

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/0505/21

Reg. Reference: SD21A/0044 **Application Date:** 26-Feb-2021
Submission Type: New Application **Registration Date:** 26-Feb-2021

Correspondence Name and Address: John Murphy 2, Birchview Close, Kilnamanagh, Dublin 24

Proposed Development: Construction of a new two storey clubhouse (658sq.m); new external activity area (405sq.m); new boundary fencing for external activity area and all associated site works adjacent to existing all weather pitch.

Location: Treepark Road, Kilnamanagh, Dublin 24

Applicant Name: John Murphy, Kilnamanagh AFC

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.76933ha as stated.

Site Description:

The subject site is located at Ned Kelly Park, Treepark Road, Kilnamanagh. The subject site is located to the west of the Greenhills Road, to the north east of Treepark Road and north west of Kilnamanagh Community Centre. The subject site forms part of an overall site (outlined in blue). The subject site is currently in active use and provides local sporting facilities. It is noted that the applicant has stated on their application form that ownership is under license management.

Proposal:

The applicant proposes the following:

- Two storey clubhouse (658sq.m)
- External activity area (405sq.m)
- Boundary fence for external activity area.
- Associated site works adjacent to existing all weather pitch at Treepark Road.

Zoning

This area is under zoning objective 'OS' – 'To preserve and provide for open space and recreational facilities'.

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Consultations:

Surface Water Drainage – **Additional Information** recommended.

Irish Water – **Additional Information** recommended.

Roads Department – **Additional Information** recommended.

Parks Department – **Additional Information** recommended.

E.H.O - acceptable subject to **conditions**.

SEA Sensitivity Screening

Indicates overlap with 'Sites of Geological Interest 2016'.

The overall site overlaps with a Site of Geological Interest known as 'Greenhills Esker', which has a summary description within the County Development Plan, as follows, '*Large ridge comprising sand and gravel*'.

In the event of a grant a **note** shall be attached that the applicant should contact the Councils Heritage Officer to ascertain requirements in relation to Site of Geological Interest known as 'Greenhills Esker'.

Submissions/Observations/Representations

None received.

Recent Relevant Planning History

SD17A/0048: Extend existing synthetic surface playing pitch by 15m in length and erect 3.5m high ball stop netting to top of 3m high surround fence and all ancillary site services.

Decision: **GRANT PERMISSION.**

SD12A/0105: Erection of 12.2metre x 3.65metre prefabricated building for use as dressing rooms.

Decision: **GRANT PERMISSION.**

SD08A/0652: Construction of a grass all-weather association football pitch and training area, including drainage, boundary treatment and all associated site works.

Decision: **GRANT PERMISSION.**

SD07A/0463: Construction of 2 no. all-weather synthetic pitch and a natural grass pitch. The larger all-weather synthetic pitch has six flood light columns 12 metres in height and the smaller has 4 no. flood lights columns 12 metres in height. Each all-weather synthetic pitch is surrounded by a 3 meter high fence with a further 3 meter high netting giving an overall height of 6 meters. There is surface water drainage system incorporated beneath the surface of each pitch. The natural grass pitch is an association football pitch with a surface water drainage system incorporated beneath the surface connecting to the existing surface water drainage system and including all associated site works.

Decision: **GRANT PERMISSION.**

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Recent Relevant Enforcement History

No recent relevant enforcement history.
ENF. 9871 now closed (pre-APAS).

Pre-Planning Consultation

None indicated.

Relevant Policy in South Dublin County Development Plan (2016-2022)

Housing Policy H6 Sustainable Communities

It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

Housing Policy H12 Public Open Space

It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

Chapter 3 Community Infrastructure

Policy C1 Community Centres

It is the policy of the Council to ensure that all communities have access to multifunctional community centres that provide a focal point for community activities.

Community Infrastructure Policy 7 – Sports Facilities & Centres

It is the policy of the Council to ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.

Community Infrastructure Objective 7:

To support District Level Community Hubs in the Metropolitan Consolidation Towns of Tallaght, Lucan and Clondalkin, to serve the growing population of these settlements and of the County as a whole. Such hubs should incorporate a sports centre with swimming pool, all-weather playing pitches and children's play facilities.

Community Infrastructure Objective 12:

To ensure the provision of adequate indoor and outdoor school sports facilities for all new and existing schools in the County, based on identified need and in line with the final population of the school.

Section 3.13.0 Open Space Management & Use

Policy C12 Open Space

It is the policy of the Council 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

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the resource offered by public open spaces, parks and playing fields is maximised through effective management.

Assessment

The main issues for consideration are:

- Zoning and Council policy,
- Visual Amenity,
- Parks & Landscaping,
- Environmental Health,
- Access & Parking,
- Procedural Issues,
- Services and Drainage,
- Site of Geological Interest
- Screening for Appropriate Assessment (AA),
- Screening for Appropriate Environmental Impact Assessment (EIAR).

