

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Dublin 16**

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

<b>Decision Order Number:</b> 1364	<b>Date of Decision:</b> 19-Oct-2021
<b>Register Reference:</b> SD21A/0235	<b>Registration Date:</b> 25-Aug-2021

**Applicant:** Edmondstown Golf Club CLG

**Development:** Single storey extensions to front and side of existing green keepers building to include for a 310sq.m extension to front to form additional green keepers building area; 14sq.m extension to side to form on-course toilet facilities; alterations to existing green keepers building including internal alterations to form staff and office areas forming new windows and fire exit door on existing elevations.

**Location:** Green Keepers Facility, Edmondstown Golf Club, Rathfarnham, Dublin 16

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 25-Aug-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. (a) A long blank elevation in close proximity to adjoining eastern residential properties is not visually acceptable. It is noted that there is some mature vegetation on the outside of the subject site on this boundary. However, the extension would still be visible from these properties and Whitechurch Drive, and the retention of these trees are not guaranteed. The use of sand cement plaster across the full eastern elevation presents a blank elevation to the properties on this boundary. The applicant is requested to revise the eastern elevation of the proposed extension. This might include the use of

different complementary materials and finishes and/or changes along the building line, in order to break up this elevation.

(b) There are concerns with the lack of information submitted in relation to existing trees and vegetation within the subject the site and the potential negative impact the proposed development will have on this existing vegetation and associated Green Infrastructure. The applicant is requested to provide information relating to the tree protection measures to be employed on site in order to ensure that existing trees and vegetation are adequately protected from the impacts associated with the proposed development.

2. (1) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- (2) The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
  - (i) At least 5m from any building, public sewer, road boundary or structure.
  - (ii) Generally, not within 3m of the boundary of the adjoining property.
  - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
  - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - (v) Soakaways must include an overflow connection to the surface water drainage network.One soakaway west of site development and surface water drain is outside red line boundary on drawing submitted. In this instance one of the following must be submitted:
  - A drawing showing the red line boundary moved to take in the proposed soakaway and surface water drain construction.
  - Or Submit a drawing showing proposed soakaway works within blue line boundary of site
  - Or submit a letter from owner of property where proposed soakaway and surface water drain is proposed to allow such works to be carried out.
- 2 Include water butts in proposed development as part of SuDS (Sustainable Drainage System).

Irish Water has reviewed the proposed development and requests further information in relation to foul water drainage:

Some foul drain works west of site are proposed outside boundary red line on drawing submitted. Therefore, the applicant is requested to submit a revised drawing extending the red line boundary to include location where all foul drain works are proposed or a revised drawing showing the blue line area of property that includes the extent of land ownership of applicant that includes area of all proposed foul drain works west of site or obtain a letter from owner of land where foul drain works are proposed that permits such works to be carried out west of site.

**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/0235

**Date:** 19-Oct-2021

Yours faithfully,

  
for **Senior Planner**