

Comhairle Chontae Atha Cliath Theas

PR/1115/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0165 **Application Date:** 23-Jun-2021
Submission Type: New Application **Registration Date:** 23-Jun-2021

Correspondence Name and Address: Anne Mahon Architect 9A, Wood Farm Drive,
Palmerstown, Dublin 20

Proposed Development: Erect a new ball wall to rear including internal alterations to provide new first floor storage with new external escape door and window on south gable; Retention for refreshment kiosk to front and north side elevation.

Location: Glenaulin Park, Palmerstown, Dublin 20

Applicant Name: St. Patrick's GAA Club

Application Type: Permission and Retention

(DF)

Description of Site and Surroundings

Site Visit: 02/08/2021

Site Area: 0.285 Hectares.

Site Description:

The application site is St Patricks GAA club at Palmerstown, situated to the south east of Glenaulin Green housing estate. The site comprises synthetic playing pitches, and associated facilities and car parking. The eastern boundary is screened by a row of trees and is adjacent to the Ballyfermot Sports Complex and Gurteen Road. Overall, the site is surrounded by Glenualin Community Park, soccer and GAA pitches, to the north, south and western boundaries.

Proposal:

The proposed development comprises the following;

- Erect a new ball wall to rear
- Internal alterations to provide new first floor storage with new external escape door and window on south gable;
- Retention sought for refreshment kiosk to front and north side elevation.

Zoning:

The subject site is zoned OS - 'To preserve and provide for open space and recreational amenities' under the South Dublin County Council Development Plan 2016-2022.

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Consultations:

Environmental Health Officer-No response

Roads Section- NO objection subject to conditions

Parks & Landscaping Services Section-No objection subject to conditions

Water Services-No objection subject to standard conditions

Submissions/Observations/Representations

Final date for submissions 27/7/21. No objections received.

Relevant Planning History

Application Site:

SD20A/0044. New ball wall to the east of the property with a height of 5 metres including a 1.2 metre height fence; a sponsor signage fixed to the top of the wall size 1.5x18 metres; an existing flood light relocated to the top of the proposed ball wall; a store for equipment attached to the front of the clubhouse with two club signage displays size 1.2x3.2 metres; a fenced external storage area attached to the west of the all-weather pitch; a sponsored signage to the north facade of the clubhouse size 1.5x7 metres; recess of existing goalposts for all-weather pitch.

Grant Permission

SD15A/0155: Permission granted for a single storey extension to the rear of the existing GAA clubhouse to provide a new gymnasium and equipment store with wc and shop to include all necessary site works plus consequential external and internal alterations.

SD14A/0046: Permission granted to construct a hurling wall measuring 20m in length and 5m in height to the rear of the existing clubhouse and all-weather pitch.

S00A/0768/PL06S.123610-Permission granted to St Patricks GAA Club premises providing changing rooms, meeting rooms, office, toilets, stores, and new roadway.

Adjacent sites:

None of relevance

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 3.2.0 Community Facilities

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Policy 3.9.0 Sporting Facilities

Relevant Government Guidelines

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities,
Department of the Environment, Heritage and Local Government, (2009)

The Planning System and Flood Risk Management – Guidelines for Planning Authorities,
Department of the Environment, Heritage and Local Government & OPW, (2009)

Assessment

The main issues for assessment are

- Zoning
- Visual Impact and Layout
- Roads and Transport
- Parks
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning

The site is in an area which is zoned OS - 'To preserve and provide for open space and recreational amenities'.

The development of recreational facilities is permitted in principle within this zoning. The proposed development would be a minor intensification of an established sporting use at this location.

The zoning of the kiosk falls under '*Shop – Local. A local shop of not more than 100 sq.m. that primarily serves a local need and does not generally attract business from outside the local area. They will primarily serve a 'walk-in' population and will typically have limited carparking.*' This use 'shop' is open for consideration (assessed below).

Visual Impact and Layout

Note: The Planning Authority notes:

- 1) That the existing floor plans, submitted with this application do not clearly identify what aspect of the floor plan layout is sought for retention (kiosk) and therefore cannot be fully assessed. This should be submitted by way of Additional Information.
- 2) That a first floor plan of the proposed storage area has not been submitted for assessment. This should be submitted by way of Additional Information.
- 3) Cross-sectional drawings have not been submitted.

