

# Comhairle Chontae Atha Cliath Theas

**PR/0374/22**

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

**Reg. Reference:** SD21A/0181

**Application Date:** 01-Jul-2021

**Submission Type:** Additional  
Information

**Registration Date:** 25-Feb-2022

**Correspondence Name and Address:**

Tyler Owens Architects Distillery Lofts Design Studios, The Mash House, Distillery Road, Dublin 3

**Proposed Development:**

Alterations to previous approved planning application, Reg. Ref. SD15A/0105, consisting of: construction of a new single storey flat roof modular changing facilities (293sq.m) ancillary to the existing playing pitch; relocation of approved 38 carparking spaces and 2 coach parking bays from northern boundary to the eastern boundary adjacent to Cloverhill Road installation of new overhead flood lights; 3 new flag poles; 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; new entrance gates (accessed via the permitted entrance off Cloverhill Road); all associated boundary treatment, landscaping and ancillary works necessary to facilitate the development.

**Location:**

Cloverhill Road, Clondalin, Dublin 22

**Applicant Name:**

Ballyfermot United Sports & Social Club (BUSSC)

**Application Type:**

Permission

(SW)

**Description of Site and Surroundings:**

Site Area: stated as 0.01794

Site Description:

The subject lands are located on the western side of Cloverhill Road, in an established residential area of North Clondalkin. The lands comprise grassland on at Ballyfermot Utd. Sports and Social Club. The site is bounded by Cloverhill Road to the east and the M50 to the west. The established residential estate of Coldcut Park is located further north of the site; the Wheatfield Prison car park is located to the south of the site. The site is accessed off Cloverhill Road, via an existing entrance.

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Site Visit: 04.08.21

### **Proposal:**

Alterations to previous approved planning application, Reg. Ref. SD15A/0105, consisting of:

- construction of a new single storey flat roof modular changing facilities (293sq.m) ancillary to the existing playing pitch;
- relocation of approved 38 carparking spaces and 2 coach parking bays from northern boundary to the eastern boundary adjacent to Cloverhill Road
- installation of new overhead flood lights;
- 3 new flag poles;
- 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;
- new entrance gates (accessed via the permitted entrance off Cloverhill Road); all associated boundary treatment, landscaping and
- ancillary works necessary to facilitate the development.

### **Zoning:**

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

**SEA Sensitivity Screening** – indicates no overlap.

### **Consultations:**

*Irish Water:* Request Additional information.

*Water Services:* Request Additional information.

*Roads:* Request Additional information.

*Parks:* No report received at time of writing.

*Heritage:* No report received at time of writing.

*EHO:* No report received at time of writing.

*NTA:* No report received at time of writing.

*DCC:* No report received at time of writing.

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

None.

### **Relevant Planning History**

SD15A/0105 (1) a new access roadway into the site from Cloverhill Road; (2) a new single-storey changing facility for Ballyfermot Utd. Sports & Social Club including new vehicular and pedestrian access gates to the club grounds from the new access road and parking for 37 cars and

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2 buses and (3) residential development of 43 no. 2-storey dwellings including 44 car spaces and comprising 4 Type A 3-bedroom semi-detached houses, 19 Type B 3-bedroom terraced houses, 16 Type C 3-bedroom terraced houses and 4 Type D 2-bedroom terraced houses. The proposed development also includes all associated landscaping, site development and infrastructural works. **Permission Granted**

SD10A/0149 Amendments to previously granted planning permissions (Reg. Refs. SD03A/0049 & SD08A/0781) for development of a 343sq.m. single storey clubhouse with changing facilities, 4 no. all-weather pitches with floodlighting, car park with 53 car spaces and 2 coach spaces, landscaping and all associated site works on a site of 4.3ha at Ballyfermot United Sports Field. **Permission Granted**

SD08A/0781 Construction of a single-storey changing facility and tiered spectator seating together with all necessary site works. **Permission Granted**

SD03A/0049 New entrance and perimeter wall, car and bus park, perimeter fence and floodlighting to 3 all-weather pitches. **Permission Granted**

### **Relevant Enforcement History**

S4730 Use of 4no. steel containers as dressing rooms & installation of septic tank **closed**  
S2083 UNAUTHORISED ADVERTISING HOARDING **last action date 2002**

### **Pre-Planning Consultation**

None

### **Relevant Policy in South Dublin County Council Development Plan 2010-2016**

#### *Section 3.9.0 Sports Facilities & Centres*

C7 Objective 1:

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

C7 Objective 3:

To support and provide a framework for the improvement, maintenance, upgrade and refurbishment of existing community based facilities, within the County, to meet current and future needs.

