

Comhairle Chontae Atha Cliath Theas

PR/0273/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0357 **Application Date:** 22-Dec-2021
Submission Type: New Application **Registration Date:** 22-Dec-2021
Correspondence Name and Address: Studio 3 Architecture Unit G, Mountpleasant
Business Centre, Rathmines, Dublin 6
Proposed Development: Single storey extension of 65sq.m to provide a new
entrance and additional office space to the front of
the existing club house; modifications to internal
layout, demolition of existing entrance, together with
new cladding & signage to the front of the building,
alterations to existing parking spaces and all ancillary
site works.
Location: Newtown, Rathfarnham, Dublin 16
Applicant Name: Rathfarnham Golf Club
Application Type: Permission

(CM)

Description of Site and Surroundings

Site Description

The site of the application is the clubhouse at Rathfarnham golf course, Newtown, Rathfarnham. A lengthy driveway serves the golf course, leading to gates at the north-west corner of the grounds, which lead into a car parking area. The single-storey club-house is east of the car parking area.

Site Area: Stated as 0.15 Ha.

Site Visit: 21/02/2022

Proposal

- **Single storey extension of 65sq.m to provide a new entrance** and additional office space to the front of the existing club house;
- modifications to internal layout;
- **demolition of existing entrance;**
- together with **new cladding & signage** to the front of the building;
- **alterations to existing parking spaces** and all ancillary site works.

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Zoning

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

Consultations

Roads	No objection, subject to conditions.
Environmental Services	No objection.
Irish Water	No objection, subject to conditions.

Submissions/Observations/Representations

None Received.

Relevant Planning History

SD19A/0027 – Permission **granted** for (a) Removal of existing entrance hut and replacement with a new 24.2sq.m single storey flat roof golf shop; (b) associated site works.

Pre-Planning Consultation

None for this development.

Relevant Policy in South Dublin County Development Plan 2016 – 2022

Chapter 3: Community Infrastructure
Section 3.9.0: Sports Facilities & Centres
Policy C7 Sports Facilities & Centres
Policy C7 Objective 1

“To support the provision of new or improved sports and leisure facilities in the County.”

Chapter 4: Economic Development & Tourism
Section 4.5.0: Tourism and Leisure
Policy ET7 Leisure Activities
Policy ET7 Objective 2

“To promote the development of outdoor leisure activities on lands that are designated with Zoning Objective Open Space 'OS' (to preserve and provide for open space and recreational amenities).”

Section 7.1.0: Water Supply & Wastewater
Policy IE1 Water & Wastewater
Policy IE1 Objective 7

Section 7.2.0: Surface Water & Groundwater

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Policy IE 2 Surface Water & Groundwater
Policy IE2 Objective 5

Section 11.3.0: Land Uses
Section 11.4.2: Car Parking Standards
Section 11.8.1: Environmental Impact Assessment
Section 11.8.2: Appropriate Assessment

Relevant Government Guidelines

Ministerial Guidelines and Policy

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

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

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures
- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions
- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy
- Circular NRUP 02/2021 - Residential Densities in Towns and Villages

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Assessment

The main issues for assessment are:

- zoning and Council policy;
- visual impact and recreational amenity;
- signage
- landscaping;
- access and parking;
- drainage;
- appropriate assessment;
- environmental impact assessment.

Zoning and Council Policy

The proposed development is consistent with zoning objective 'OS' – 'To preserve and provide for open space and recreational amenities'. The proposal relates to an extension of the existing clubhouse. 'Sports Club/Facility' is a permitted in principle use on 'OS' zoned lands, and a clubhouse is captured within the definition of a sports club/facility in Schedule 5 of the County Development Plan. The proposed development is permissible in principle, subject to its being in accordance with the relevant provisions of the South Dublin County Development Plan 2016 – 2022.

Visual Impact and Recreational Amenity

The proposal is for a single storey extension of the sports club which would include demolition of the existing entrance and provision of a newly configured entrance in roughly the same place. The works would provide for an extension and other frontage changes to the western façade, including provision of a recessed wall seat with new sign mounted on the wall within the recess.

