

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### PR/1279/21

**Reg. Reference:** SD21A/0165

**Application Date:** 23-Jun-2021

**Submission Type:** Additional  
Information

**Registration Date:** 30-Aug-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 southeast 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.

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### **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*

*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)

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

*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 100sq.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.

### Retention of Kiosk

- The refreshments kiosk, for retention, is stated to be 10.5m<sup>2</sup> and is 3.2m in height with a flat roof. It is located adjacent to the northwest 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 100sq.m. that primarily serves a local need and does not generally attract business from outside the*

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

*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 62.5m<sup>2</sup>.
- 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.

### First Floor Storage Area and Fire Escape

- The proposed first floor storage area is 110.75m<sup>2</sup> 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

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

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.

### *Other considerations*

#### **Development Contributions**

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

#### **Permission for leisure/recreational:**

Provision of 101sq.m of recreational space.  
Kiosk.

#### **Conclusion**

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

#### **Recommendation**

Request Further Information.

#### **Further Information**

- Further Information was requested on 17-August-2021.
- Further Information was received on 30-August-2021.

Further information requested is as follows:

#### **Item 1: Drawings**

*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.*

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### **Item 2: Kiosk**

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

### **Item 3: Operator**

*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.*

### **Item 4: Landscape**

*A Tree and Hedgerow Protection Plan and an 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.*

### **Further Consultations:**

- *Water Services. No response*
- *Roads. No response*
- *Parks No response*
- *EHO. No response*

### **Assessment**

In response to Items 1 to 4 the applicant has submitted a number of documents. The Planning Authority has had regard to the submitted information as part of its assessment.

### **Item No. 1- Drawings**

#### **Assessment:**

The applicant has provided revised floor plans which includes a red line boundary around the kiosk area on the existing plan. There is also a redline around the staircase and first floor window on the proposed plans. The applicant has not clearly distinguished within the submitted drawings between what is being sought for retention and what is being proposed, all items are outlined in red. The Planning Authority notes that retention permission is sought only for the kiosk measuring 10.5m<sup>2</sup>.

The Planning Authority had requested 'a first floor plan of the proposed storage area to be submitted'. This was in the interests of clarity. This was requested because the original drawings show the first-floor plan laid directly over the ground floor plan, resulting in the ground floor (and part ground floor) being shown twice on plans, thereby possibly leading to confusion. The Planning Authority would like to give the applicant another opportunity to submit a first-floor plan only (showing only the first floor element and any voids over ground floor space). This is in the interests of clarity and to ensure that accurate and un-ambiguous drawings are placed on file.

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

The information submitted is generally satisfactory. However, revised drawings should be submitted in the interests of clarity.

### ***Item 2- Kiosk***

#### **Assessment:**

Modifications have been made to the ground floor plan to provide access to the kiosk internally only, with the external door now removed. This is outlined on the proposed floor plans. Notwithstanding that this is generally welcomed, the Planning Authority notes that the 'proposed ground floor plan' as shown on 'Proposed Layout Plan Drawing no. 21.60.T.05, received on the foot of the AI response, includes additional development notated as follows: 'Storage areas (Reg Ref SD20A/0044 not yet completed)', which was not included in the original drawings of this subject application. The applicant should note that a permission, once granted must be developed in full in accordance with Condition 1 of that permission i.e. *completed in its entirety in accordance with the plans, particulars and specifications lodged with the application*. It would not be possible to complete development approved in SD20A/0044 whilst also constructing development proposed within the subject application due to the lack of information submitted regarding the 'storage areas'. In particular it is noted that the elevational drawings that form part of the subject application do not match the revised floor plans submitted by way of Additional Information. In this regard, the applicant should be requested to submit a full revised suite of drawings clearly showing all development that is being proposed, and to be retained, on the site, including storage areas. Please note that revised notices may be required.

The information submitted for Item 2 is not considered to be satisfactory and Clarification of Additional Information is recommended.

