

# Comhairle Chontae Atha Cliath Theas

## PR/0492/22

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

**Reg. Reference:** SD22A/0056      **Application Date:** 17-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 17-Feb-2022

**Correspondence Name and Address:** J.E. Keating 4, Holbar House, East Douglas Village, Douglas, Co. Cork

**Proposed Development:** The erection of a temporary golf gym pavilion and all associated site works (structure is located within curtilage of a Protected Structure RPS 002).

**Location:** Hermitage Golf Club, Lucan, Co. Dublin.

**Applicant Name:** Alrewas Investments Limited

**Application Type:** Permission

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

Site Area: stated as 0.0044 ha

#### **Site Description:**

The subject site is located on the Hermitage Golf Course, close to the Protected Structure RPS Ref. 002 Hermitage Golf Club, Ballydowd, Lucan, Co. Dublin. The River Liffey and Liffey Valley area of Special Amenity is located north of subject site. The N4 dual carriageway is located south of subject site and the M50 motorway is located further east of subject site. Liffey Valley Shopping Centre is located south of N4 motorway.

Site Visit: 4/04/2022

#### **Proposal:**

The erection of a temporary golf gym pavilion and all associated site works (structure is located within curtilage of a Protected Structure RPS 002).

#### **Zoning:**

The subject site is subject to zoning objective 'HA-LV' '*To protect and enhance the outstanding natural character and amenity of the Liffey Valley Area*' under the South Dublin County Council Development Plan 2016-2022. The Liffey Valley Special Area Amenity Order 1990 (SAAO) and proposed Natural Heritage Area are indicated north of subject site. Development Plan Book of Maps 2016-2022 indicates the NTA Greater Dublin Cycle Network Plan to the south of subject site.

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#### Screening for Strategic Environmental Assessment

Overlaps with:

- HA-LV (High Amenity Zoning)
- SFRA A (Flood Risk)
- SAAO (Special Amenity Area Order) for Liffey Valley.
- Protected Structure RPS Ref. 002 *Hermitage Golf Club: Detached multiple bay two storey country house* located north of subject site.
- Protected Structure RPS Ref.036 *Former Tram Depot & Power Station; Industrial Building* located south of subject site.

#### Consultations

Architectural Conservation Officer	No objection, subject to conditions.
Environmental Services	Recommends Request for Additional information.
Roads	No objection.
Public Realm (Oral Advice)	Recommends Request for Additional Information

#### External

Irish Water	Recommends Request for Additional Information.
An Taisce	Neutral submission.

#### Submissions/Observations /Representations

None

#### Relevant Planning History

**SD18A/0236** – Hermitage Golf Club, Lucan, Co. Dublin

Proposal: Construction of a driving range bay shelter at Hermitage Golf Course. The proposed structure is 10m x 3.5m (open front) with 3m x 3m extension. The height of the structure is 4m at the front and 3m at the back. The proposed structure is a galvanized steel structure with olive green cladding on the sides and PVC coated cladding on the roof.

Decision: Grant Permission subject to conditions.

**ED17/0067** – Hermitage Golf Club, Lucan, Co. Dublin

Proposal: Build a Driving Range Bay Shelter within the lands of Hermitage Golf Course. The structure will be timber with approximate size of 6.0m x 3.0m x 3.65m.

Decision: Declared Not Exempt.

**SD07A/0554** – Hermitage Golf Club, Lucan, Co. Dublin

Proposal: A single storey extension to the existing pro shop comprising 42.4sq.m which is located within the curtilage of a Protected Structure.

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Decision: Permission granted subject to conditions.

**SD07A/0556** – Hermitage Golf Club, Lucan, Co. Dublin

Proposal: The provision of a ramp and steps up to the main entrance of the club house: (Hermitage Golf Club is a protected structure).

Decision: Permission granted subject to conditions.

**SD06A/0338** – Hermitage Golf Club, Lucan, Co. Dublin

Proposal: Replacement of existing slate pitched roofs to the clubhouse with new slate roofs to match existing pitches and ridge lines with modifications to the roof timbers, gutters and rainwater goods and new access hatches for future maintenance of the roof and attic areas. (Protected Structure)

Decision: Permission granted subject to conditions.

**SD04A/0888** – Hermitage Golf Club, Lucan, Co. Dublin

Proposal: Demolition of the existing ladies locker room and the provision of a new single storey ladies changing facility linked to the main building with an enlarged service yard and a new storey and a half entrance lobby provided to the west facade of the main building with internal alterations to the main building consisting of revisions to the existing entrance area at ground and first floor level to provide a new stair and disabled hoist; a new disabled WC; new access to the ladies changing block and a new stair to the snooker room with an enlarged boiler room provided at basement level and associated site works. Hermitage Golf Club building is a Protected Structure.

