

Comhairle Chontae Atha Cliath Theas

PR/0246/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0345 **Application Date:** 16-Dec-2021
Submission Type: New Application **Registration Date:** 16-Dec-2021
Correspondence Name and Address: Sean Carew, Carew Kelly Architects 21-22, Grafton Street, Dublin 2
Proposed Development: Aluminium framed, glazed, 127.8sq.m pergola enclosure to form an outdoor dining extension to the bar and restaurant on the eastern side of the clubhouse, with associated ground works to support the new structure including alterations to existing; provision of new rainwater goods and drainage.
Location: Clubhouse, Edmondstown Golf Club, Edmondstown Road, Rathfarnham, Dublin 16
Applicant Name: Edmondstown Golf Club CLG
Application Type: Permission

(CS)

Description of Site and Surroundings

Site Area: stated as 49.5 Hectares as stated

Site Description

The subject site is located at Edmondstown Golf Clubhouse beside the car park in the northern part of the golf club. The subject site is outlined in red and the extent of the golf club is outlined in blue. The subject site contains the existing clubhouse building where the proposed outdoor dining extension will be constructed on the eastern side. The existing building is a mainly single storey structure with a flat parapet roof and a hipped element to the south. The site is located in close proximity to a residential development on its eastern boundary. There are some mature trees and vegetation onsite.

Proposal

Permission is being sought for the following works:

- Construction of an aluminium glazed c.127.8sq.m pergola enclosure to form an outdoor dining extension to the bar and restaurant on the eastern side of the clubhouse.
- Associated groundworks to support the new structure including alterations to the existing clubhouse.
- Provision of new rainwater and drainage system.

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Zoning

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

Consultations

Environmental Health – **Additional Information** recommended.

Surface Water Drainage – No objection subject to **conditions**.

Irish Water – No objection subject to **conditions**.

Roads Department – no objections.

Parks Department – grant with **conditions**.

SEA Sensitivity Screening

No overlap is identified in the SEA monitoring system.

Submissions/Observations /Representations

None.

Relevant Planning History

SD21A/0235: Green Keepers Facility, Edmondstown Golf Club, Rathfarnham, Dublin 16.

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.

Decision: **GRANT PERMISSION.**

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.

Decision: **GRANT PERMISSION.**

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.

Decision: **GRANT PERMISSION.**

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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.
Decision: **GRANT PERMISSION.**

Adjacent sites

SD06B/0288: 12, Whitechurch Close, Ballyboden, Dublin 16.
2 storey side extension and single storey rear extension to existing house.
Decision: **GRANT PERMISSION.**

Relevant Enforcement History

Enforcement Ref. S0299. Case now 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

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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).

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
- Residential & Visual Amenity
- Landscaping
- Access & Parking
- Environmental Health
- Services and Drainage
- Screening for Environmental Impact Assessment (EIAR)
- Screening for Appropriate Assessment (AA)

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 wellbeing 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.

Residential & Visual Amenity

The proposed development consists of an outdoor dining extension to the east of the existing clubhouse adjacent to the bar and restaurant area. It will take the form of an aluminium framed glazed pergola enclosure (127.8sq.m). The extension will have retractable roof and wall panels and will be made of extruded aluminium profiles and the retractable roof blades will be made of pressed aluminium sheeting. The extension would project outwards from the existing eastern

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side by c.6.0m and will span a width of c.20.7m. The overall height of the flat roof structure would be c.3.03m. The site is located in close proximity to a residential development on its eastern boundary. This extension is considered to be acceptable in terms of residential and visual amenity and would integrate reasonably well with the character of the existing Clubhouse.

Landscaping

There are a number of mature trees just beyond the south-west of the subject site. However, as the proposal will be located on the eastern side of the Clubhouse these trees will not be adversely affected. There is some existing ornamental planting located immediately east of the proposed development. The Parks Department has reviewed the proposed development and has recommended **conditions** to be attached to a grant of permission. An extract taken from the Parks report states the following:

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:

1.Retention of Existing Planting

The existing ornamental planting located immediately East of the proposed development shall be retained and protected from damage during the course of the development works. Protective Fencing shall be erected prior to the commencement of any construction activity and shall be maintained in good and effective condition until the work is completed.

