

Comhairle Chontae Atha Cliath Theas

PR/1144/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0181 **Application Date:** 01-Jul-2021

Submission Type: New Application **Registration Date:** 01-Jul-2021

Correspondence Name and Address: Tyler Owens Architects Distillery Lofts Design Studios, The Mash House, Distillery Road, Dublin 3

Proposed Development: Alterations to previous approved planning application, Reg. Ref. SD15A/0105, consisting of: construction of a new single storey flat roof modular changing facilities (293sq.m) ancillary to the existing playing pitch; relocation of approved 38 carparking spaces and 2 coach parking bays from northern boundary to the eastern boundary adjacent to Cloverhill Road installation of new overhead flood lights; 3 new flag poles; continuation of previously permitted boundary wall and footpath (Reg. Ref. SD15A/010) extending along the south eastern boundary, with addition of new security fencing added to top of wall, all adjacent to Cloverhill Road; new entrance gates (accessed via the permitted entrance off Cloverhill Road); all associated boundary treatment, landscaping and ancillary works necessary to facilitate the development.

Location: Cloverhill Road, Clondalin, Dublin 22

Applicant Name: Ballyfermot United Sports & Social Club (BUSSC)

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: stated as 0.01794

Site Description:

The subject lands are located on the western side of Cloverhill Road, in an established residential area of North Clondalkin. The lands comprise grassland on at Ballyfermot Utd. Sports and Social Club. The site is bounded by Cloverhill Road to the east and the M50 to the west. The established residential estate of Coldcut Park is located further north of the site; the Wheatfield Prison car park is located to the south of the site. The site is accessed off Cloverhill Road, via an existing entrance.

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Site Visit: 04.08.21

Proposal:

Alterations to previous approved planning application, Reg. Ref. SD15A/0105, consisting of:

- construction of a new single storey flat roof modular changing facilities (293sq.m) ancillary to the existing playing pitch;
- relocation of approved 38 carparking spaces and 2 coach parking bays from northern boundary to the eastern boundary adjacent to Cloverhill Road
- installation of new overhead flood lights;
- 3 new flag poles;
- continuation of previously permitted boundary wall and footpath (Reg. Ref. SD15A/010) extending along the south eastern boundary, with addition of new security fencing added to top of wall, all adjacent to Cloverhill Road;
- new entrance gates (accessed via the permitted entrance off Cloverhill Road); all associated boundary treatment, landscaping and
- ancillary works necessary to facilitate the development.

Zoning:

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

SEA Sensitivity Screening – indicates no overlap.

Consultations:

Irish Water: Request Additional information.

Water Services: Request Additional information.

Roads: Request Additional information.

Parks: No report received at time of writing.

Heritage: No report received at time of writing.

EHO: No report received at time of writing.

NTA: No report received at time of writing.

DCC: No report received at time of writing.

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Submissions/Observations /Representations

None.

Relevant Planning History

SD15A/0105 (1) a new access roadway into the site from Cloverhill Road; (2) a new single-storey changing facility for Ballyfermot Utd. Sports & Social Club including new vehicular and pedestrian access gates to the club grounds from the new access road and parking for 37 cars and 2 buses and (3) residential development of 43 no. 2-storey dwellings including 44 car spaces and comprising 4 Type A 3-bedroom semi-detached houses, 19 Type B 3-bedroom terraced houses, 16 Type C 3-bedroom terraced houses and 4 Type D 2-bedroom terraced houses. The proposed development also includes all associated landscaping, site development and infrastructural works. **Permission Granted**

SD10A/0149 Amendments to previously granted planning permissions (Reg. Refs. SD03A/0049 & SD08A/0781) for development of a 343sq.m. single storey clubhouse with changing facilities, 4 no. all-weather pitches with floodlighting, car park with 53 car spaces and 2 coach spaces, landscaping and all associated site works on a site of 4.3ha at Ballyfermot United Sports Field. **Permission Granted**

SD08A/0781 Construction of a single-storey changing facility and tiered spectator seating together with all necessary site works. **Permission Granted**

SD03A/0049 New entrance and perimeter wall, car and bus park, perimeter fence and floodlighting to 3 no. all weather pitches. **Permission Granted**

Relevant Enforcement History

S4730 Use of 4no. steel containers as dressing rooms & installation of septic tank **closed**
S2083 UNAUTHORISED ADVERTISING HOARDING **last action date 2002**

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Pre-Planning Consultation

None

Relevant Policy in South Dublin County Council Development Plan 2010-2016

Section 3.9.0 Sports Facilities & Centres

C7 Objective 1:

To support the provision of new or improved sports and leisure facilities in the County.

C7 Objective 3:

To support and provide a framework for the improvement, maintenance, upgrade and refurbishment of existing community based facilities, within the County, to meet current and future needs.