Decision: Permission granted subject to conditions.

### **Relevant Enforcement History**

None

### **Pre-Planning Consultation**

None recorded for subject site

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

#### ***IE1 Objective 8:***

*To work in conjunction with the relevant authorities to seek to provide a new public drainage system to serve houses at Old Lucan Road (between Hermitage Clinic and The King's Hospital).*

#### ***HCL10 Objective 5:***

*To facilitate the development of Council-owned lands at Cooldrinagh and the Hermitage Clinic as publicly-accessible parkland and Green Infrastructure links.*

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#### **ET10 Objective 2:**

*To limit the operation of the extractive industry and ancillary uses at environmentally sensitive locations and within areas designated with Zoning Objective 'HA – DM', 'HA-LV' and 'HA-DV' where extraction would result in significant adverse effects and/or prejudice the protection of the County's natural and built heritage.*

*Community infrastructure, for the purpose of the County Development Plan, includes community centres and halls, libraries and cultural facilities, religious buildings and burial grounds, sporting facilities, health facilities, childcare and educational facilities, and open space and recreational facilities. The Council will promote and support the provision of community infrastructure that meets the social and recreational needs of communities. The Council will seek to ensure that services and facilities are physically integrated with residential and employment areas, clustered to optimise accessibility and usage, and universally accessible to all citizens.*

*Section 6.4.4 Car Parking*

*Policy TM7 Car Parking*

*Section 7.1.0 Water Supply & Wastewater*

*Policy IE1 Water & Wastewater*

*Section 7.2.0 Surface Water & Groundwater*

*Policy IE2 Surface Water & Groundwater*

*Section 7.3.0 Flood Risk Management*

*Policy IE3 Flood Risk*

*Section 7.5.1 Waste and Resource Policy and Legislation*

*Policy IE5 Waste Management*

*Section 9.3.1 Natura 2000 Sites*

*Policy HCL12 Natura 2000 Sites*

*Section 10.0 Energy*

*Policy E3 Energy Performance in Existing Buildings*

*Policy E4 Energy Performance in New Buildings*

*Table 11.18: Key Principles for Development within Enterprise and Employment Zones*

*Section 11.2.1 Design Statements*

*Section 11.2.7 Building Height*

*Section 11.2.8 Signage – Advertising, Corporate and Public Information*

*Table 11.19: Signage – Types of Signs, Restrictions on Use and Design Criteria*

*Section 11.4.1 Bicycle Parking Standards*

*Table 11.22: Minimum Bicycle Parking Rates*

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*Section 11.4.2 Car Parking Standards*

*Table 11.23: Maximum Parking Rates (Non Residential)*

*Section 11.4.4 Car Parking Design and Layout*

*Section 11.4.6 Travel Plans*

*Section 11.6.1 (i) Flood Risk Assessment*

*Section 11.6.1 (ii) Surface Water*

*Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)*

*Section 11.6.1 (iv) Groundwater*

*Section 11.6.1 (v) Rainwater Harvesting*

*Section 11.6.1 (vi) Water Services*

*Section 11.6.3 Environmental Hazard Management*

*Section 11.6.3 (i) Air Quality*

*Section 11.6.3 (ii) Noise*

*Section 11.6.3 (iii) Lighting*

*Section 11.6.4 Major Accidents – Seveso Sites*

*Section 11.6.5 Waste Management*

*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**

#### **Ministerial Guidelines and Policy**

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

**Regional, Spatial & Economic Strategy 2020-2032 (RSES)**, Eastern & Midlands Regional Assembly (2019)

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

**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).

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**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

### **Assessment**

The main issues for assessment are:

- Zoning and Council policy;
- Scope of application;
- Visual Impact and Architectural Conservation;
- Public realm and ecology
- Access, Transport and Parking;
- Water;
- Environmental impact assessment; and
- Appropriate assessment.

### **Zoning and Council Policy**

The site is located in an area which is zoned 'HA-LV' - 'To protect and enhance the outstanding natural character and amenity of the Liffey Valley Area'. A temporary gymnasium falls into the category of a sports facility, which is 'open for consideration' under the land-use zoning table, subject to the following caveats:

- Subject to acceptable landscape impact assessment
- All development classes shall not be permitted within 30m of the river bank, in order to protect recreational amenity
- For small-scale amenity or recreational purposes only

The proposed development appears to comply with the second requirement, but no information for landscape impact assessment has been provided with the application, nor has information relating to

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the use and access of the gym. See 'Public Realm and Ecology below'. The gym appears to be small in scale but information relating to access should be provided as **additional information**.

#### **Scope of Application**

The applicant has described the development as a 'temporary gym' in planning notices. The applicant has not indicated the length of time for which permission is sought. This should be confirmed via **additional information**.

