

# Comhairle Chontae Atha Cliath Theas

**PR/0118/22**

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

**Reg. Reference:** SD21A/0235      **Application Date:** 25-Aug-2021  
**Submission Type:** Additional      **Registration Date:** 23-Dec-2021  
Information

**Correspondence Name and Address:** Dermot Mac Dermott, EMD Architects 107, Ludford Road, Dublin 16

**Proposed 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

**Applicant Name:** Edmondstown Golf Club CLG

**Application Type:** Permission

(COS)

### **Description of Site and Surroundings**

Site Area: stated as 0.199 Hectares on the application.  
Site Visit: 22<sup>nd</sup> of September 2021

### **Site Description**

The subject site is located at the green keepers facility in the northern part of the Edmondstown Golf Club. The site is triangular in shape and consists of two structures, one being the existing green keepers building and the other a shelter with sand and gravel bays. The site adjoins residential development on its north-western and eastern boundaries. The site is surrounded by a metal palisade fence. There are some mature trees and vegetation onsite.

### **Proposal**

Permission is being sought for the following works:

- Construction of a 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;

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- 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.

### **Zoning**

The subject site is subject to zoning objective 'OS': *'To preserve and provide for open space and recreational amenities'*.

### **Consultations**

Water Services – further information requested in relation to surface water and no objections in relation to flood risk.

Irish Water – further information requested.

Roads Department – no objections.

Public Realm Section – no objections subject to conditions.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

### **Submissions/Observations /Representations**

None.

### **Relevant Planning History**

*Overall golf club lands including subject site*

SD11A/0070

Demolition of the existing Professional Shop and ancillary accommodation, removal of two trees and construction of a new two storey Professional Shop with Swing Room, Store and ancillary accommodation complete with new signage and minor modifications to existing clubhouse and all associated site works. **Permission granted.**

SD09A/0263

A single storey extension with new entrance canopy to the front of the existing clubhouse, complete with new signage, comprising of additional changing facilities, modifications to the existing pitched roof, demolition of the existing entrance canopy and all associated site works.

**Permission granted.**

S99A/0254

Extend the existing Edmondstown Golf Course, Rathfarnham, Dublin 16 in 3 locations. Plot A to include 2 new holes and landscaping together with the erection of new boundary walls and fencing to Edmondstown Green and Edmondstown Park. Plot B to include putting and bowling green and extended car parking. Plot C to include new tee position. **Permission granted.**

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*Adjacent sites*

SD06B/0288

2 storey side extension and single storey rear extension to existing house. **Permission granted.**

### **Relevant Enforcement History**

Enforcement Ref. S0299

Heavy trucks going in and out, a trench has been dug causing dirt, muck etc. Case closed.

### **Pre-Planning Consultation**

None recorded for subject site relevant to the current application according to APAS.

### **Relevant Policy in South Dublin County Council Development Plan 2016 – 2022**

*3 Community Infrastructure*

*Section 3.2.0 Community Facilities*

*Section 3.9.0 Sports Facilities & Centres*

*7 Infrastructure & Environmental Quality*

*Policy IE 1 Water & Wastewater*

*Policy IE 2 Surface Water & Groundwater*

*Policy IE 3 Flood Risk*

*Policy IE 7 Environmental Quality*

*8 Green Infrastructure*

*Policy G1 Overarching*

*Policy G5 Sustainable Urban Drainage Systems*

*9. Heritage, Conservation & Landscapes*

*Policy HCL2 Natura 2000 sites*

*11 Implementation*

*Section 11.2.7 Building Height*

*Section 11.4.2 Car Parking Standards*

*Section 11.6.0 Infrastructure and Environmental Quality*

*Section 11.7.2 Energy Performance in New Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

### **Relevant Government Guidelines**

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

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Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy
- Visual and residential amenity
- Landscape
- Services and Drainage
- Environmental Impact Assessment
- Appropriate Assessment.

