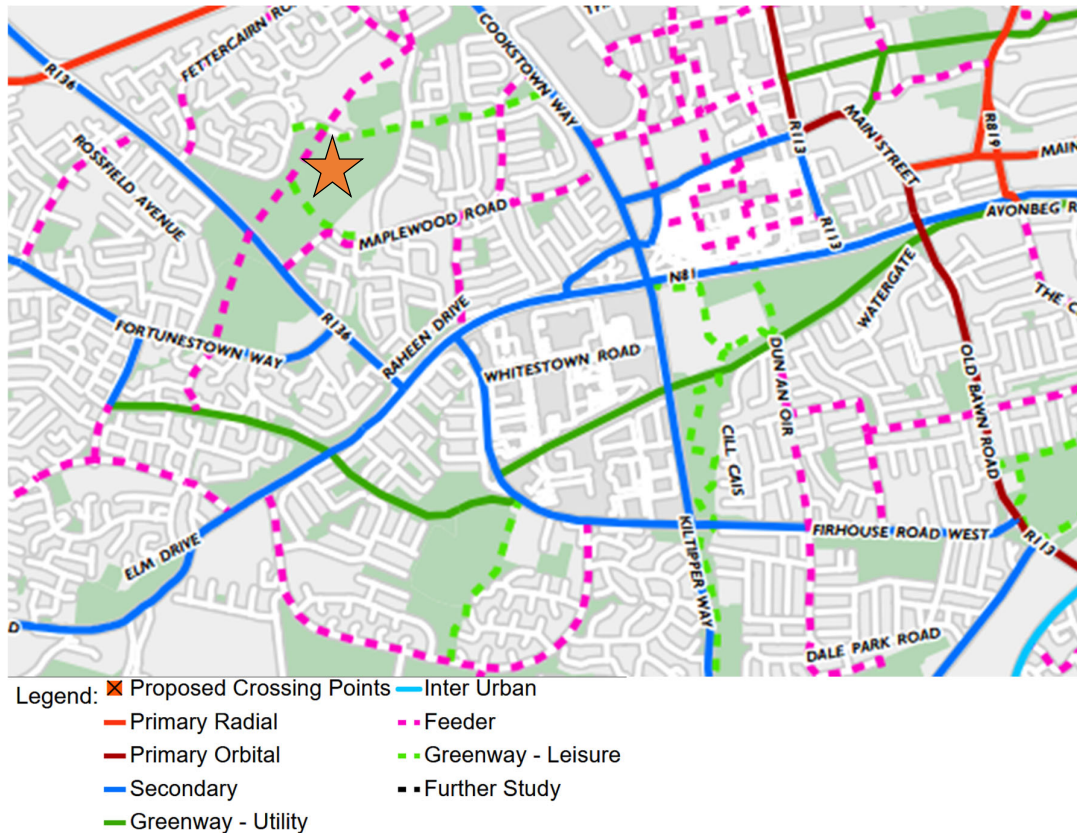
2.2.2 National Transport Authority (NTA), Greater Dublin Area Cycle Network, 2022

This document sets out existing and proposed cycle network plans for the urban network, inter-urban network and green route network for each of the seven Local Authority areas which includes SDCC. The Cycle Network Plan is to be developed in accordance with the National Cycle Manual and best industry practice.

The Plan shows a 'Feeder' route running southwest to northeast through the park. This connects to the R838 Primary Radial route further north which extends northeast all the way to Parnell Road. To the south it crosses over the R136 Secondary Route, which runs along Cheeverstown Road to the southwestern boundary of the park. The Feeder route then extends through Jobstown Park to the Fortunestown Way Secondary route. From there it continues southwards to the Whitestown Stream Greenway – Utility route, which extends north-eastwards through Killinarden Park and Sean Walsh Park and all the way on to the Grand Canal Dock.

Two further Feeder routes border the park, one along Fettercairn Crescent to the west and the second along Cookstown Road and on to Maplewood Road to the southeast.

In addition, two Greenway Leisure routes extend east-west through the Park, connecting the Feeder route through the park with the Maplewood feeder route to the east.