C7 Objective 4:

To encourage the co-location of community and sporting facilities.

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C7 Objective 5:

To promote and support communities and clubs in developing minority sports in the County by providing indoor and outdoor spaces for the pursuance of these activities.

C7 Objective 6:

To support the provision of permanent space for well-established sports and leisure clubs, including amateur boxing clubs and scouts clubs, in the County.

### *Section 11.8.2 Appropriate Assessment*

#### **Assessment**

The main issues for consideration are zoning and Council policy, visual amenity, landscaping, traffic and access, services/drainage issues and Screening for AA and EIA.

#### ***Zoning & Council Policy***

The site is located in an area which is zoned 'RES'- 'To protect and improve rural amenity and to provide for the development of agriculture.' 'Recreational Facility' and 'Sports Club/Facility' use is open for consideration under the 'RES' zoning objective of the site. Having regard to Section 3.9.0 of the current County Development Plan and the objectives in relation to the provision of permanent space for well-established sports and leisure clubs, as well as the existing sports facilities on the site, it is considered that the principle of the proposed development is acceptable.

Other uses proposed include car parking, and landscaping, lighting, which are considered ancillary to the sport facility use.

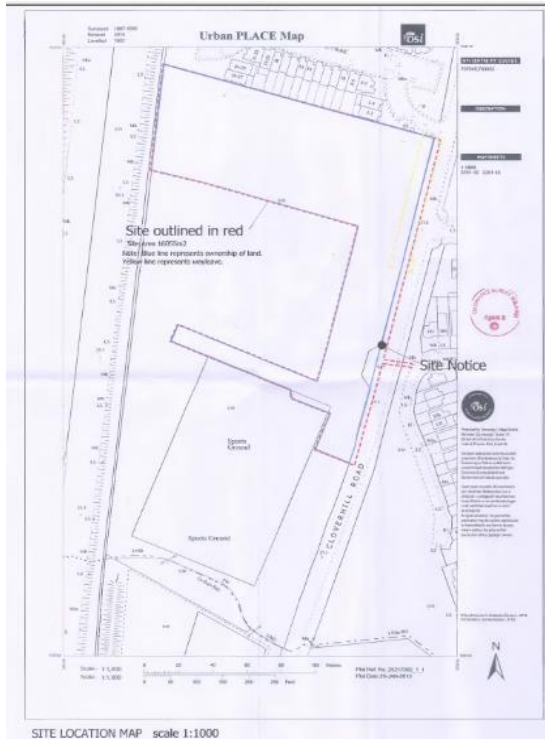
#### ***Red Line***

The redline for SD15A/0105 was:

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The proposed application alters the proposed red line quite significantly:

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It is apparent that the red line for the current application excludes areas which it is seeking to change. It also includes additional areas within the redline which were not previously included. The applicant is therefore requested to submit a revised site location plan. For clarity, this should cover the extent of the redline under SD15A/0105, as well as any additional areas. As there are amendments to the redline this would be **significant additional information**. Revised newspaper and site notices should therefore be provided. In addition to this, it is noted that the notices do not currently set out that the current application is proposing to change the red line from that which was previously granted. The revised notices should address this matter.

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

Construction of a new single storey flat roof modular changing facilities (293sq.m) ancillary to the existing playing pitch

It is noted that the applicant has not submitted an 'as approved' layout. The existing layout indicated the pitches prior to implementation of SD15A/0105. The applicant is requested to submit an 'as approved' layout for clarity. The approved layout plan (as submitted under FI for SD15A/0105) indicates that the changing facilities to be approved would be omitted / relocated and the size would be increased.