REASON: In the interest of tree protection, retention and preservation, biodiversity and amenity. in accordance with relevant policies here.

It is considered appropriate to attach the above conditions in the event of a grant.

Access & Parking

The Roads Section has reviewed the proposed development and has recommended no Roads objections. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description

New outdoor pergola, no roads infrastructure affected.

No Roads objections.

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The report from the Roads Section is noted.

Environmental Health

The Environmental Health Section has reviewed the proposal and has issued a report recommending **Additional Information** be requested regarding clarification as to whether the proposed structure is intended to be used as a smoking area. An extract taken from the EHO report states the following:

Development Summary: The application proposes the extension of the bar area to encompass a pergola like structure with Perspex siding. It is possible that this is intended to be a smoking area. Our experience has shown that some proprietors seek planning permission for structures like these but do not assert that it is intended to be a smoking area. This can result in structures that are not compliant with the Tobacco Acts but do have planning permission.

Decision:

Additional Information is required for fully assessing this planning application specifically for the following:

1. The applicant must confirm if the proposed structure is intended to be a smoking area for the purposes of the Tobacco Acts.

The Planning Authority has noted the concerns of the Environmental Health Officer (EHO), however this is not considered to be a planning matter and in the event of a grant a **note** shall be attached that the applicant shall liaise with the Environmental Health Officer on the issue of the structure being in compliance with the Tobacco Acts.

Services and Drainage

Both Irish Water and Surface Water Drainage have recommended no objections subject to **conditions**. It is noted that the applicant states that rainwater goods will be concealed within the hollow aluminium uprights of the pergolas and these will be connected to new drainage pipework around the pergola enclosures, which will be connected to the existing drainage system at the golf club, discharging to an open drain/swale on the golf course.

An extract taken from the Irish Water report states the following:

1 Water

All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate water facilities.

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2 Foul

All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate water facilities.

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

1.1 The applicant must incorporate SuDs (Sustainable Drainage Systems) as part of their proposed design. Examples of some SuDs features but not limited to are as follows:

- Planter Boxes*
- Water Butts*
- Green Roofs*
- Other such SuDs*

Flood Risk No Objection

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Screening for Environmental Impact Assessment (EIAR)

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 (AA)

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.

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Other Considerations

Development Contributions

- Outdoor dining extension to Clubhouse.
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Outdoor dining extension	127.8sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	49.5

Conclusion

It is considered that, subject to compliance with the conditions set out below, the proposed development 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) 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 in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, 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.

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2. (a) Drainage - Irish Water.

(i) All development shall be carried out in compliance with Irish Water Standards codes and practices.

(ii) All development shall be carried out in compliance with Irish Water Standards codes and practices.

(iii) The applicant shall incorporate SuDs (Sustainable Drainage Systems) as part of their proposed design. Examples of some SuDs features but not limited to are as follows:

- Planter Boxes
- Water Butts
- Green Roofs
- Other such SuDs

(iv) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(v) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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

(vii) 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.

(viii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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.

(b) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(c) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to

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include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

3. Retention of Existing Planting

The existing ornamental planting located immediately east of the proposed development shall be retained and protected from damage during the course of the development works. Protective Fencing shall be erected prior to the commencement of any construction activity and shall be maintained in good and effective condition until the work is completed.

REASON: In the interest of tree protection, retention and preservation, biodiversity and amenity. in accordance with relevant policies here.

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.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

The Planning Authority has noted the concerns of the Environmental Health Officer (EHO) regarding smoking within the structure. The applicant is requested to liaise with the Environmental Health Officer on the issue of the structure being in compliance with the Tobacco Acts.


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REG. REF. SD21A/0345

**LOCATION: Clubhouse, Edmondstown Golf Club, Edmondstown Road, Rathfarnham,
Dublin 16**



**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: _____

18/2/22



Eoin Burke, Senior Planner