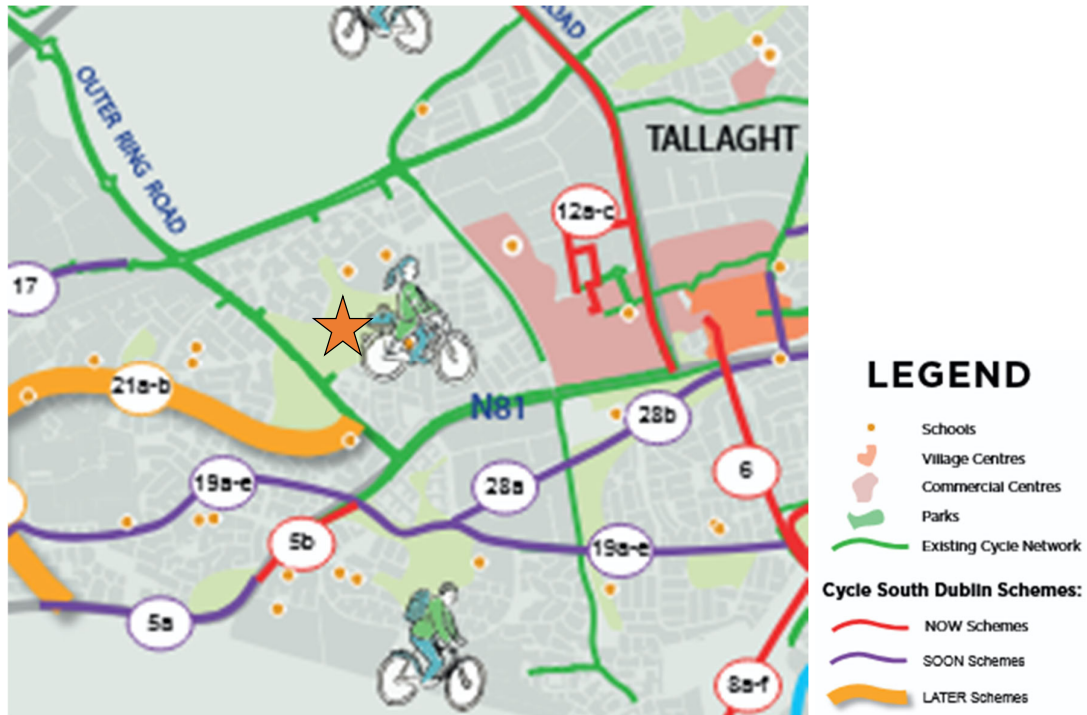
Dublin South West Cycle Network Extract (Butler McGee Park shown with an orange star)

2.2.3 South Dublin County Council, Cycle South Dublin 2021

SDCC published the Cycle South Dublin document in April 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) of the Cycle South Dublin strategy, which replicates the Fortunestown Way Secondary Route of the GDA Cycle Network, follows Fortunestown Way along the southern boundary of Jobstown Park to the south of Butler McGee Park. Further south again, the Cycle Plan identifies a Soon Scheme through Killinarden Park and Whitestown Stream Park (Route 19A-C), the sections of which are now completed, linking with other existing and future cycle routes on the N81 and Whitestown Way and forming part of a wider scheme between Citywest and Rathfarnham (Route 19a-e).

The redeveloped Jobstown Park now provides a link between Butler McGee Park and this extensive green corridor network.



Cycle South Dublin Cycle Routes (Butler McGee Park shown with an orange star)

2.3 Local Policy

2.3.1 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 in particular.*
- 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 adaption 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 located 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 particular 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 aforementioned 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.*

