

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0492	Date of Decision: 13-Apr-2022
Register Reference: SD22A/0056	Registration Date: 17-Feb-2022

Applicant: Alrewas Investments Limited
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.
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 17-Feb-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

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.

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.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0056

Date: 20-Apr-2022

Yours faithfully,



for Senior Planner