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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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**PLANNING  
DEPARTMENT**  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0095	Date of Decision 11/01/2002
Register Reference S01A/0566	Date 29/08/01

**Applicant** Spawell Sports and Leisure Co. Ltd.,  
**App. Type** Permission  
**Development** Redevelopment comprising the demolition of the existing sports complex, and the construction of a two storey over basement Sports Centre, a 179 bedroom Sports Hotel (four storey plus penthouse over basement car parking and services area), two three storey staff apartments, relocation of the tennis courts, replacement of golf driving range bay units, revised access and road improvement works on Wellington Lane, site development, disposal of spoil, surface car parking, landscaping, and ancillary works. An Environmental Impact Statement is submitted with the Application.

**Location** Spawell Sports & Leisure Cnt., Wellington Lane, Templeogue, Dublin 6W.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 18/01/2002

Yours faithfully

..... 14/01/02  
for SENIOR ADMINISTRATIVE OFFICER

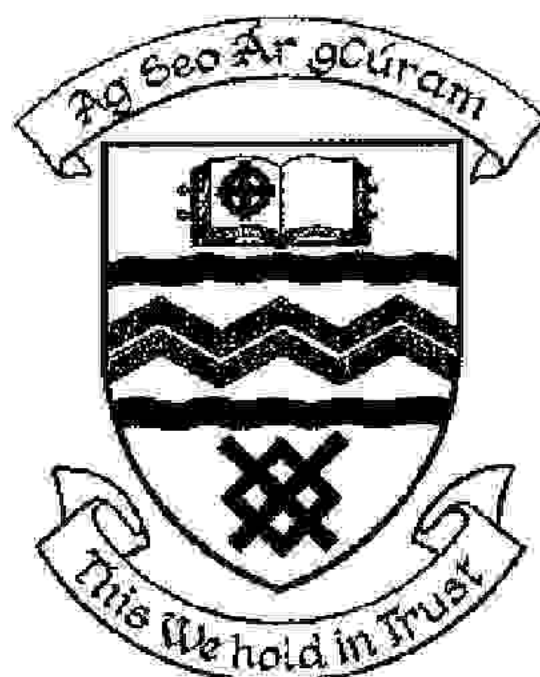
Enda P. Conway,  
10 Foxrock Avenue,  
Dublin 18.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0106	Date of Decision 15/01/2002
Register Reference S01A/0566	Date: 29/08/01

**Applicant**                      Spawell Sports and Leisure Co. Ltd.,  
**Development**                Redevelopment comprising the demolition of the existing sports complex, and the construction of a two storey over basement Sports Centre, a 179 bedroom Sports Hotel (four storey plus penthouse over basement car parking and services area), two three storey staff apartments, relocation of the tennis courts, replacement of golf driving range bay units, revised access and road improvement works on Wellington Lane, site development, disposal of spoil, surface car parking, landscaping, and ancillary works. An Environmental Impact Statement is submitted with the Application.

**Location**                      Spawell Sports & Leisure Cnt., Wellington Lane, Templeogue, Dublin 6W.

**App. Type**                      Permission

Dear Sir/Madam,

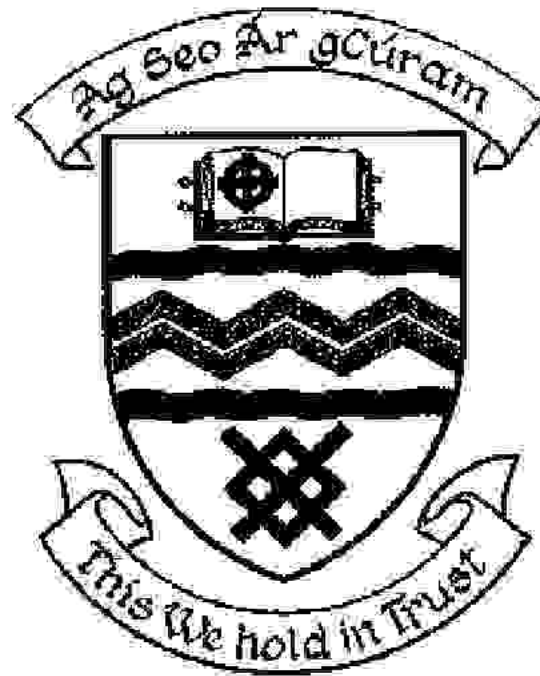
With reference to your planning application, received on 29/08/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1      It is considered that the hotel and staff residential elements at the scale currently proposed, would materially contravene the Development Plan zoning objective for the site which is 'to preserve and provide for open space and recreational amenities'. The applicant is therefore requested to submit revised proposals such that the hotel and staff residential elements are ancillary to the sports centre use. The scaled-down staff residential element

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should also be incorporated into the hotel building thereby omitting the separate blocks.