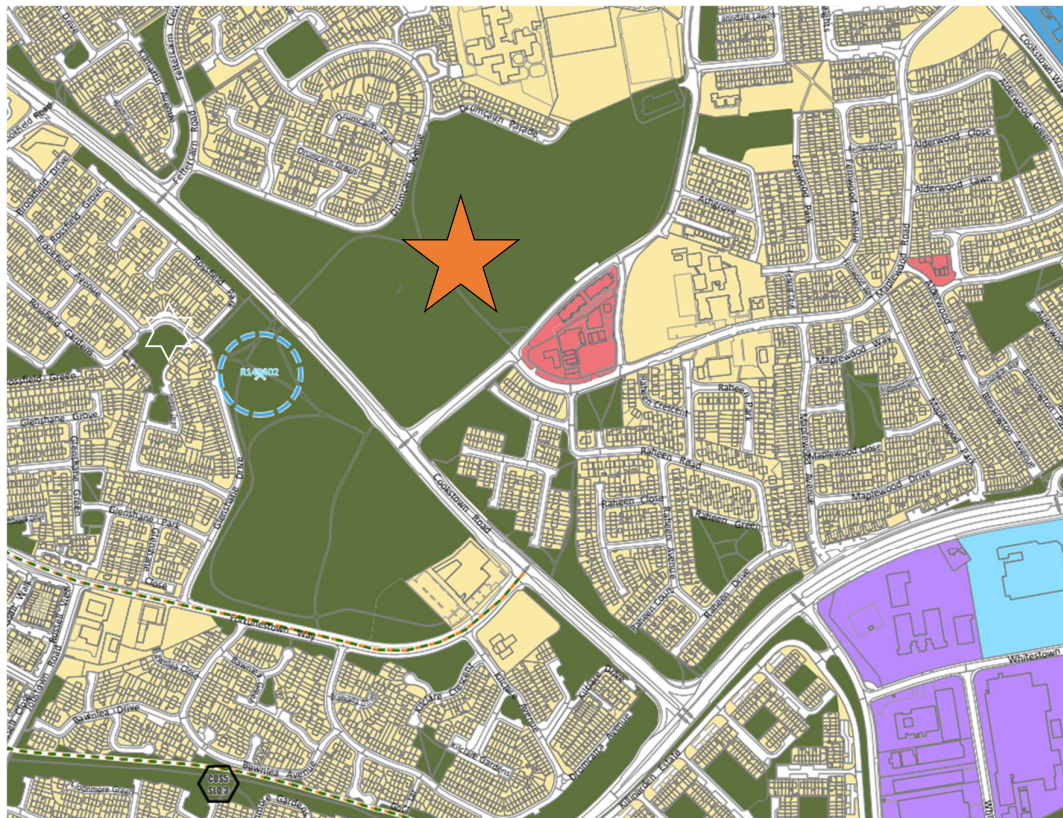
COS5 Objective 17: *To ensure that incidental areas of open space which do not function as useable open space and/or are not clearly visible from the public realm, are designed out of a proposed scheme.*

3. NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT

3.1 The Existing Situation

3.1.1 Land Use Zoning

Butler McGee Park is zoned in the South Dublin County Development Plan 2022-2028 as Objective OS, **‘To preserve and provide for open space and recreational amenities’**.



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

3.1.2 Existing Conditions

Butler McGee Park is a large Local Park in the townland of Jobstown, in West Tallaght, extending to 16.77ha (41.43 acres) in size as coloured in green in the below Existing Conditions Plan. The red line application boundary indicates the primary park area to be upgraded and extends beyond the park boundary to the road kerb line. This area measures approximately 15.87ha. The remaining area of the park is outlined in blue and also extends beyond the park boundary to the road kerb line. The blue line area measures approximately 1.5ha.

The adjacent townland includes the County Town and the administrative capital of South Dublin County. Situated 12km from Dublin City, Tallaght has a direct Luas connection and bus links to

Dublin City and Fortunestown and is located on the N7 economic corridor, which is a key national transport corridor. Outside the town centre, are well established residential areas with a strong sense of community.



Existing Conditions Plan

The upgrade needs to connect Butler McGee Park to other open spaces and parks within the wider West Tallaght Area, building upon the Core Green Infrastructure Corridors identified in the County Development Plan, particularly the L9 Tallaght Urban Link, to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

This would also help deliver the open space strategy of the Tallaght Town Centre LAP, which seeks to implement policies and objectives for Green Infrastructure, including the need to connect parks and areas of open space with ecological and recreational corridors.