There is no objection to relocating the changing facilities and increasing the size. Previously, the changing facilities were located just south of an existing access. Landscaping was proposed

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around this. The approved facility was circa 156sq.m. It had a monopitch roof which was 3.3m high closest to the main road, rising to 4.5m internally within the site. The proposed structure would be relocated south of this, on an area that is currently grassland and was not altered in any way as part of the parent permission. The proposed development measures 293sq.m and would have a flat roof of 3.45m. The building, in itself, would not have a significant impact that was different to the currently approved facility. However, it is noted, that as the building would be located further to the south, additional areas of hardstanding would be constructed. It is not evident that the applicant has provided any details for soft landscaping nor is it evident that landscaping has been considered in detail (it is noted some information is provided on the layout plan).

The applicant is, therefore, requested to provide **additional information**, relating to landscaping, green infrastructure and surface water drainage on site (these matters are discussed in more detail below).

The applicant is also requested to provide contiguous elevations for the existing, previously approved and proposed development via **additional information**.

### Relocation of approved 38 carparking spaces and 2 coach parking bays from northern boundary to the eastern boundary adjacent to Cloverhill Road

The applicant has excluded some of the previously approved spaces from the redline. This has been discussed above. It is not apparent what will happen in the location of the previously approved spaces following the proposed alteration. This should be addressed via **additional information**. The spaces would be more prominent than previously. As stated above, insufficient landscaping details have been provided. This should be addressed via **additional information**.

### Installation of new overhead flood lights

No report has been received from the EHO. The SDCC roads department recommend that floodlighting should be positioned and cowled to avoid lighting overspill and glare on the adjoining M50 in the interests of maintaining traffic safety. They also recommend details to be agreed with SDCC and TII. The applicant has provided a report prepared by Signify, however, the report doesn't show overspill. It is therefore requested to provide additional information which indicates The proposed floodlighting shall be positioned and cowled to avoid lighting overspill and glare on the adjoining M50 motorway. Details of the level of illumination, location, orientation of lamps shall also be provided.

### 3 new flag poles

It is not apparent details have been provided of these. This should be addressed via **additional information**.

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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

It is apparent there is a typo in the site notice and it should read **SD15A/0105** the applicant should address this in their **additional information**.

Roads has raised concerns that the boundary treatment would not be consistent with the previously approved treatment. The applicant is requested to clarify this matter and provide details of boundary treatments via **additional information**.

New entrance gates (accessed via the permitted entrance off Cloverhill Road); all associated boundary treatment

The applicant is requested to provide details of these features via **additional information**.

### Landscaping

As stated above, it is not considered that the applicant has provided sufficient details of the proposed landscaping. It is noted that the portion of the proposed site previously approved for housing would not be impacted and revisions are not required for this element. However, the applicant is requested to provide details regarding the elements that are changing and also the proposed elements. This should be provided via **additional information**.

### ***Traffic and Access***

The report of the Roads Department states:

**1. *“Traffic and Transport Assessment (TTA):***

*No Traffic Assessment report has been submitted. It is important to have information on the traffic generated by this development and taking account of the current background traffic and the likely traffic generated by permitted planning that has been granted in the neighbouring area.*

**2. *Access:***

*The site is accessed off Cloverhill Road, via an existing splayed entrance with an existing gate shared with the residential development proposed under planning application ref no.SD15A/0105; there is no public footpath along the eastern site boundary along Cloverhill Road.*

**3. *Bin Storage:***

*The applicant shall 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.*



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### **4. Car Parking:**

*The applicant intends to provide, 38 no. car parking spaces including 2 no. mobility impaired car parking spaces. However, the applicant did not include details on electrical charging points. The applicant shall submit a revised layout showing 10% of car parking spaces to be equipped with electrical charging point/s ( $38 \times 0.1 = 3.8$  space/s).*

### **5. Bicycle Parking:**

*Bicycle parking spaces are not included in the proposal. The applicant shall submit a revised layout showing bicycle parking spaces. The bicycle parking provision shall be as per the guidelines of table 11.22 of the SDCC County Development Plan. On surface/external bicycle parking spaces shall be covered or sheltered.*

### **6. Pedestrian Permeability:**

*The pedestrian routes to all desire lines needs to be highlighted more clearly. The desire lines of connections to Public Transport routes, crossing points, existing housing estates needs to be detailed.*

### **7. Fire Tender and Bin Collection Access:**

*There has been no Auto-track for Fire Tender Access at the proposed development to ensure that the Fire tender can access all he required areas of the site. Another Auto-track showing that the delivery lorries and refuse collection HGV's can access the required areas of the site.*