The proposed demolition works comprise removal of the existing entry way. The building is otherwise staggered along its western (Front) elevation, and the proposed extension would fill out the north-western corner of the building, bringing the building line into line with the south-western corner.

The extension would provide space for three offices and a circulation hallway between them, and a new entrance lobby.

The new façade can be described as being in three sections: the flat roofed extension containing the offices; the central section would contain the lobby, and the roof would rise higher above this section; the existing section to the right of the entrance (as viewed from the west) would have new cladding, a recessed wall seat, and signage, and retain the existing pitched roof.

The extension is in keeping with the scale of the present facilities and would not be out of character with the proposed use as a clubhouse. This is acceptable.

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Signage

Signage is covered under Schedule 6 of the South Dublin County Development Plan 2016 – 2022, and section 11.2.8. The proposed signage would be modest in scale and appropriate for the proposed use and complies with Schedule 6.

Landscaping and Trees

The Public Realm Department has not indicated any comments. The proposed planting area is acceptable.

Access and Parking

The Roads Department has noted that the car park has ample parking but that there is no indication of cycle parking facilities, nor accessible parking or electric vehicles charging points. The Roads Department proposes that these be agreed by condition and this is considered to be acceptable.

Drainage

The Environmental Services Department states no objection to the proposal. This is noted.

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.

Other Considerations

Development Contributions

This is a proposed extension of a commercial premises by 65sqm.

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Strategic Environmental Assessment Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Offices	65
Land Type	Site Area (Ha.)
Brownfield / Urban Consolidation	0.15 hectares

Conclusion

Having regard to the zoning, the established use, and the provisions of the South Dublin County Development Plan 2016 – 2022, the proposed development is considered to accord with the provisions of the County Development Plan and the proper planning and sustainable development of the area and should be granted permission.

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. Surface Water Drainage

The disposal of surface water, shall comply with the technical requirements of the Council's Water Services Section. In this regard, the applicant, owner or developer shall ensure:

- (a) 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.
- (b) The disposal of surface water, shall comply with the technical requirements of the Council's Water Services Section.
- (c) All drainage works for this development as approved shall fully comply with the following standards and/or the requirements of Irish Water and The Greater Dublin Regional Code of Practice for Drainage Works which (as of February 2018) can be viewed /downloaded from the South Dublin County Council website at the following link <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>, the Irish Water Standard Details, (mandatory for all Irish Water Connection Agreement Offers issued after 6th June 2016 and available at <http://www.water.ie/help-centre/connections>) and the Building Regulations 2010 Technical Guidance Document B & H.
- (d) Design details of any soakaway shall comply fully with all the Council's Water Services Section requirements and clearly with appropriate documented evidence to be lodged by the applicant, owner or developer, i.e. infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365. The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance. The design details of any soakaway shall provide for a soakaway to be located within the curtilage of the property and shall be:
 - (i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.
 - (ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.
 - (iii) a minimum of 10m from any sewage treatment percolation area.
 - (iv) at least 10m from any stream / river / flood plain.

In addition only clean uncontaminated water shall be discharged to soakaways.

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.

3. Signage.

No advertising sign(s) or structure(s) (including any signs installed to be visible through windows), banners, canopies, flags, or other projecting elements shall be erected except those, which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.

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REASON: In the interest of visual amenity, compliance with development plan policies and the proper planning and sustainable development of the area.

4. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor 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.

5. 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

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the South Dublin County Council Development Plan.

6. **Financial Contribution.**

The developer shall pay to the Planning Authority a financial contribution of €6,419.40 (six thousand four hundred and nineteen euros and forty 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.

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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REG. REF. SD21A/0357

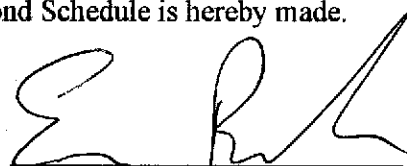
LOCATION: Newtown, Rathfarnham, Dublin 16



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: 24/2/22



Eoin Burke, Senior Planner