Butler McGee Park is surrounded on two sides by established housing estates and to the north by St. Marks Community School. It is defined by Cheeverstown Road to the south, Cookstown Road to the east and Drumcairn Avenue to the west. The park is easily accessible from the residential areas through 3 existing kissing gates and 6 existing 'K' barriers. It is served by 7 bus stops within 100m of the park. It is well-contained by low stub walls with railings.

The park has the potential to enhance the general biodiversity of the area as part of an interconnected series of green spaces. The area mainly comprises amenity grassland with some small groupings of semi-mature trees. Tree avenues along key paths and further informal groupings of trees could provide the structure for introducing a wider range of habitats, such as native bulb planting and meadow grasslands, to enhance overall biodiversity and support local pollinators.

The park also needs to become multi-functional, meeting the needs of the greatly expanded

community by offering accessible, inclusive and flexible recreation opportunities for all. This in turn will help address issues of anti-social behaviour through improved passive surveillance, while helping to develop a source of pride for the local community and a place they feel ownership of.

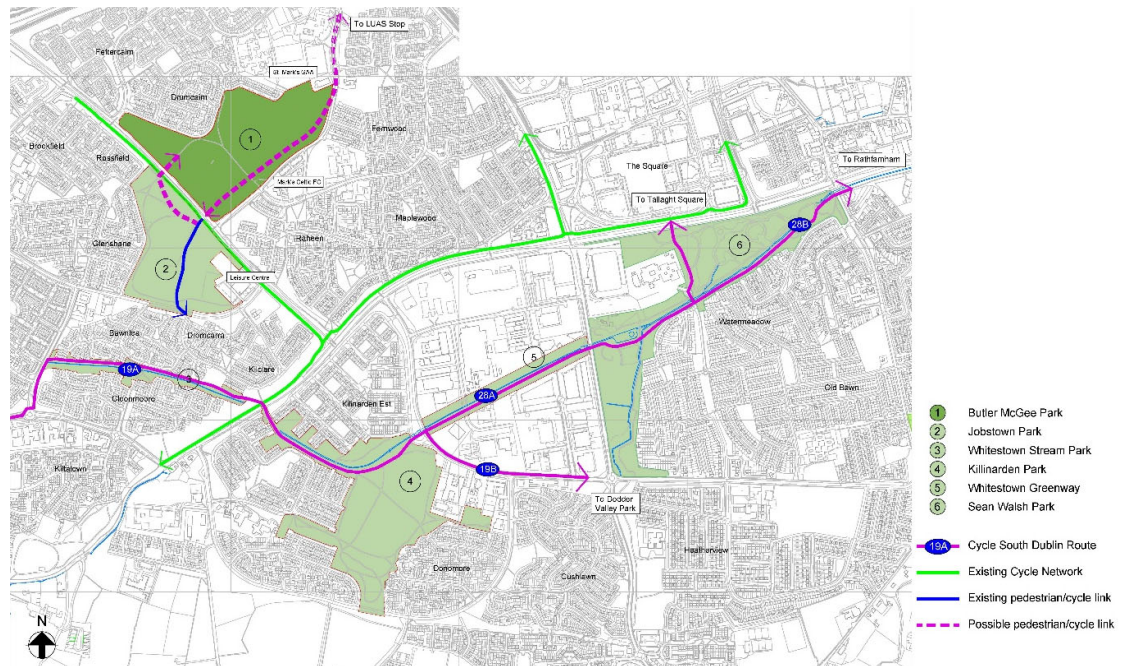
3.1.3 Landscape

The key existing characteristics of the park are:

- Areas of large open grassed areas at various elevations servicing a variety of soccer and GAA pitches used by St. Marks Celtic FC and St. Marks GAA.
- Long-distance views southwards to the Dublin Mountains from the majority of the park.
- The site is dominated by low biodiversity amenity grassland with few amenities.
- There are a small number of semi-mature tree groupings.
- The park is enclosed by low stub walls with railings which prevent unauthorized vehicle access (scramblers, quads and cars).
- Pedestrian access is through 3 kissing gates and 6 'K' barriers around the periphery.