Zoning and policy

The location of the proposed development is zoned 'OS', where the objective is 'To preserve and provide for open space and recreational facilities'.

Within this zoning, 'Recreational Facility' and 'Sports Club/Facility' are 'Permitted in Principle'.

Visual amenity

2 storey clubhouse (658sq.m)

The proposed two storey clubhouse will be located immediately south of the existing all weather pitch and to the north west of the community centre (Kilnamanagh AFC). The clubhouse will be built to the boundary with the community centre (Kilnamanagh AFC) where there are a significant number of mature trees. The clubhouse will have a flat parapet roof with a parapet height of c.7.0m. It will have a width of c.17.485m and a length of c.18.85m. The entrance door will be located in the north elevation and the southern elevation will have a blank façade. Fenestration treatment is considered to be broadly acceptable. The clubhouse will be located a distance of c.23.3m from the existing community centre. The clubhouse is considered visually acceptable.

External activity area with boundary fence (405sq.m)

The external activity area will be located immediately to the south east of the proposed two storey clubhouse. The external activity area will be built to the boundary with the community centre (Kilnamanagh AFC) to the south and will have a length of c.23.3m and a width 17.485m. The boundary fence will be c.3.8m high and will enclose the entire external activity area. From the drawings submitted the boundary fence appears to be of a weldmesh material however this is not fully clear. It is considered this can be addressed by way of **additional information**.

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Parks & Landscaping,

The Parks Department has recommended **additional information** be requested. An extract taken from the Roads report states the following:

*In relation to the above proposed development, this section has reviewed the application and recommends the following **additional information** below be requested from the applicant/developer*

1.Tree Survey

The applicant shall submit a detailed Tree Survey Report for the existing trees within the proposed development site. This shall comprise of a detailed Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist.

2.Existing Trees and Hedgerows

There are concerns with the lack of information submitted in relation to existing trees and hedgerows within the site. The applicant is requested to submit a detailed tree and hedgerow survey report for the trees within the proposed development area. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing tress and it should also clearly detail what impacts the development will have on the trees and hedgerows but also potentially the tree roots.

It is considered appropriate to request the above **additional information**.

Environmental Health,

The Environmental Health Officer has recommended no objections subject to **conditions**. An extract taken from the EHO report states the following.

Development Summary:

*The above proposal is acceptable to the Environmental Health Department – subject to the following **conditions**:*

Construction Phases:

Noise

No Equipment or Machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays. Any work outside these hours shall only be permitted following receipt of the written consent of the Planning Authority, having regard to the reasonable justification and No Equipment or Machinery (to include pneumatic drills, construction circumstances and a commitment to minimise as far as practicable any unwanted noise outside the hours stated above.

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Reason: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness.

Plant equipment with low inherent potential for generation of noise shall be selected and used. Generators and high duty compressors shall be provided with localised barriers or acoustic barriers as appropriate.

Reason: In the interest of public health.

Air Quality

During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Access & Parking,

The Roads Department has recommended **additional information** be requested. An extract taken from the Roads report states the following.

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

*Roads recommends that **additional information** be requested from the applicant:*

1. The applicant is requested to submit a revised layout showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.

- a. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.*
- b. All external bicycle parking spaces shall be covered.*
- c. Footpath layout shall provide adequate connectivity around the development and footpaths on the road.*

It is considered appropriate to request the above **additional information**.

Procedural Issues

It is noted that the applicant has not submitted a letter of consent for the proposed development. It is considered this may be addressed by way of **additional information**.

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Services & Drainage

Reports received from both Irish Water and Surface Water Drainage recommend **Additional Information** be requested regarding requirements for Irish Water and Surface Water Drainage. An extract taken from the Irish Water report state the following:

*IW Recommendation: **Further Information Required***

1 Water (No Objection)

- Prior to the commencement of development, the applicant or developer shall enter into water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul (Further Information Required)

2.1 Submit a drawing in plan and cross-sectional view showing the distance between foundation of proposed clubhouse and existing 450mm foul sewer south east of site and the narrowest point. Submit a confirmation of feasibility letter from Irish Water agreeing to setback distance of proposed development to existing 450mm foul sewer south east of site.

- Prior to the commencement of development, the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate waste water facilities.

It is considered appropriate to request the above **additional information**.

An extract taken from the Surface Water Drainage report state the following:

*Surface Water Report: **Further Information Required:***

1.1 Proposed development is close to an existing 675mm diameter surface water sewer south east of proposed clubhouse. Submit a drawing in plan and cross-sectional view showing the set-back distance between foundation of proposed development and adjacent 675mm surface water sewer south east of site. The distance between proposed development and existing 675mm surface water sewer shall be shown at the narrowest point between surface water sewer and proposed building.

1.2 There is no SuDS (Sustainable Drainage Systems) shown in proposed development. Submit a drawing showing what SuDS are proposed for the development. Example of SuDS include filter drains, channel rills, green roofs, tree pits, permeable paving, green area detention areas and other such SuDS. Show on drawing how surface water is being attenuated for proposed development before discharge to public surface water sewer.