C7 Objective 4:

To encourage the co-location of community and sporting facilities.

C7 Objective 5:

To promote and support communities and clubs in developing minority sports in the County by providing indoor and outdoor spaces for the pursuance of these activities.

C7 Objective 6:

To support the provision of permanent space for well-established sports and leisure clubs, including amateur boxing clubs and scouts clubs, in the County.

Section 11.8.2 Appropriate Assessment

Assessment

The main issues for consideration are zoning and Council policy, visual amenity, landscaping, traffic and access, services/drainage issues and Screening for AA and EIA.

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Zoning & Council Policy

The site is located in an area which is zoned 'RES'- 'To protect and improve rural amenity and to provide for the development of agriculture.' 'Recreational Facility' and 'Sports Club/Facility' use is open for consideration under the 'RES' zoning objective of the site. Having regard to Section 3.9.0 of the current County Development Plan and the objectives in relation to the provision of permanent space for well-established sports and leisure clubs, as well as the existing sports facilities on the site, it is considered that the principle of the proposed development is acceptable.

Other uses proposed include car parking, and landscaping, lighting, which are considered ancillary to the sport facility use.

Red Line

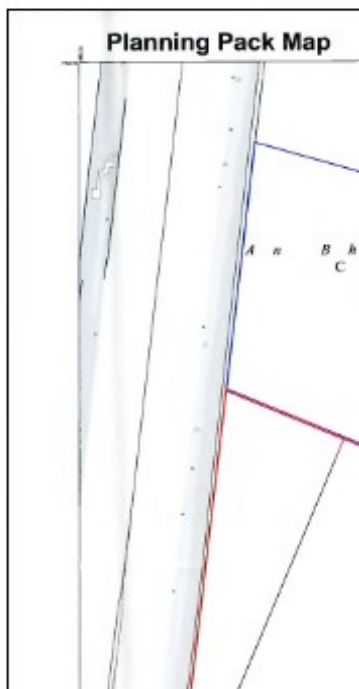
The redline for SD15A/0105 was:



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The proposed application alters the proposed red line quite significantly:



It is apparent that the red line for the current application excludes areas which it is seeking to change. It also includes additional areas within the redline which were not previously included. The applicant is therefore requested to submit a revised site location plan. For clarity, this should cover the extent of the redline under SD15A/0105, as well as any additional areas. As there are amendments to the redline this would be **significant additional information**. Revised newspaper and site notices should therefore be provided. In addition to this, it is noted that the notices do not currently set out that the current application is proposing to change the red line from that which was previously granted. The revised notices should address this matter.

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Visual and Residential Amenity

Construction of a new single storey flat roof modular changing facilities (293sq.m) ancillary to the existing playing pitch

It is noted that the applicant has not submitted an 'as approved' layout. The existing layout indicated the pitches prior to implementation of SD15A/0105. The applicant is requested to submit an 'as approved' layout for clarity. The approved layout plan (as submitted under FI for SD15A/0105) indicates that the changing facilities to be approved would be omitted / relocated and the size would be increased.

There is no objection to relocating the changing facilities and increasing the size. Previously, the changing facilities were located just south of an existing access. Landscaping was proposed around this. The approved facility was circa 156sq.m. It had a monopitch roof which was 3.3m high closest to the main road, rising to 4.5m internally within the site. The proposed structure would be relocated south of this, on an area that is currently grassland and was not altered in any way as part of the parent permission. The proposed development measures 293sq.m and would have a flat roof of 3.45m. The building, in itself, would not have a significant impact that was different to the currently approved facility. However, it is noted, that as the building would be located further to the south, additional areas of hardstanding would be constructed. It is not evident that the applicant has provided any details for soft landscaping nor is it evident that landscaping has been considered in detail (it is noted some information is provided on the layout plan).

The applicant is, therefore, requested to provide **additional information**, relating to landscaping, green infrastructure and surface water drainage on site (these matters are discussed in more detail below).

The applicant is also requested to provide contiguous elevations for the existing, previously approved and proposed development via **additional information**.

Relocation of approved 38 carparking spaces and 2 coach parking bays from northern boundary to the eastern boundary adjacent to Cloverhill Road

The applicant has excluded some of the previously approved spaces from the redline. This has been discussed above. It is not apparent what will happen in the location of the previously approved spaces following the proposed alteration. This should be addressed via **additional information**. The spaces would be more prominent than previously. As stated above, insufficient landscaping details have been provided. This should be addressed via **additional information**.

Installation of new overhead flood lights

No report has been received from the EHO. The SDCC roads department recommend that floodlighting should be positioned and cowled to avoid lighting overspill and glare on the adjoining M50 in the interests of maintaining traffic safety. They also recommend details to be agreed with

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SDCC and TII. The applicant has provided a report prepared by Signify, however, the report doesn't show overspill. It is therefore requested to provide additional information which indicates The proposed floodlighting shall be positioned and cowled to avoid lighting overspill and glare on the adjoining M50 motorway. Details of the level of illumination, location, orientation of lamps shall also be provided.