#### **Visual Impact and Architectural Conservation**

The proposed development is a single-storey structure with pitched roof and a small timber deck to the front which the roof shall overhang. An accessible ramp is also proposed to the front, with access provided from centrally located double doors in the front façade. Inside, an open plan gym is proposed and two small windows are proposed in the rear elevation.

The structure, measuring 19.6m wide x 7m deep (externally), would be located north of the protected structure, on the other side of the car park, and it would face the structure with access coming from the car park.

The structure appears to be located off the area of hardstanding and close to four very mature trees (within approx. 2 to 8 metres and under the tree canopy as indicated).

The Architectural Conservation Officer has submitted the following report:

#### Appraisal

Pre-planning was submitted in relation to this site under PP078/21.

The pre-planning submission was referred to the Councils Architectural Conservation Officer and the following was provided by way of comment;

"In principle I have no concerns in allowing a temporary structure within the curtilage of the Protected Structure at the proposed location. The material finish and overall form of the structure is acceptable and will not directly impact on the protected structure or provide an negative visual impacts. However I do not feel that the false dormer element is needed, as I feel it detracts from the very simple clean form and design of the proposed temporary wooden structure".

The current application includes for a proposed single-storey Gym Pavilion located in the far north of the site allowing the new building to be located furthest away from the Protected Structure RPS Ref. 002. The overall design reflects a pavilion type structure and provides for a very simple and clean form. It is proposed to clad the building in timber panelling, a pitched aluminium roof and aluminium glazing.

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The advice provided by the undersigned as pre-planning has been taken on board and has allowed for a positive overall design which sits sensitively within the curtilage of the Protected Structure.

### Recommendation

It is considered that the proposed temporary golf club pavilion is acceptable and does not cause any direct visual impact within the curtilage of the Protected Structure, given its location and overall design. I would recommend a grant of permission with the following condition attached:

- It is considered that the proposed development should be carried out in accordance with the particulars and drawings submitted.  
Reason: To ensure the amended proposal is carried out as indicated in the drawings and particulars submitted.
  
- A final Schedule of materials and finishes should be submitted for approval and agreement. Details should be submitted prior to commencing development by way of confirming final material finishes and colours for agreement.  
Reason: To ensure the final materials and colour palette achieves a coherent finish within the site context and adjacent to a Protected Structure Site in providing a suitable colour which can assist in continuing to minimise visual impacts.

The proposed **conditions** are noted and should be attached to any grant of permission.

### **Public Realm and Ecology**

The site is located in the high amenity area, and in close proximity to a local grouping of mature trees.

### Landscape Character

The applicant has provided a CGI image of the proposed structure. In terms of landscape character and visual impact, it appears that the proposed structure would have a low impact. The structure is single storey, simple in design, and would integrate visually into the landscape.

### Impact on Trees and Flora

There are 4 trees in close proximity to the structure in a group of approx. a dozen trees. The Site Layout Plan does not show distances to these trees but this has been measured to be 2 metres and 3 metres to the centre-point trunk of the nearest tree, as identified on the architect's plan. The same plan suggests that the building would be located underneath the canopy of the trees, which would suggest that the structure is located over the roots.



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The Public Realm Department has recommended that an Arborists report and Arboricultural Method Statement are required, to demonstrate that the development will not impact the nearby trees. The Public Realm Department would prefer a 'no dig' solution, i.e. that the temporary structure is provided on the surface and not provided with sub-surface foundations. The applicant should address this by way of **additional information**.

### Siting and Impact

The Site Layout Plan shows that the development will mostly be located off the hardstanding car park area. This maximises the impact of the temporary structure on the natural environment. The applicant should be encouraged to relocate the temporary structure onto the hardstanding area. This may require non-use or reconfiguration of some car parking spaces during the operational period of the temporary structure – see under relevant section below that the present car parking provision can be reduced to accommodate the proposed structure. The applicant should address this by way of **additional information**.

### Ecology

The applicant has not provided details of operating hours or the period of time for which the temporary structure will be in place, and it is thus uncertain what potential light and noise impacts there would be on fauna in the area. The application is also missing a bat survey. A recent bat survey of the area would similarly assist in the assessment of potential impact on local bats. A structure which is not in use outside of daylight hours and does not impact on any surrounding habitats by way of physical alteration or excessive noise levels would be acceptable to the Planning Authority; however, the construction and operation of the structure must not negatively impact local habitats. The applicant should provide the necessary details, including if appropriate, ecological and noise impact assessments, by way of **additional information**. Mitigation measures should be provided for.

### **Access, Transport and Parking**

The Roads Department has stated no objection.