### ***Zoning and Council Policy***

The proposed development is consistent in principle with zoning objective 'OS': *'To preserve and provide for open space and recreational amenities'*. Sports Club/Facility is Permitted in Principle under this zoning objective. A Sports Club/Facility is defined under the County Development Plan as (emphasis added) *"A building or part thereof or land used for organised and competitive sporting activity that aims to promote physical activity and well being e.g. sports hall, gym, squash centre, tennis club, golf club, swimming pool, sports pitch, athletic track, skate park, health studio and including ancillary meeting or activity rooms and clubhouses."* Extensions to structures associated with the function of an existing Sports Club/Facility within this zoning objective are therefore acceptable in principle.

### ***Visual and Residential Amenity***

The proposed development involves a southern extension to the existing green keepers building. The extension would extend southwards from the eastern end of the existing building. The proposed extension would be approx. 28.0m and 34.7m in length and approx. 10.5m in width. The overall height of the pitched roof structure would be approx. 3.6m to 4.1m in height. The proposed structure would present an approx. 34.7m long blank elevation to the adjoining residential properties to the east. This would be located approx. 1.7m to 4.7m from this eastern boundary.

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 proposed materials of the extension would be sand cement plaster on the external walls and some grey finishes. The

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structure's roof would have metal deck roof sheeting. This would be similar to the materials and finishes of the existing building. However, the use of sand cement plaster across the full eastern elevation presents a blank elevation to the properties on this boundary. **The applicant should be requested to revise the eastern elevation of the proposed extension as part of Additional Information. 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.**

The existing green keepers building would also be extended to the west to provide for a toilet block. The roof of the extension would extend approx. 3.5m to 4.6m from the existing building. Part of this would be a roof overhang so the extension itself would extend approx. 2.8m from the existing building. The overall height of the extension would be approx. 3.5m. The new extension would have a sand cement plaster finish to complement the existing building. This extension is considered to be acceptable in terms of visual and residential amenity.

The existing building would also be altered internally and externally to provide new windows and doors. The alterations to the existing buildings are acceptable. The inclusion of windows with obscure glass on the rear elevation of the existing building are acceptable in this instance.

#### ***Landscape***

There are a number of mature trees, particularly along the south-western boundary of the site, in which the proposed toilet block extension would be in proximity to. The Public Realm Department has reviewed the proposed development and has no objections subject to conditions:

##### *1. Existing Trees and Vegetation*

*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 GI. 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.*

*The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following:*

##### *2. Tree Protection Measures*

*No development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground*

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*protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details and shall be maintained and retained until the development is completed. Within the root protection areas, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered. CONDITION*

*REASON - To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.*

The report from the Public Realm Section is noted and should be conditioned in the event of a grant of permission.

#### ***Services and Drainage***

Water Services has reviewed the proposed development and has requested further information in relation to surface water as follows:

*1.1 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.*

*1.2 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.*

*1.2 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.*

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*2 Include water butts in proposed development as part of SuDS (Sustainable Drainage System).*

The report from Water Services is noted. The above further information should be requested.

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

*2.1 Some foul drain works west of site are proposed outside boundary red line on drawing submitted. Therefore, submit a revised drawing extending the red line boundary to include location where all foul drain works are proposed or Submit 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.*

The above report is noted and these items should be requested as further 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 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.

### ***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.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the scale, design and standard of the proposed development,

it is considered that **Additional Information** is required, to ensure the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Recommendation**

Request Further Information.

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### **Further Information**

Further Information was requested on the 19<sup>th</sup> of October 2021.

Further Information was received on the 23<sup>rd</sup> of December 2021 (not deemed significant).

### **Further Information Consultations**

Water Services – no objection subject to conditions.

Irish Water – no objection subject to conditions.

Public Realm – no objection subject to conditions.

### **Assessment**

#### **Item 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.*

Assessment:

(a) The applicant has submitted revised drawings showing that panelling has been added to the rear (eastern) elevation. These panels would consist of turf brown brickwork and be attached to the cement plastered wall. This variation in material, texture and depth is a welcome revision to the otherwise blank façade. It is considered that the revised proposal addresses the Planning Authority's concern regarding visual impact. This further information item has therefore been satisfactorily addressed.

(b) A report and revised drawing prepared by Gannon & Associates Landscape Consultants has been submitted. They state that works can take place without any damage to the existing trees onsite. Tree protection measures are proposed for the duration of construction. The Public Realm Section have reviewed this documentation and have no objection subject to a condition relating



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to tree protection measures. This should be conditioned. This further information item has therefore been satisfactorily addressed.

