

Planning Department
South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin 24



Planning Reg Ref No. SD21A/0044
Additional Information Response

18th October 2021

Location: Treepark Road, Kilnamanagh, Dublin 24

Proposal: Construction of a new two storey clubhouse (658m²), new external activity area (405m²), new boundary fencing for external activity area and all associated site works adjacent to existing all weather pitch at Treepark Road, Kilnamanagh.

Applicant: Kilnamanagh AFC c/o Mr. John Murphy
Planning Reg Ref No. SD21A/0044

Dear Sir/Madam,

In response to your request for additional information, please see individual points addressed below:

A.I Request Point 1. (a)

Proposed development is close to an existing 675mm diameter surface water sewer southeast of proposed clubhouse. The applicant is requested to submit a drawing in plan and cross-sectional view showing the set-back distance between foundation of proposed development and adjacent 675mm surface water sewer southeast of site. The distance between proposed development and existing 675mm surface water sewer shall be shown at the narrowest point between surface water sewer and proposed building.

A.I 1. (a) Response:

Please see attached drawing L(04)_PA Below Ground Drainage Sections A-A and B-B.

A.I Request Point 1. (b)

There is no SuDS (Sustainable Drainage Systems) shown in proposed development. The applicant is requested to submit a drawing showing what SuDS are proposed for the development. Example of SuDS include filter drains, channel rills, green roofs, tree pits, permeable paving, green area detention areas and other such SuDS. Show on drawing how surface water is being attenuated for proposed development before discharge to public surface water sewer. Where SuDS is insufficient to attenuate surface water an additional arched type system can be used to attenuate surface water. The drawing should also show the attenuation capacity of each attenuation type system proposed.

A.I 1(b) Response:

Please see attached drawings and details prepared by Barrett Mahony Consulting Engineers.

A.I Request Point 1. (c)

The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. The report should show the site area in Hectares or m² and each of the different surface types in Hectares or m² such as building, roads pathways, permeable paving and grass areas and their respective run-off coefficients.

A.I 1. (c) Response:

Please see attached report prepared by Barrett Mahony Consulting Engineers.

A.I Request Point 1. (d)

The applicant is requested to submit a drawing in plan and cross-sectional view showing the distance between foundation of proposed clubhouse and existing 450mm foul sewer southeast of site and the narrowest point. The applicant is requested to submit a confirmation of feasibility letter from Irish Water agreeing to setback distance of proposed development to existing 450mm foul sewer southeast of site.

A.I 1. (d) Response:

Please see attached drawing *L(04)_PA Below Ground Drainage Sections A-A and B-B* which shows the 450mm foul sewer in both plan and cross sectional views. This section is based upon survey information received from Land Surveys (Drawing D16830-F attached). A confirmation of feasibility letter from Irish Water was not possible to acquire due to the proximity of the 450mm foul sewer to the proposed buildings foundations.

The result of this has had a significant impact on the current proposed development. In order to maintain the separation distances as described in Irish Waters *Wastewater Infrastructure Standard Details Document IW-CD-5030-01*, it is proposed to reverse the location of both the proposed building and proposed external activity area.

Please see attached drawing *L(05)_PA Proposed & Revised Site Plan and 3-D Images* which shows the originally proposed site plan and revised proposed site plan. Confirmation of separation distances being achieved of over 10m is demonstrated here as well as descriptive notes on the revised proposal and additional information.

The architectural drawings required for the remainder of additional information request points are based upon the *Revised Proposed Site Plan on drawing L(05)_PA Proposed & Revised Site Plan and 3-D Images*.

For completeness and parity with the originally submitted drawings, all General Arrangement plans, sections and elevations have been revised to reflect the revised proposal.

Please see attached drawings:

- L(06)_PA Site Location Map & Site Layouts (Existing & Proposed)
- L(07)_PA Proposed Site Plan and Sections
- L(08)_PA Proposed Floor Plans and Elevations
- L(09)_PA Proposed Building Sections

A.I Request Point 2

The applicant is requested to submit a revised layout showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.

(a) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.

(b) All external bicycle parking spaces shall be covered.

(c) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.

A.I 2. (a) (b) (c) Response:

Please see attached drawing *L(10)_PA Site Access and Boundary Fence Treatment*.

A.I Request Point 3

The applicant is requested to submit the following information: (a) Tree Survey: The applicant is requested to submit a detailed Tree Survey Report for the existing trees within the proposed development site. This should comprise of a detailed Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report should be carried out by an independent, qualified Arborist. This request for additional information is being made to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site.

(b) Existing Trees and Hedgerows: There are concerns with the lack of information submitted in relation to existing trees and hedgerows within the site. The applicant is requested to submit a detailed tree and hedgerow survey report for the trees within the proposed development area. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing trees, and it should also clearly detail what impacts the development will have on the trees and hedgerows but also potentially the tree roots.

A.I 3. (a) (b) Response:

Please see attached Tree Survey Report comprising of a detailed Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. This study and report have been compiled by TreeSpace. See attached *Kilnamanagh AFC Arboricultural Report and Drawings KAFC_1_Tree Assessment Plan_A2_200 and KAFC_2_Tree Protection Plan_A3_250*.

A.I Request Point 4

The applicant is requested to submit a letter of consent for the proposed development from the land owner.

A.I 4 Response:

Please see attached Letter of Consent from the land owner and accompanying drawing SL(00).

A.I Request Point 5

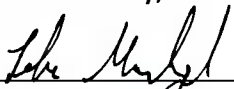
The applicant is requested to submit clear drawings to confirm the type of boundary fence proposed. It should be noted that palisade fencing is not acceptable to the Planning Authority.

A.I 5 Response:

Please see attached drawing L(10)_PA Site Access and Boundary Fence Treatment.

Thank you for your time in reviewing this additional information submission. If there is any further information or clarifications required, please don't hesitate to contact me.

Yours sincerely,



Kilnamanagh AFC
c/o Mr. John Murphy