### **8. Site Lighting, Footpath and Public Lighting:**

*There is no Public Lighting design submitted with this application. Site Lighting within the site boundary is required. The lighting design will be required to be agreed with the lighting department of SDCC. The SDCC roads department recommend that floodlighting should be positioned and cowled to avoid lighting overspill and glare on the adjoining M50 in the interests of maintaining traffic safety. The proposed Flood lighting need to be agreed with the lighting department of SDCC and TII. A public footpath and grass verge shall be 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.*

### **9. Boundary Treatment:**

*It appears to the roads department that the proposed boundary treatment differs from that agreed in the previous granted planning application ref no. SD15A/0105 to the north of the proposed development.*

*Roads Department recommends the boundary wall high should be consistent to the northern development and keeping the vision lines clear along the clover hill Road.*

### **10. Road Construction Details:**

*There are no road construction details submitted. The road carriageway construction details shall be in accordance with Appendix 6 of the SDCC Taking in Charge Recommendations for*

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*road construction. The depth and specification of road materials still apply irrespective of whether the road is to be Taken in Charge”.*

**Additional information** has been requested. With regards the Traffic and Transport Assessment, the planning authority note that the proposal is an existing sport facility and the proposed levels of parking would not increase as a result of the proposed development. It is therefore considered that the applicant should not be required to provide a TTA in this instance.

### ***Landscaping and Boundary Treatment***

No comments have been received from Parks and Public Realm. As stated previously, it is not considered that the applicant has considered the impacts on existing / previously approved green features sufficiently and has not proposed adequate details regarding the proposed landscaping.

In addition to this, it is apparent that significant levels of hardstanding may result from the proposed development and no details of sustainable drainage / green infrastructure linkages have been provided.

Policy GI1 states: *“It is the policy of the Council to protect, enhance and further develop a multifunctional Green Infrastructure network by building an interconnected network of parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, flood management and adaptation to climate change”.* GI 2 also supports these principles.

A SuDS strategy is also required, as is detail on how the proposals work. All SuDS proposals should be fully detailed in the Landscape Proposals/Plans. The natural potential of the site to manage surface water runoff should be explored. This should be addressed via **additional information**.

It is not apparent that any trees / hedgerows would be impacted as a result of the proposal, however, the applicant is requested to confirm this via **additional information**. If trees are impacted, then details should be provided.

### ***Heritage***

No report has been received from the heritage officer. It is apparent that the lands for which permission are sought are predominantly mowed at present.

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

Water Services has requested **additional information** in relation to surface water. No objections are raised on grounds of flood risk.

Irish Water has also requested **additional information** in relation to pre-connection enquiries, water supply layout and foul layout.

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### ***Screening for Appropriate Assessment***

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### ***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 real 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.

### ***Development Contributions***

#### **Development Contributions Assessment Overall Quantum**

Changing facility – previously approved 156sq.m – proposed 293sq.m (increase of 137sq.m).  
Facility is associated with a sporting facility.

### **SEA Monitoring Information**

|                             |                              |
|-----------------------------|------------------------------|
| Building Use Type Proposed: | Sport club/changing facility |
| Floor Area:                 | 293sq.m                      |
| Land Type:                  | Playing pitch / open space.  |
| Site Area:                  | 0.01794                      |

### **Conclusion**

The principle of the proposed development is considered acceptable, however, there are a number of matters that should be addressed via additional information to ensure that the proposal is in keeping with the South Dublin County Development Plan 2016-2022 and the proper planning and sustainable development of the area.

### **Recommendation**

Request Further Information.

### **Further Information**

Further information requested: 25 August 2021

Further information received: 25 February 2022

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### Consultations:

Roads – No objections, subject to conditions.

Parks – No objections, subject to conditions.

Water Services – Request clarification of additional information.

Irish Water – No objections, subject to conditions.

EHO – recommend refusal.

### Item 1:

The applicant is requested to submit a revised site location plan indicating the following within the redline:

- extent of SD15A/0105

- additional areas proposed as part of this development

These changes are considered significant and revised newspaper/ site notices are required.