3.1.4 Access and movement

- Butler McGee Park is located just under 600m from the new N81 Greenway. It is also linked, through Jobstown Park, to Cycle South Dublin Route 19, passing along Whitestown Stream Park to the south and linking westwards to City West and eastwards along Route 28A/B, via Killinarden Park and Green Infrastructure Corridor to Sean Walsh Memorial Park and Rathfarnham, and southwards on Route 19B to the Dodder Valley Park and ultimately Grand Canal Dock.
- Jobstown Park, Whitestown Stream, south of Fortunestown Way, and Killinarden Park and Green Infrastructure Corridor have all recently been upgraded as public amenity spaces.
- Jobstown Park, to the south, combines with Butler McGee Park forming a large inter-connected public open space.
- A footway/cycle link is planned along the eastern edge of Butler McGee Park, linking the Park southwards through Jobstown Park to Cycle South Dublin Route 19 and northwards to the Tallaght LUAS stop.
- Butler McGee Park is easily accessible from surrounding residential areas, and also serviced by 7 bus stops within 100m of the park.



Context Plan

3.1.5 Recreation

- There are 5 soccer pitches and 3 GAA pitches, but no other recreation or amenity facilities.
- Currently there is over 1.5km of footpaths passing through and around the park, in reasonable condition and providing opportunities for developing improved pedestrian connectivity.
- St. Mark's GAA club is located to the north of the park and Mark's Celtic FC soccer club is located to the east of the park.
- Tallaght Leisure Centre is located approximately 250m to the south-east of the park, with a variety of amenities that include a gym, swimming pool, and all-weather pitch.

3.1.6 Street Lighting & CCTV

- Street lighting is limited to the east-west path through the park.
- There a CCTV camera located in the northwest of the park next to the junction between Drumcairn Avenue and Drumcairn Parade. There is also cameras located on the opposite side of the road at the pedestrian crossing on the Cheeverstown Road to the west of the park.

3.2 Masterplan Development

3.2.1 Masterplan Proposals

The proposals have been developed in response to the site appraisals and the feedback from the community consultation exercise (refer Section 4). The main features comprise:

- 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 (number and locations to be determined at the detail design stage)
- 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
- Replacement 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 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.
- CCTV (number and locations to be determined at the detail design stage)
- All associated landscape works.
- All ancillary works.



Masterplan Proposals

In consideration of the overall upgrade potential of Butler McGee Park, and the aspirations of the local community for developing a meaningful open space for all age groups and abilities, further consideration may need to be given to prioritising the masterplan proposals and to possible implementation in phases according to available resources and funding opportunities. The delivery of the upgrade proposals will continue to be reviewed by the Council through ongoing engagement with all interested parties.



Illustrative view A of the park as proposed



Illustrative view B of the park as proposed



Illustrative view C of the park as proposed

3.3 Anticipated Benefits

The upgrade proposals for Butler McGee Park will bring this currently under-utilised open space back to life, providing a renewed focus for the communities that surround it, as well as linking and integrating the park into a wider network of high-quality open spaces and routes/greenways.

Other associated benefits of the proposed scheme include:

- Improved Access and Sense of Security
 - The introduction of a variety of recreation facilities will promote increased use of the park by different age groups and abilities.
 - The proposed entry plaza on Cheeverstown Road will strengthen the presence of the park at this busy road junction and, together with other enhanced entrances, provide a more welcoming experience.
 - The additional pedestrian access points will increase the permeability of the park and strengthen linkage with the surrounding communities.
 - Additional street lighting along the eastern Primary Path will optimise the safer use of the park at different times.
 - Providing adequate lighting levels will add to safety and security, encourage use into the evenings, and help to discourage anti-social gatherings and behaviour.
 - The overall up-grade of the park should become a source of pride for the local community and a place they feel ownership of.
- Enhanced range of Recreation Facilities
 - The improved footpath network will provide direct pedestrian/cycle links through the park, between residential areas to the west and east, to Jobstown Park to the south and onwards to Tallaght and the Luas stops to the north.
 - Up-graded sports pitches (drainage and re-leveling) will ensure optimum use of the active recreation facilities for local community and sports groups.
 - The Activity circuit will provide a Park Run with seats and fitness/play equipment around the loop.