As mentioned above, the applicant should relocate the structure onto the car park and reconfigure or put into dis-use some of the nearby car parking spaces, for the duration of the operational period of the temporary structure. The club has approx. 175 parking spaces at present which is well in excess of the 36 spaces maximum provision provided for in the South Dublin County Development Plan 2016 – 2022.

### **Water**

Both the SDCC Environmental Services Department and Irish Water seek drainage layouts as additional information. The applicant has indicated in their application form that they intend to connect the structure to existing water supply, foul water and surface water systems.

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The Environmental Services Department seeks revised proposals to incorporate SuDS into the development. Given the temporary and minor nature of the proposed building, and its location on a golf course, it is considered that major interventions to provide natural SuDs drainage are not required. By the same token, given its location in the high amenity area and its proximity to the river, SAAO area and pNHA, it is appropriate that low impact SuDS features such as planter boxes and/or water butts are used to limit the rate of run-off from the roof and not divert it entirely to the drainage network. SuDs measures should ensure that rainwater is diverted to the drainage system only where it cannot be absorbed naturally. In particular, if the structure is located on currently-planted ground, it should not divert all rainwater to the surface water drainage system.

### **Screening for Appropriate Assessment**

The subject site is located approximately 161 metres from the centre line of the River Liffey and is located approximately 15 km from North Dublin Bay SAC, South Dublin Bay SAC, and South Dublin Bay and Tolka Estuary SPA. The proposed development is located in the car park area / woodland area of a gold course and comprises a temporary structure.

There is a potential pathway to a European site and impacts may occur at construction stage. The applicant has not provided the necessary information to inform screening for appropriate assessment. Such information should be provided by way of **additional information**.

### **Screening for Environmental Impact Assessment**

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Conclusion**

The application has not provided sufficient detail to adequately assess the development, specifically information on the proposed timeframe for the temporary structure to be operational and its removal, proposed hours of operation, potential impact arising from noise, and information to inform appropriate assessment. Additional information is required in relation to trees (both an Arborist's Report and a Method Statement), bats, SuDs and water layouts. The applicant should also reconsider the location of the structure to minimise impact on the green area and trees.

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### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. Use.

The applicant is requested to provide the following information relating to the temporary development:

- (a) Will access to the gym be restricted to club members, and how will access be managed?
- (b) Hours of Operation
- (c) Period of Time for which the temporary development will be operational, after which it will be removed.

2. Siting and Impact.

The Site Layout Plan shows that the development will mostly be located off the hardstanding car park area. This maximises the impact of the temporary structure on the green area and natural environment, most specifically trees. The applicant is requested to provide revised plans showing the structure located in its entirety on the hardstanding area. Car parking spaces should be either reconfigured or go un-used for the duration of the temporary permission.

3. Trees.

The proposed development would be located in very close proximity to a number of mature trees, and the development would appear to sit above the roots and under the canopy of those trees as per Site Layout Plan drawings. There are significant risks to the trees during construction phase and from the structure itself when in situ. It is recommended that a 'no dig' solution is provided for in any event. The applicant is requested to provide:

- (a) An Arborist's Report to include an assessment of the impact on the trees.
- (b) An Arboricultural Method Statement, to include any necessary mitigation measures.
- (c) Revised plans as may be necessary to relocate / avoid impact on the trees. See also item 2.

4. Ecology.

A structure which is not in use outside of daylight hours and does not impact on any surrounding habitats by way of physical alteration or excessive noise levels would be acceptable to the Planning Authority; however, if by way of lighting, hours of use, impact of noise, or physical interruption of habitats, the development might impact on protected species such as bats, the applicant should provide an Ecological Impact Assessment. The applicant should otherwise demonstrate how the development would not impact on bats.

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5. Drainage Layouts.  
The applicant is requested to provide drainage layout details with regard to water supply, foul water and surface water systems.
6. SUDs.  
The Environmental Services Department seeks revised proposals to incorporate SuDS into the development. Given the temporary and minor nature of the proposed building, and its location on a golf course, it is considered that major interventions to provide natural SuDS drainage are not required. By the same token, given its location in the high amenity area and its proximity to the river, SAAO area and pNHA, it is appropriate that low impact SuDS features such as planter boxes and/or water butts are used to limit the rate of run-off from the roof and not divert it entirely to the drainage network. In particular, if the structure is located on currently-planted ground, it should not divert all rainwater to the surface water drainage system.
7. Appropriate Assessment Screening.  
There is a potential pathway to a European site and impacts may occur at construction stage. The applicant has not provided the necessary information to inform screening for appropriate assessment. Such information should be provided by way of additional information.

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**REG. REF. SD22A/0056**

**LOCATION: Hermitage Golf Club, Lucan, Co. Dublin.**

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

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:**

13/4/22

  
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**Eoin Burke, Senior Planner**