*Applicant's Response:*

*Please see attached site layout drawings.*

### Assessment:

The applicant has submitted a number of site layout plans:

- Proposed site layout, as approved under SD15A/0105, dwg 19104.A.003

- Proposed layout plan, additional information SD21A/0181 dwg 2018-76-P-AI-101

It is noted that there has been no layout plan provided that indicates the approved development and the current proposed development on the same plan. No revised site location plan has been provided and no revised notices has been published. Part of the description of development is as follows "*relocation of approved 38 carparking spaces and 2 coach parking bays from northern boundary to the eastern boundary adjacent to Cloverhill Road*".

It is apparent from 'as approved' layout plan, submitted by the applicant, that the only area containing 38 parking spaces and 2 coach parking bays was located to the north of the playing pitch:

Figure 1: submitted 'as approved' layout.

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Whilst there is no objection to the principle of relocating these, the Planning Authority raised concerns at the previous stage that not all aspects that the applicant was wishing to alter had been included within the redline for the current application.

Figure 2: Application boundary for SD15A/0105



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Figure 3: Current application site boundary



The current application redline specifically excludes the area to the north of the playing pitch where the majority of the permitted parking, which the applicant is now seeking to relocate was situated. Whilst prudent to include all areas within the current redline, it is clear which area the applicant is referring to.

Given the applicant is clear in their intention to relocate the parking, as per the description of development and the land in question is within the applicants ownership, conditions are recommended restricting the development of the car parking to the proposed location only, provision of landscaping details for the area formerly proposed as carparking and restriction of the car parking for use in connection with Ballyfermot football club only.

### Item 2:

The applicant is requested to submit

- a revised layout plan. This should include details of any areas being altered as a result of the proposed amendments
- existing and proposed contiguous elevations (including boundary treatments / landscaping)
- a revised landscape plan, including details of SUDS

*Applicant's response:*

*The following plans have been submitted:*

- 'as approved' – 19014.A.003
- Existing and proposed contiguous elevations – 2018-76-P-AI-100
- Landscape and SuDS 21108-01 and accompanying report
- Impact on trees 2109-P-10 and accompanying report
- Boundary treatment, gates and flag poles – 2018-76-P-AI-101, 301

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### Assessment:

The applicant has not included the area previously proposed for parking in its entirety within the proposed layout for this application.

The applicant has provided details of boundary treatments and landscaping. The details provided are considered to be acceptable.

Parks has stated *“The submitted additional information by the applicant does not include a suitable landscape plan, details of SUDS or detailed planting plan. The applicant is therefore requested to provide a landscape plan including a detailed planting plan and details of natural SUDS features to be incorporated as part of the proposed drainage layout”*. A condition is recommended in the event of grant.

### Item 3:

The applicant is requested to provide further details of the proposed floodlighting, demonstrating positioning and cowling 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.

*Applicant's response:*

*Please refer to Signify report.*

### Assessment:

The applicant has demonstrated the impact on the M50 is acceptable. The plan provided (0400504946 dwg 02) also indicates the levels of illumination across the pitch and the surrounding areas. The details provided are acceptable. A condition is recommended in the event of grant.

### Item 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.

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).

c. The applicant is requested to submit a revised layout with a swept path analysis showing how emergency vehicles and bin trucks can access and egress the site safely.

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.

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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.

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.

*Applicant's response:*

*See dwg 2018-76-P-AI-101, letter from BUSSC related to waste management, dwgs 2018-76-P-AI-101 and 2018-76-P-AI-301*

Assessment:

*The Roads Department has stated "10 bicycle parking spaces have been provided. It is not shown if they are covered. Roads are satisfied with the response...4 E.V. car charging spaces have been proposed. Roads are satisfied with the response...The applicant has submitted autotrack details for the development. Roads are satisfied with the response...The applicant has submitted the location and collection arrangements for the waste collection from the development. Roads are satisfied with the response...The applicant has submitted details of boundary treatment consistent with the previous application SD15A/0105. Roads are satisfied with the response... The applicant has submitted a drawing identifying the footpath and grass verge across the front of the development, although no dimensions are provided... All footpaths are to be a minimum of 2.0m wide. Roads are satisfied with the response".*

Conditions are recommended in the event of grant.

Item 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 AJs, 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@sdublincoco.ie](mailto:servicemaps@sdublincoco.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



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limited to: Green roofs, Tree pits, Permeable Paving, Rain water re-harvesting, swales and filter drains.