- Fully-equipped children's play and Teenspace areas will provide active play opportunities for a wide range of age groups and act as a focal point for guardians to meet and socialise.
- The up-grade and new facilities will provide an attractive, safe, enjoyable, healthy and inclusive park.
- Enhanced Landscape and Biodiversity
 - The formal signature tree planting of distinctive semi-mature species along the main footpaths/cycleways will reinforce the identity of the main routes through the park.
 - The above tree lines will provide the vegetation structure for other bio-diversity enhancements, such as meadowland management and seasonal bulbs.
 - Other large swathes of meadowland management are proposed around the park, framing the pitches and providing some further vertical interest and structure to the park.
 - Groups of informal tree planting, with clear stems that allow views beneath the canopies, will reinforce the amenity of the area and improve the definition of edges and functional spaces.
 - The attenuation basins and possible swales will provide opportunities for further enhanced biodiversity.
 - The relocation/replanting of the hedgerow along the northeastern boundary will ensure the retention of this biodiversity interest with the potential to add low-maintenance native species to the predominantly beech makeup of the existing hedge.
 - The introduction of more diverse habitat types supports the objectives of the National Biodiversity Action Plan (2017-2021), the All-Ireland Pollinator Plan (2021-2025) and the Council's Biodiversity Action Plan (2020-2026).
- Minimal Environmental Impact
 - The characteristics of the proposed development are not considered likely to result in a significant impact on the environment by virtue of its size, nature, or operational activities.
 - Once operational, the proposed development is expected to be low in environmental impact, with largely positive impacts.
 - The development will provide an important recreational resource for the local community and will bring positive impacts on amenity value and biodiversity. This is in line with the Parks and Public Open Space policies and objectives of the County Development Plan.

3.4 Overview of Environmental Impacts

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

3.4.1 Environmental Impact Assessment Report Screening (EIARS)¹

The assessment determined that the proposed development does not meet or exceed the thresholds set out in Part 1 or Part 2, Schedule 5 of the Planning & Development Regulations. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.

During construction, typical impacts such as noise, dust, traffic disruption, and the generation of small amounts of waste are to be expected. These are typical construction phase impacts, and will be mitigated against by environmental operating plans devised by the on-site contractor, following best practice guidance.

The EclA has outlined mitigation measures to ensure there will be no significant impacts as a result of the development and associated works on the ecology and local species of the area and on any designated conservation sites. Provided these protection measures are put in place and strictly adhered to, significant adverse impacts are not anticipated. Consequently, the EclA assessed that the proposed development will not result in the loss of habitats or species of high ecological significance and will not have any significant effects on the ecology of the Proposed Development site or the wider area.

An AA Screening Report completed by MKO for the proposed development determined that there is no potential for Likely Significant Effects, alone or in combination, on the conservation objectives of any European site. This is due to the small size of the development and the distance and lack of pathways to European sites.

Once operational, the proposed development is expected to be low in environmental impact. The scale of the development is in keeping with the surrounding area, and will enhance the public realm in the area, providing tree planting and improved access in the area.

The preliminary examination as required by Article(s) 103 and 120 of the Planning and Development Regulations 2001 (as amended) has concluded that formal EIA Screening is not required therefore it is not necessary to proceed to Step 3, and thus an EIAR is not required.

The report states that upon completion, the operational phase of the Proposed Development is expected to have a positive impact to the landscape character and visual amenity of the area. This will be achieved through the proposed installation of new lighting, the planting of native tree species, and the establishment of meadow grassland, all of which are expected to have a significant positive effect on the landscape and visual quality of the site.

The overall conclusion is based on the details of the scheme available at the time of preparation of the report. If the extent of the scheme or the construction methods for the scheme are changed, then the EIAR Screening assessment should be reviewed.