- 2 The following Additional Information is required with respect to landscape issues:
- (i) The applicant is requested to undertake a full assessment of the likely impact of the proposed development and any proposed changes to the surface water drainage of the site, on the existing discharge and drainage pattern of the nearby ornamental ponds at Tymon Park.
  - (ii) The applicant is requested to undertake a full assessment of the likely impact of the proposed development on the active and passive recreational usage of Tymon Park and the Dodder Valley Linear Park.
  - (iii) The applicant is requested to consider in consultation with the Parks and Landscape Services Department, the provision of improved pedestrian linkage between the proposed development and the adjoining active and passive recreational facilities at Tymon Park and the Dodder Valley Linear Park which will enhance and complement the proposed development. The applicants should consider a pedestrian bridge over the adjoining Tallaght Road, which would provide for improved access from the development to the Dodder Valley Linear Park.
  - (iv) The applicant is requested to submit a detailed Landscape Plan for the entire site to include proposals for the replacement of the existing boundary wall/railings along the Tallaght Road and Wellington Lane, the design of the new entrance off Wellington Lane, detailed proposals for the landscaping of the site including the provision of tree planting within car-parking areas, etc. The information submitted should have regard to South Dublin County Council's 'Guidelines for Open Space Development and Taking In Charge' available from the Parks and Landscape Services Department.

- 3 In submitting a revised proposal, the applicant is requested to re-examine the development with particular regard to the following points:

- (i) It is considered that the development could be

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improved in visual terms, if the car parking was relocated away from the front of the buildings and if the buildings were relocated closer to the Tallaght Road and Wellington Lane. This is particularly pertinent with respect to the area of car parking at the junction of Tallaght Road and Wellington Lane and the applicant may wish to consider the possibility of relocating part of the development to this prominent corner to create a strong landmark element.

- (ii) The elevational treatment, materials and finishes as currently proposed should be re-examined with a view to a revised design that would present a less utilitarian appearance. It is considered that the finishes indicated are monochromatic and similar in texture. Render with bands is not a favoured option if it mimics stone cladding. A variety of finishes/systems are available, including proprietary tile screens and natural materials, which would offer a variety of textures and muted colours.
- (iii) It is considered that the outline hard landscaping specification submitted does not indicate a sufficient variety of textures and finishes. The current scheme has large open areas of hard landscaping/playing areas and effective design of those areas will require further consultation to avoid creating a large area of bland landscaping.

4 The applicant is requested to provide further information as required by the Dublin Transportation Office on measures to encourage the use of more sustainable transport modes, having particular regard to the following points:

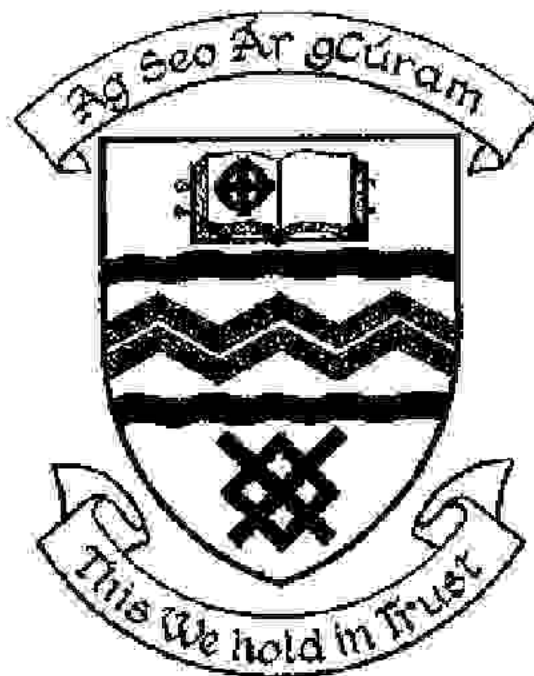
- (i) It is considered that the existing design and layout of the proposed facility does not facilitate pedestrian and cycle access to the site, only providing a single point of entry for such users. The layout should therefore be amended to provide greater pedestrian/cycle connectivity both within the site and to surrounding pedestrian/cycle networks and to nearby community and sporting facilities.
- (ii) The applicant is requested to give full consideration to the existing and proposed public transportation serving the site and to demonstrate



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and provide for optimal pedestrian accessibility to the public transport network. In this regard, a Mobility Management Plan should be submitted. In any transportation impact assessment, the applicant should have regard to the Dublin Transportation Office modal strategy outlined in the document 'A Platform for Change' and should reflect this in a Mobility Management Plan.

- (iii) Adequate provision should be made for bus setdown and parking areas within the development.

The applicant is advised to consult the Dublin Transportation Office regarding the above prior to resubmission.

- 5 The applicant is requested to reassess parking provision having regard to the findings of the Mobility Management Plan/transportation impact assessment. The applicant is advised to contact Mr Tom O'Neill of the Roads Department (Tel.: 4149000 Ext. 3228) with respect to appropriate parking provision for any revised proposal to be submitted in response to this request for Additional Information.
- 6 The applicant is requested to submit an amended site layout plan indicating revised access to the development opposite Rossmore Road with a traffic light controlled junction and to supply detailed plans and elevations of the revised access following consultation with the Roads Planning Section of the Council.
- 7 The applicant is requested to provide the following Additional Information with respect to surface water drainage:
  - (i) Clarification is required as to how the proposed basement car park is to be drained. If adequate falls are not available, the applicant shall submit full details of any proposed surface water pumping system for the basement. This shall include detailed plans, cross sections and calculations for the design of the pumping system. Information shall be provided on the type, number and configuration of the pumps, as well as on the size, routing and construction of the rising main. Adequate provision shall also be allowed for an overflow storage

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facility in the event of pump failure. Information shall also show how the basement will be adequately protected from flooding.

- (ii) Clarification is required as to how water will be supplied to and drained from the lake/water feature shown on the site plan.

- 8 The applicant is requested to submit revised public notices and revised planning application forms accurately describing the revised proposal.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

15/01/02