*Applicant's response:*

*Refer to KRA eng drawing 21108-01 and accompanying report.*

Assessment:

In relation to points A, B and C, the applicant has submitted insufficient information and clarification of additional information has been requested by Water Services. Given the nature of the clarification required, it is considered that the matters raised can be secured via condition.

Item 6:

### 1. Water Supply

a. 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/>.

b. 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>)

### 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

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are to comply with Irish Water Standard Details for Wastewater Infrastructure available at (<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>)

*Applicant's response:*

*Refer to KRA eng drawing 21108-01 and accompanying report.*

### Assessment

In relation to water supply, the file has now been referred to the EHO. The EHO has stated:

*"The application form submitted as part of the planning application SD21A/0181 detailed that the proposed source of water supply to the site would be a new connection to the public mains. This information was provided on the application form submitted and dated 28<sup>th</sup> June 2021.*

*The initial Environmental Health response was based on this information as provided. The submission of further information as requested for SD21A/0181 indicates conflicting information in that the existing water supply is via a well and that this well is to be relocated and used as part of the proposed works.*

*Due to this conflicting information and the lack of information regarding the use of the well water onsite, the absence of any water treatment, the absence of any laboratory testing results and the proposed location of the new well mentioned in the further information, the Environmental Health Department recommend that the planning application is refused.*

*Should the developer be unable to secure a connection to public mains then the existing and proposed well water supply must be fitted with a water treatment system which renders the water potable and in compliance with parametric values as set out in European Union (Drinking Water) Regulations 2014".*

The applicant has now indicated that the water supply would come from a well, however, no details that the water quality would be acceptable has been provided. A condition is therefore recommended requiring these details. Should the applicant not be able to provide the required information, then details of mains connection should be provided.

In relation to foul, Irish Water has recommended standard conditions in the event of grant.

### **Other Considerations**

#### ***Development Contributions***

293sq.m – changing facilities

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### ***SEA Monitoring Information***

**Building Use Type Proposed** changing facilities, parking , associated with football club

**Floor Area (sq. m.)** 293sq.m

**Land Type** Brownfield/Urban Consolidation

**Site Area (Ha.)** 0.01794

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan, the 'RES' land use zoning, the established character of the area and the application site, the additional information submitted 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 accordance with the national and regional policy and the SDCC Development Plan 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 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 25 February 2022, 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. Parent Permission.
  - (a) This permission shall expire upon the expiry of permission Reg. Ref. SD15A/0105, as

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extended by SD15A/0105/EP.

(b) The conditions attached to the permission referenced in part (a) shall apply to this permission, save as may be required by these conditions.

REASON: To ensure integration with the existing planning permission and to specify the date on which the permission shall expire and clarify the conditions attached to the development.

### 3. Parking Area.

As stated in the statutory notices, this permission relates to the relocation of approved (under Reg Ref. SD15A/0105) 38 carparking spaces and 2 coach parking bays from northern boundary to the eastern boundary. The applicant shall therefore undertake the following:

1. The 38 carparking spaces and 2 coach parking bays, as permitted under Reg Ref. SD15A/0105, shall not be constructed;

2. Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) Proposed landscaping for the area to the north of the football pitch, which was previously proposed as parking under SD15A/0105;

3. The parking hereby permitted shall be used in conjunction with the operations of Ballyfermot Football Club only, unless otherwise agreed in writing with the Planning Authority and shall not be used for commercial purposes.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

### 4. Roads.

(1) The boundary wall, public footpath, and grass verge along the Cloverhill Road boundary of the site shall be completed prior to commencement of any works within the site, to provide adequate vision splays for existing traffic during the construction phase.

(2) Prior to commencement the applicant shall submit a Road Construction Detail for the development and be for the written agreement of the Planning Authority.

(3) The proposed floodlighting shall be positioned and cowled to avoid lighting overspill and glare on the adjoining M50 motorway. Level of illumination, location, orientation of lamps to be reviewable at any time by the Roads Department and adjustments made by the applicant/developer at his own expense if required to do so by South Dublin County Council or TII.

(4) A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be for the written agreement of the Planning Authority. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

(5) Prior to the commencement of development, the applicant shall submit and agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the

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expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.