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Retention of Kiosk

- The refreshments kiosk, for retention, is stated to be 10.5m² and is 3.2m in height with a flat roof. It is located adjacent to the north west corner of the main building. It contains side windows and an entrance door. The Planning Authority considers this arrangement to be unacceptable. A kiosk in association with a GAA establishment should operate in full conjunction with the sporting organisation. The separate and independent door to the kiosk would provide for an independent unit, which is not generally acceptable. The applicant should be requested to submit revised proposals to clearly demonstrate that access to the Kiosk will be solely internal. No external access door is acceptable.
- The zoning of the kiosk falls under '*Shop – Local. A local shop of not more than 100 sq.m. that primarily serves a local need and does not generally attract business from outside the local area. They will primarily serve a 'walk-in' population and will typically have limited carparking.*'
- This zoning is open for consideration under the OS designation. The Planning Authority deem the use of a kiosk operating in conjunction with the sporting facility and being fully internal and integrated with the existing GAA hall, appropriate for the sports centre site. However, the proposed kiosk for retention has an independent door and serving hatch. This is not acceptable. Additional Information.
- No details have been submitted detailing opening hours and goods/services provided and therefore a full assessment cannot be made. The applicant to submit this information by additional information.

Permission Ball Wall

- The proposed ball wall is 5m in height, 2.5m deep, and 25m in length. It is located to the east side of the main building. It is 62.5m².
- It is located adjacent to the existing outdoor court area and located a significant distance from neighbouring residential properties, and it is considered that it would not give rise to unnecessary noise impact or negatively impact on existing residential amenity.
- The proposed ball wall and is acceptable to the Planning Authority.

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First Floor Storage Area and Fire Escape

- The proposed first floor storage area is 110.75m² and is accessed via a new door and staircase from the south elevation of the main building. The majority of the works are internal and will not have a negative visual impact. This is acceptable.
- The height of the existing building is 5.62m, with a new proposed southern gable window. The internal ceiling height is approximately 2.3m.

Having regard to the above, the planning authority has assessed the proposed storage extension and ball wall development and considers that this aspect of the proposed development will not have an adverse impact on the visual or residential amenity of the area. The proposed development conforms with the current County Development Plan and should therefore be permitted subject to conditions.

Roads and Transport

The Roads Department has recommended no objection subject to the completion of a Construction Traffic Management Plan. This will be requested by condition.

Parks

A report from Parks recommends a Tree and Hedgerow Protection Plan and a Arborists Method Statement due to working areas being in proximity of existing trees and hedgerow areas. Additional Information.

Screening for Environmental Impact Assessment

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 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

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Other considerations

Development Contributions

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Leisure/Recreational	254 sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.285ha

Permission for leisure/recreational:

Provision of 101m² of recreational space.
Kiosk.

Conclusion

A number of issues require clarification and therefore Additional information is requested .

Recommendation

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

1. The Planning Authority notes:
 - 1) That the existing floor plans, submitted with this application, do not clearly identify what aspect of the floor plan layout is sought for retention (kiosk) and therefore cannot be fully assessed.
 - 2) That a first floor plan of the proposed storage area has not been submitted for assessment.
 - 3) Cross-sectional drawings have not been submitted.The applicant is requested to address all above matters and submit a full set of accurate, valid drawings for assessment.
2. The Planning Authority considers the external and independent access to the kiosk to be unacceptable. A kiosk in association with a GAA establishment should operate in full conjunction with the sporting organisation. The separate door would provide for the possibility of an independent unit, which is not generally acceptable. The applicant is requested to submit revised proposals (plans and elevational drawings) clearly demonstrating that access to the Kiosk will be solely via an internal access and fully

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integrated with the GAA building. No external access door is acceptable.

3. No details have been submitted detailing opening hours, goods/services provided, the operator of the kiosk. The applicant is requested to submit this information by additional information.
4. A Tree and Hedgerow Protection Plan and a Arborists Method Statement should be submitted due to working areas being in proximity of existing trees and hedgerow areas. The applicant should liaise with the Council's Parks and Public Realm Section prior to responding to this aspect of the Additional Information requested.

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REG. REF. SD21A/0165

LOCATION: Glenaulin Park, Palmerstown, Dublin 20

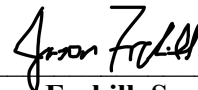


Tracy McGibbon

A/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: 17/8/21



Jason Frehill, Senior Planner