### ***Item 3- Operator***

#### **Assessment:**

In response to Item 3 the applicant has confirmed that the kiosk will provide coffee, tea and cold drinks to club members for 3 hours during training on Tuesday and Thursday evenings and on Saturday mornings. The facility is closed November-January.

The Planning Authority welcomes the revision which provides internal access only. A condition should be added to any permission to limit the operation of the kiosk to 3 hours during training on Tuesday and Thursday evenings and Saturday morning. The applicant should be requested to state training times so that a relevant condition can be attached to the permission. Clarification of Additional Information is recommended.

### ***Item 4- Landscape***

In response to Item 4 the applicant states that limited club funds meant that they did not engage an arborist. However, they have moved the ball court a further 9.5m so that it is now positioned 19m from the tree line to the north and 31m from the tree line to the east. However, the structure is located c16m from the trees as per the site layout drawing submitted, and 19m from the northern boundary of the site. The 16m setback is deemed acceptable.

The applicant outlines that the structure is precast which involves lifting it by crane from the front car park into position, with no impact to trees.

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

The information submitted for Item 4 is generally satisfactory.

### Conclusion

Having regard to the additional information submitted and arising outstanding issues it is recommended that Clarification of Additional information should be sought primarily in the interests of clarity.

### Recommendation

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

1. The Planning Authority had requested 'a first floor plan of the proposed storage area to be submitted'. This was requested in the interests of clarity because the original drawings show the first-floor plan laid directly over the ground floor plan, resulting in the ground floor (and part ground floor) being shown twice on plans, thereby giving rise to potential confusion. The Planning Authority would like to give the applicant another opportunity to submit a first-floor plan only (showing only the first-floor element and any voids over ground floor space). This is deemed to be important in the interests of clarity and to ensure that accurate and un-ambiguous drawings are placed on file.
2. The information submitted for Item 2 is not considered to be satisfactory. The Planning Authority notes that the 'proposed ground floor plan' as shown on 'Proposed Layout Plan Drawing no. 21.60.T.05, received on the foot of the AI response, includes additional development notated as follows: 'Storage areas (Reg Ref SD20A/0044 not yet completed)', which was not included in the original drawings forming part of this subject application. The applicant should note that a permission, once granted must be developed in full in accordance with Condition 1 of that permission i.e. completed in its entirety in accordance with the plans, particulars and specifications lodged with the application. It would not be possible to complete development approved under SD20A/0044 whilst also constructing development proposed within the subject application due to the discrepancies between the suite of drawings (approved under SD20A/0044 and submitted under the subject application). The subject application is lacking in detail and information regarding the 'storage areas', which overlaps and coincides with previously permitted storage areas. In particular, it is noted that the elevational drawings that form part of the subject application do not match the revised floor plans submitted by way of Additional Information. In this regard, the applicant is requested to submit a full revised suite of drawings clearly showing all development that is being proposed, and to be retained, on the site, including storage areas (please differentiate between works to be retained and proposed). Please note that revised notices may be required.
3. (a) The Planning Authority welcomes the revision which provides internal access only to the Kiosk. A condition will be added to any permission granted to limit the operation of the kiosk to 3 hours during training on Tuesday and Thursday evenings and Saturday morning. The applicant is therefore requested to submit the exact hours of operation and the time when the kiosk will close in the evenings.  
(b) The applicant is also requested to confirm that the owner of the site has consented to the proposed development taking place on the site. This consent should be submitted by



# **Comhairle Chontae Atha Cliath Theas**

## **Record of Executive Business and Chief Executive's Order**


way of a letter.

**Comhairle Chontae Atha Cliath Theas**

**Record of Executive Business and Chief Executive's Order**

**REG. REF. SD21A/0165**

**LOCATION: Glenaulin Park, Palmerstown, Dublin 20**

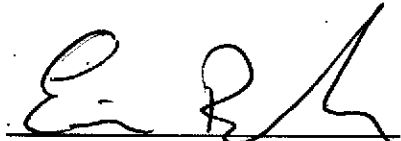


**Tracy McGibbon,  
A/Senior Executive Planner**

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

**Dated:**

27/9/21



**Eoin Burke, Senior Planner**