#### Item 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.*

#### Assessment:

The applicant has submitted documentation including a report detailing soil percolation test results and design calculations. The proposed soakaway details, including the plan and cross sectional views, dimensions, and location, are included in the BRE Digest 365 report and drawings. The applicant states that the proposed soakaway has been positioned based on the

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separation distances outlined in the further information request. They state that the soakaway is designed for the outfall of surface water run-off from the proposed extension. The site is not serviced with a storm water drainage network, and it will therefore not be possible to provide an overflow connection. 2 no. water butts have been incorporated into the proposal.

For the proposed foul and surface water drain works outside the red line but within the blue line, the applicant has submitted a letter from the land owner advising they give consent for the proposed works to be carried out. The location of these works is therefore acceptable to the Planning Authority.

Water Services and Irish Water have reviewed the further information submitted and have no objections subject to conditions. Water Services note that the results of the soil percolation test are unclear in respect to suitability of soakaways. This can be addressed by way of condition.

It is therefore considered that this item has been fully addressed.

### **Development Contributions**

Extension to green keepers building 324 sq.m

### **SEA monitoring**

Building Use Type Proposed: Extension to green keepers building

Floor Area: 324 sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.199 Hectares.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to the conditions set out below, the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s)

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specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

#### **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

#### **SECOND SCHEDULE**

##### **Conditions and Reasons**

1. Development to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by Further Information received on the 23rd of December 2021, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Tree Protection  
The submitted Tree Protection Plan (21159\_TPP\_01\_A) shall be implemented in full. All trees/hedgerows to be retained to be protected in accordance with BS 5837:2012, Trees in relation to design, demolition & construction. Prior to the commencement of any work, or any materials being brought on site, existing trees to be retained are to be protected with temporary fencing.  
Fencing Requirements:
  - i. shall be erected in accordance with BS 5837:2012 shall be maintained in good and effective condition until the work is completed.
  - ii. Allow for stabiliser struts to secure fence for duration of construction.
  - iii. Fully remove when construction is complete/site demobilised.The protective fencing is to coincide, as far as is practical, with the root protection area (RPA), unless otherwise agreed. all weather notices shall be securely fixed to the fence words such as 'construction exclusion zone - no access'.  
Exclusion zone specifications:
  - All trees to be retained should be marked on site and protected during any operation on site by fencing in accordance with BS 5837:2012
  - Fencing should normally be board on scaffold fencing and no roots should be cut during its erection;
  - No works whatsoever should be carried out within the protected zone, even when the

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fencing is removed at the end of the contract;

- Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level.

In addition, the following measures shall be adhered to:

- a. Materials are never to be stacked within the root spread of the tree;
- b. No oil, tar, bitumen, cement or other material is to be allowed to contaminate the ground;
- c. No fires shall be lit beneath or in close proximity to the tree canopy;
- d. Trees to be retained should not be used as anchorages for equipment or for removing stumps, roots or other trees, or for other purposes;
- e. No notices, telephone cables or other services should be attached to any part of the tree;
- f. Cement mixing should not be carried out within the canopy/protected area of the tree;
- g. Soil levels are to be maintained as existing within the root spread of the tree. Any alteration to soil levels in an area up to one and a half times the diameter of the tree canopy must be agreed with the ER/Architect.

REASON - To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the South Dublin County Development Plan 2016-2022.

#### 3. Surface Water

The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority details of a soakaway design certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365.

The plans shall provide for a soakaway to be located:

- 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.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

#### 4. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into

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water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

5. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €31,998.24 (thirty one thousand nine hundred and ninety eight euros and twenty four cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing [customerservice@water.ie](mailto:customerservice@water.ie).

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

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NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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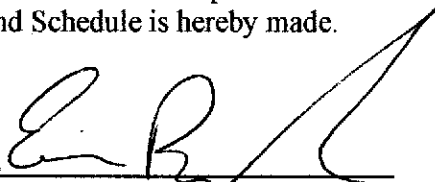
**REG. REF. SD21A/0235**

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

*jjohnston*  
\_\_\_\_\_  
**Jim Johnston**  
**Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:** 28/1/22

  
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**Eoin Burke, Senior Planner**