3 new flag poles

It is not apparent details have been provided of these. This should be addressed via **additional information**.

Continuation of previously permitted boundary wall and footpath (Reg. Ref. SD15A/010) extending along the south eastern boundary, with addition of new security fencing added to top of wall, all adjacent to Cloverhill Road

It is apparent there is a typo in the site notice and it should read **SD15A/0105** the applicant should address this in their **additional information**.

Roads has raised concerns that the boundary treatment would not be consistent with the previously approved treatment. The applicant is requested to clarify this matter and provide details of boundary treatments via **additional information**.

New entrance gates (accessed via the permitted entrance off Cloverhill Road); all associated boundary treatment

The applicant is requested to provide details of these features via **additional information**.

Landscaping

As stated above, it is not considered that the applicant has provided sufficient details of the proposed landscaping. It is noted that the portion of the proposed site previously approved for housing would not be impacted and revisions are not required for this element. However, the applicant is requested to provide details regarding the elements that are changing and also the proposed elements. This should be provided via **additional information**.

Traffic and Access

The report of the Roads Department states:

1. "Traffic and Transport Assessment (TTA):

No Traffic Assessment report has been submitted. It is important to have information on the traffic generated by this development and taking account of the current background traffic and the likely traffic generated by permitted planning that has been granted in the neighbouring area.

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2. Access:

The site is accessed off Cloverhill Road, via an existing splayed entrance with an existing gate shared with the residential development proposed under planning application ref no.SD15A/0105; there is no public footpath along the eastern site boundary along cloverhill road.

3. Bin Storage:

The applicant shall provide additional information with regards to bin and waste collection arrangements for the site. A revised layout shall be included, showing the proposed location for the storage and collection of bins and waste generated from the site.

4. Car Parking:

*The applicant intends to provide, 38 no. car parking spaces including 2 no. mobility impaired car parking spaces. However, the applicant did not include details on electrical charging points. The applicant shall submit a revised layout showing 10% of car parking spaces to be equipped with electrical charging point/s (38*0.1=3.8 space/s).*

5. Bicycle Parking:

Bicycle parking spaces are not included in the proposal. The applicant shall submit a revised layout showing bicycle parking spaces. The bicycle parking provision shall be as per the guidelines of table 11.22 of the SDCC County Development Plan. On surface/external bicycle parking spaces shall be covered or sheltered.

6. Pedestrian Permeability:

The pedestrian routes to all desire lines needs to be highlighted more clearly. The desire lines of connections to Public Transport routes, crossing points, existing housing estates needs to be detailed.

7. Fire Tender and Bin Collection Access:

There has been no Auto-track for Fire Tender Access at the proposed development to ensure that the Fire tender can access all he required areas of the site. Another Auto-track showing that the delivery lorries and refuse collection HGV's can access the required areas of the site.

8. Site Lighting, Footpath and Public Lighting:

There is no Public Lighting design submitted with this application. Site Lighting within the site boundary is required. The lighting design will be required to be agreed with the lighting department of SDCC. The SDCC roads department recommend that floodlighting should be positioned and cowled to avoid lighting overspill and glare on the adjoining M50 in the interests of maintaining traffic safety. The proposed Flood lighting need to be agreed with the lighting department of SDCC and TH. A public footpath and grass verge shall be provided in consistent to previously granted planning application ref no. SD15A/0105 to the north of the proposed development along the entire length of Cloverhill Road.

9. Boundary Treatment:

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It appears to the roads department that the proposed boundary treatment differs from that agreed in the previous granted planning application ref no. SD15A/0105 to the north of the proposed development.

Roads Department recommends the boundary wall height should be consistent to the northern development and keeping the vision lines clear along the clover hill Road.

10. Road Construction Details:

There are no road construction details submitted. The road carriageway construction details shall be in accordance with Appendix 6 of the SDCC Taking in Charge Recommendations for road construction. The depth and specification of road materials still apply irrespective of whether the road is to be Taken in Charge”.

Additional information has been requested. With regards the Traffic and Transport Assessment, the planning authority note that the proposal is an existing sport facility and the proposed levels of parking would not increase as a result of the proposed development. It is therefore considered that the applicant should not be required to provide a TTA in this instance.

Landscaping and Boundary Treatment

No comments have been received from Parks and Public Realm. As stated previously, it is not considered that the applicant has considered the impacts on existing / previously approved green features sufficiently and has not proposed adequate details regarding the proposed landscaping.

In addition to this, it is apparent that significant levels of hardstanding may result from the proposed development and no details of sustainable drainage / green infrastructure linkages have been provided.