3.4.2 Ecological Impact Assessment (EclA)²

¹ Bulter McGee Park Preliminary EIA Screening Report, MKO 30th October 2025

² Butler McGee Park Ecological Impact Assessment, MKO 29th October 2025

The assessment considered that the Proposed Development will not result in the loss of habitats or species of high ecological significance and will not have any significant effects on the ecology of the Proposed Development site or the wider area.

The potential residual impacts on ecological receptors will not be significant and no potential for the Proposed Development to contribute to any cumulative impacts on biodiversity when considered in-combination with other plans and projects was identified.

3.4.3 Appropriate Assessment (AA)³

The Proposed Development is not connected with, or necessary to, the management of any European site(s). Based on the screening exercise carried out, the assessment concludes that there is no potential for Likely Significant Effects, alone or in combination, on the conservation objectives of any European site, therefore Appropriate Assessment of the Proposed Development is not required.

3.4.4 Traffic

Jobstown Park is considered to be highly accessible by foot, by cycle and by public transport. There are several good quality cycle and pedestrian links in the locality, providing excellent opportunities to link the site to the wider area by sustainable travel modes. Controlled pedestrian/cycle crossings linking the park at Cheeverstown Road and Cookstown Road will be further considered at the detailed design stage in conjunction with the Roads Section of SDCC.

Levels of traffic to the site during the construction phase will increase traffic to the area but will be temporary in nature. All construction access to the site will be on pre-existing roads.

3.4.5 Cultural Heritage and Archaeology

There are no recorded monuments, protected structures, or other heritage features located within the site boundary. An area of land located outside of the site, in Jobstown Park across Cookstown Road to the south, is defined in the County Development Plan as a 'Zone of Notification' (R1 49402), relating to a Castle Site included in the Site & Monuments Record (DU021-035).

3.4.6 Flood Risk

The OPW's Eastern CFRAM Mapping and the Strategic Flood Risk Assessment for South Dublin County Council Development Plan 2016-2022 (January 2016) and Flood Risk Mapping information from CSEA and the OPW PFRA will be used for specific Flood Risk Assessment at detailed design stage.

3.4.7 Waste

During construction, the proposed development will generate a small amount of typical construction waste. This will be disposed of following best practice guidance implemented by operating plans to be devised by the appointed contractor. Once operational, the proposed development will not produce waste.

³ Butler McGee Park Article 6 (3) Appropriate Assessment Screening Report, MKO 20th October 2025

4. CONSULTATION

4.1 Engagement Process

4.1.1 The public consultation exercise was undertaken between the end of September and end of October 2025. A wide range of stakeholders were contacted and spoken with, including:

- Residents and resident groups/associations in estates adjoining the park.
- Local primary and post-primary schools within close proximity to the park.
- Local sports clubs, particularly those that currently use the park.
- Youth and community-based organisations operating in the West Tallaght area.
- Tallaght Leisure Centre.
- SDCC personnel with a remit for sport and physical activity across the South Dublin catchment.
- Locally elected representatives.

To extend the reach of the consultation across the community, an online survey was circulated to community leaders for onward distribution to their members and via various social media platforms. The survey asked a consistent set of questions as follows, seeking to understand respondents':

- What is your age range.
- How often do you walk through or use the facilities at Butler McGee Park.
- What other local parks do you visit?.
- Do members of your household, including children, use the park.
- What age group are they.
- Are members of your household, including children, members of the St Mark's GAA Club or Marks Celtic FC.
- What amenities/facilities would you like to see at Butler McGee Park.

4.1.2 Key Findings

The survey, which ran for over two weeks, yielded 521 responses. The majority of respondents expressed strong support for the upgrade, describing it as long overdue and potentially transformative for the community. Many welcomed the inclusion of a ball wall, new amenities, and the overall investment in an area that has been neglected for years. There was a clear sense of optimism that the project would strengthen community pride, create positive outlets for young people, and bring new life to Butler McGee Park.

The below table sets out the key amenities/facilities that the public would like to see installed in the redeveloped park.

Butler McGee Park Upgrade, Jobstown, Tallaght, Dublin 24
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