

25 FEB 2022

*Courtesy*

18<sup>th</sup> February '22

Planning Department  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.

**Re: SD21A/0181 - ADDITIONAL INFORMATION**

**2018-76-Ballyfermot United Sports & Social Club (BUSSC), Cloverhill Road, Clondalkin, Dublin 22.**

Planning Permission for development consisting of;

Alterations to previous approved planning application Reg. Ref. SD15A/0105. The proposed alterations consist of: (i) construction of a new single storey flat roof modular changing facilities (293 SQm) ancillary to the existing playing pitch; (ii) relocation of approved 38 no. carparking spaces and 2 no. coach parking bays from northern boundary to the eastern boundary adjacent to Cloverhill road (iii) installation of 6 no. new overhead flood lights; (iv) 3 no. new flag poles; (v) continuation of previously permitted boundary wall and footpath (Reg Ref.SD15A/010) extending along the south eastern boundary, with addition of new security fencing added to top of wall, all adjacent to Cloverhill road; (vi) new entrance gates (accessed via the permitted entrance off Cloverhill Road); (vii) all associated boundary treatment, landscaping and ancillary works necessary to facilitate the development at Cloverhill Road, Clondalkin, Dublin 22.

Dear Sir / Madam.

On behalf of our client we wish to submit the following in response to the Additional Information request in relation to the above development.

In response to Additional Information request;

1. Please see attached Site Layout dwgs
2. - 6no. copies of 'as approved plans' c/o Rhatigan Architects dwg - 19104.A.003  
- 'existing and proposed contig elevations' 6no. copies TOA dwgs 2018-76 – P-AI-100  
- 'landscape and Suds refer to KRA Eng dwgs 21108-01 and accompanying Report  
- 'impact on trees' refer to Charles McCorkel dwgs 2109-P-10 and accompanying Report  
- 'boundary treatment, gates and flag poles' refer to TOA dwgs 2018-76 – P-AI-101, 301
3. *The applicant is requested to provide further details of the proposed floodlighting, demonstrating positioning and cowlings to avoid lighting overspill and glare on the adjoining M50 motorway. The applicant is also requested to provide details of the level of illumination, location, orientation of lamps shall also be provided. Please refer to 'Signify' report.*
- 4 a. *The applicant is requested to submit a revised layout showing a provision of bicycle parking spaces consistent with SDCC standards, please refer to "Table 11.22: Minimum Bicycle Parking Rates" of the county development plan 2016-2022. Refer to TOA dwgs 2018-76 – P-AI-101*  
  
*b. The applicant is requested to submit a revised layout showing a total of 10% of surface car parking spaces (4no.) provided with electric vehicle charging points. The applicant is requested to provide details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge). Refer to TOA dwgs 2018-76 – P-AI-101*  
  
*c. The applicant is requested to submit a revised layout with a swept path analysis*

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*showing how emergency vehicles and bin trucks can access and egress the site safely.*  
**Refer to TOA dwgs 2018-76 – P-AI-101**

- d. The applicant is requested to provide additional information with regards to bin and waste collection arrangements for the site. A revised layout shall be included, showing the proposed location for the storage and collection of bins and waste generated from the site.*  
**Refer to TOA dwgs 2018-76 – P-AI-101 and letters from BUSSC related to Waste Management**
- e. The applicant is requested to submit a revised layout showing the boundary wall height is consistent to the northern development to the proposed site and keeping the vision lines clear along the Cloverhill Road.*  
**Refer to TOA dwgs 2018-76 – P-AI-301**
- f. The applicant is requested to submit a revised layout showing a public footpath and grass verge provided in consistent to previously granted planning application ref no. SD15A/0105 to the north of the proposed development along the entire length of Cloverhill Road.*  
**Refer to TOA dwgs 2018-76 – P-AI-101**

- 5 *a. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all A<sub>j</sub>'s, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie). All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.*
- b. The applicant is requested to submit a report clearly showing design calculations which demonstrates how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be attenuated on site to pre-developed greenfield run off rates. The report shall include Site SAAR and SOIL Values, MET Eireann Rainfall data, A breakdown of all surface types and areas (in m<sup>2</sup>) as well as corresponding run off coefficients.*
- c. The applicant is requested to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development such as but not limited to: Green roofs, Tree pits, Permeable Paving, Rain water reharvesting, swales and filter drains.*

**Refer to KRA Eng dwgs 21108-01 and accompanying Report**

## 6. Water Supply

1. *In order to assess the if the public water infrastructure has sufficient capacity for the proposed development further information is requested as follows; The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.*

*The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>) Refer to KRA Eng dwgs 21108-01 and accompanying Report*

## 2. Foul

- a. *In order to assess the if the public wastewater infrastructure has sufficient capacity for the proposed development further information is requested as follows; The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public wastewater infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.*

*b. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All works are to comply with Irish Water Standard Details for Wastewater Infrastructure available at (<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>) Refer to KRA Eng dwgs 21108-01 and accompanying Report*

We trust all the above is in order with this application and that the decision will be a positive one. If you have any further queries, do not hesitate to contact me at 01-5250050.

Regards,



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