Policy GI1 states: *“It is the policy of the Council to protect, enhance and further develop a multifunctional Green Infrastructure network by building an interconnected network of parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, flood management and adaptation to climate change”.* GI 2 also supports these principles.

A SuDS strategy is also required, as is detail on how the proposals work. All SuDS proposals should be fully detailed in the Landscape Proposals/Plans. The natural potential of the site to manage surface water runoff should be explored. This should be addressed via **additional information**.

It is not apparent that any trees / hedgerows would be impacted as a result of the proposal, however, the applicant is requested to confirm this via **additional information**. If trees are impacted, then details should be provided.

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Heritage

No report has been received from the heritage officer. It is apparent that the lands for which permission are sought are predominantly mowed at present.

Services and Drainage

Water Services has requested **additional information** in relation to surface water. No objections are raised on grounds of flood risk.

Irish Water has also requested **additional information** in relation to pre-connection enquiries, water supply layout and foul layout.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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.

Development Contributions

Development Contributions Assessment Overall Quantum

Changing facility – previously approved 156sq.m – proposed 293sq.m (increase of 137sq.m).
Facility is associated with a sporting facility.

SEA Monitoring Information

Building Use Type Proposed:	Sport club / changing facility
Floor Area:	193 sq.m
Land Type:	Playing pitch / open space.
Site Area:	0.01794

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Conclusion

The principle of the proposed development is considered acceptable, however, there are a number of matters that should be addressed via additional information to ensure that the proposal is in keeping with the South Dublin County Development Plan 2016-2022 and the proper planning and sustainable development of the area.

Recommendation

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

1. The applicant is requested to submit a revised site location plan indicating the following within the redline:
 - extent of SD15A/0105
 - additional areas proposed as part of this developmentThese changes are considered significant and revised newspaper/ site notices are required.
2. The applicant is requested to submit
 - 'as approved' plans.
 - a revised layout plan. This should include details of any areas being altered as a result of the proposed amendments
 - existing and proposed contiguous elevations (including boundary treatments / landscaping)
 - a revised landscape plan, including details of SUDS
 - details of any trees impacted as a result of the proposal
 - proposed boundary treatment details
 - details of gates
 - details of flag poles
3. The applicant is requested to provide further details of the proposed floodlighting, demonstrating positioning and cowling to avoid lighting overspill and glare on the adjoining M50 motorway. The applicant is also requested to provide details of the level of illumination, location, orientation of lamps shall also be provided.
4.
 - a. The applicant is requested to submit a revised layout showing a provision of bicycle parking spaces consistent with SDCC standards, please refer to "Table 11.22: Minimum Bicycle Parking Rates" of the county development plan 2016-2022.
 - b. The applicant is requested to submit a revised layout showing a total of 10% of surface car parking spaces (4no.) provided with electric vehicle charging points. The applicant is requested to provide details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge).

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- c. The applicant is requested to submit a revised layout with a swept path analysis showing how emergency vehicles and bin trucks can access and egress the site safely.
 - d. The applicant is requested to provide additional information with regards to bin and waste collection arrangements for the site. A revised layout shall be included, showing the proposed location for the storage and collection of bins and waste generated from the site.
 - e. The applicant is requested to submit a revised layout showing the boundary wall height is consistent to the northern development to the proposed site and keeping the vision lines clear along the Cloverhill Road.
 - f. The applicant is requested to submit a revised layout showing a public footpath and grass verge provided in consistent to previously granted planning application ref no. SD15A/0105 to the north of the proposed development along the entire length of Cloverhill Road.
5. a. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.
- b. The applicant is requested to submit a report clearly showing design calculations which demonstrates how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be attenuated on site to pre-developed greenfield run off rates. The report shall include Site SAAR and SOIL Values, MET Eireann Rainfall data, A breakdown of all surface types and areas (in m²) as well as corresponding run off coefficients.
- c. The applicant is requested to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development such as but not limited to: Green roofs, Tree pits, Permeable Paving, Rain water reharvesting, swales and filter drains.
6. 1. Water Supply
- a. In order to assess the if the public water infrastructure has sufficient capacity for the proposed development further information is requested as follows; The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

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b. The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>)

2. Foul

a. In order to assess the if the public wastewater infrastructure has sufficient capacity for the proposed development further information is requested as follows; The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public wastewater infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

b. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All works are to comply with Irish Water Standard Details for Wastewater Infrastructure available at (<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>)

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REG. REF. SD21A/0181

LOCATION: Cloverhill Road, Clondalin, Dublin 22

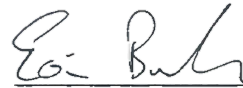


Tracy McGibbon

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: 25th August 2021



Eoin Burke, Senior Planner