(6) Prior to commencement of development a Construction Traffic Management Plan shall be submitted for the written agreement of the Planning Authority. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

(7) All items and areas for taking in charge including areas currently in SDCC's charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.

(8) All pedestrian footpaths must be a minimum of 2.0m in width.

REASON: In the interest of sustainable transport.

### 5. Landscape Plan

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer shall have lodged for the approval Planning Authority;

(a) A fully detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for the development.

(b) The planting plan shall clearly set out the following:

(i) Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate

(ii) Implementation timetables.

(iii) Detailed proposals for the future maintenance/management of all landscaped areas.

The landscape proposals shall ensure no net loss of existing tree cover within the subject site to which the development applies.

REASON: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with relevant policies in the CDP 206-2022.

### 6. Implementation of Landscape Plans

(a) The Landscape Plans once approved by the Public Realm Section shall be implemented in full within the first planting season following completion of the development.

(b) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan.

(c) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of

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BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

(d) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

(e) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

### 7. SuDS

Prior to the commencement of development, the applicant shall submit the following information for the written approval of the Planning Authority:

(i) the applicant shall submit details to the Planning Authority which clarify the proposed greenfield run off rate (Qbar) calculations, as it is unclear what areas have been included in these calculations.

(ii) the applicant shall submit a revised report showing Qbar calculations including site SAAR and SOIL Values as well as MET Eireann Rainfall data. If the applicant is using the entire site area in Qbar calculations then this entire area shall be accounted for in attenuation calculations. Revised attenuation calculations shall be submitted also on this basis.

(iii) A drawing to show how surface water shall be attenuated to greenfield run off rates.

(iv) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.

(v) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

(vi) Additional natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should provide the following:

(a) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

(b) Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground

(v) The proposed attenuation tank shall be omitted and replaced within SuDS measures.

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REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective.

### 8. Retained Trees.

No retained trees shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the Public Realm Section.

REASON: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with relevant policies here.

### 9. Tree Protection Measures

Prior to the commencement of development, the applicant shall submit 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 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.

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.

### 10. Drainage.

(a) All works are to comply with the Irish Water Standard Details & Code of Practice for Wastewater Infrastructure.

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

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(c) All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(d) All works for this development shall comply with the requirements of 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.

### 11. Water Supply.

Prior to the commencement of development, the applicant shall submit:

(a) Details of the water supply, indicating that the existing and proposed well water supply must be fitted with a water treatment system which renders the water potable and in compliance with parametric values as set out in European Union (Drinking Water) Regulations 2014;

(b) If the applicant is unable to provide the details, as requested under point (a), then the applicant shall provide details of connection to public mains.

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

### 12. Environmental Health.

Noise - Construction Phase

(1) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 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.

(2) Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood. The applicant must comply with British Standard B.S. 5228 Noise Control on Construction and Open Sites  
Noise - Operational Phase

(3) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

(4) The development shall be so operated that there will be no emissions of noise / vibration on site as would give reasonable cause for annoyance to any person in any nearby premises.

Dust

(5) During the construction phase, 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 detailed in the environmental report submitted as part of the



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planning application.

(6) All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay rubble and other debris on adjoining roads during the course of the work implementing this permission.

**Lighting**

(7) The lighting to be used on site must not be intrusive to any light sensitive location including residential properties, public areas or commercial buildings in close proximity to the development.

**Pest Control**

(8) The applicant shall take suitable pest control precautions on site so as to control rodent activity on site. This may include precautionary laying of bait, covering of all skips, control of all waste on site and regular inspection of any stockpiles of earth on site for rodent activity.

**Waste Storage**

(9) A suitable location for the storage of refuse shall be provided during the fitting out and operational phase of the development so as to prevent a public health nuisance.

**REASON:** In the interests of protecting the environment.

### **13. Financial Contribution.**

The developer shall pay to the Planning Authority a financial contribution of €28,936.68 (twenty eight thousand, nine hundred and thirty six euro and sixty eight cent), 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 contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

**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.

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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/0181**

**LOCATION: Cloverhill Road, Clondalin, Dublin 22**

*Colm Harte*

**Colm Harte,  
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:**

24/3/22



**Eoin Burke, Senior Planner**