

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Tyler Owens Architects
Distillery Lofts Design Studios
The Mash House
Distillery Road
Dublin 3

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

Decision Order Number: 1144	Date of Decision: 25-Aug-2021
Register Reference: SD21A/0181	Registration Date: 01-Jul-2021

Applicant: Ballyfermot United Sports & Social Club (BUSSC)

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

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 01-Jul-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 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).
 - 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 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 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) aswell 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/>.

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>)

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/0181

Date: 26-Aug-2021

Yours faithfully,


for **Senior Planner**