

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

John Murphy
2, Birchview Close
Kilnamanagh
Dublin 24

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0505	Date of Decision: 21-Apr-2021
Register Reference: SD21A/0044	Registration Date: 26-Feb-2021

Applicant: John Murphy, Kilnamanagh AFC
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
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 26-Feb-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

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, 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 Authority.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0044

Date: 23-Apr-2021

Yours faithfully,



for **Senior Planner**