Where SuDS is insufficient to attenuate surface water an additional arched type system can be used to attenuate surface water. The drawing shall also show the attenuation capacity of each attenuation type system proposed.

1.3 Submit a report to show surface water attenuation calculations for proposed development. The report shall show the site area in Hectares or m² and each of the different surface types in Hectares or m² such as building, roads pathways,

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permeable paving and grass areas and their respective run-off coefficients.

Flood Risk No Objection

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

It is considered appropriate to request the above **additional information**.

Site of Geological Interest

The overall site overlaps with a Site of Geological Interest known as 'Greenhills Esker', which has a summary description within the County Development Plan, as follows, '*Large ridge comprising sand and gravel*'.

Section 9.7 of the Development Plan provides a policy and objective framework for Sites of Geological Interest. It is the policy of the Council to maintain the conservation value and seek the sustainable management of the County's geological heritage resource.

HCL19 Objective 1:

To protect designated County Geological Sites from inappropriate development and to promote the importance of such sites through the County's Heritage Plan.

The Geological Heritage of South Dublin County - An audit of County Geological Sites in South Dublin County informed the preparation of the Development Plan and provided an assessment of the features. Having regard to the existing levels of the site and the extent of development of playing pitches and the community centre in the area, it is considered that the proposal will have a minimal impact and would not constitute an inappropriate development.

Screening for Appropriate Assessment (AA)

The planning report submitted with the subject application states that, following preliminary assessment, the proposed development will not cause any direct impacts upon any Natura 2000 sites and that the risk of indirect impacts will be negligible. It is concluded that the proposed development will not cause any impacts on Natura 2000 sites and the Appropriate Assessment is not required.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment

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arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- The proposal is for a two storey clubhouse (658sq.m) and an external activity area (405sq.m)
- From the information submitted there is no shop or bar being proposed as part of the above permission.
- Assessable area is Nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m.)
Recreational/ Sports Facility	1063sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.76933 ha.

Conclusion

Request additional information on the following items:

- Services & Drainage requirements.
- Roads Department requirements.
- Parks & Landscaping requirements.
- Letter of consent.
- Boundary fence.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The applicant is requested to submit the following information regarding Irish Water and Surface Water Drainage requirements:
 - (a) Proposed development is close to an existing 675mm diameter surface water sewer south east of proposed clubhouse. The applicant is requested to submit a drawing in plan and crosssectional view showing the set-back distance between foundation of proposed development and adjacent 675mm surface water sewer south east of site. The distance between proposed development and existing 675mm surface water sewer shall be shown at the narrowest point between surface water sewer and proposed building.
 - (b) There is no SuDS (Sustainable Drainage Systems) shown in proposed development. The applicant is requested to submit a drawing showing what SuDS are proposed for the development. Example of SuDS include filter drains, channel rills, green roofs, tree pits,

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permeable paving, green area detention areas and other such SuDS. Show on drawing how surface water is being attenuated for proposed development before discharge to public surface water sewer. Where SuDS is insufficient to attenuate surface water an additional arched type system can be used to attenuate surface water. The drawing should also show the attenuation capacity of each attenuation type system proposed.

(c) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. The report should show the site area in Hectares or m² and each of the different surface types in Hectares or m² such as building, roads pathways, permeable paving and grass areas and their respective run-off coefficients.

(d) The applicant is requested to submit a drawing in plan and cross-sectional view showing the distance between foundation of proposed clubhouse and existing 450mm foul sewer south east of site and the narrowest point. The applicant is requested to submit a confirmation of feasibility letter from Irish Water agreeing to setback distance of proposed development to existing 450mm foul sewer south east of site.

2. The applicant is requested to submit a revised layout showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.
 - (a) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
 - (b) All external bicycle parking spaces shall be covered.
 - (c) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.
3. The applicant is requested to submit the following information:
 - (a) Tree Survey : The applicant is requested to submit a detailed Tree Survey Report for the existing trees within the proposed development site. This should comprise of a detailed Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report should be carried out by an independent, qualified Arborist. This request for additional information is being made to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site.
 - (b) Existing Trees and Hedgerows: There are concerns with the lack of information submitted in relation to existing trees and hedgerows within the site. The applicant is requested to submit a detailed tree and hedgerow survey report for the trees within the proposed development area. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing trees and it should also clearly detail what impacts the development will have on the trees and hedgerows but also potentially the tree roots.
4. The applicant is requested to submit a letter of consent for the proposed development from the land owner.
5. The applicant is requested to submit clear drawings to confirm the type of boundary fence proposed. It should be noted that palisade fencing is not acceptable to the Planning

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Authority.

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REG. REF. SD21A/0044

LOCATION: Treepark Road, Kilnamanagh, Dublin 24

jjohnston

Jim Johnston,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 21/4/21



Eoin Burke, A/Senior Planner