

Comhairle Chontae Atha Cliath Theas

PR/0617/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0081 **Application Date:** 21-Mar-2022
Submission Type: New Application **Registration Date:** 21-Mar-2022

Correspondence Name and Address: Paul Sexton, SCEG Ltd. Unit 2, 'The Five Roads',
Jordanstown, Lusk, Dublin, K45NY74

Proposed Development: Relocation of the existing Clondalkin RFC grounds at
Gordon Park to new lands at Kingswood Farm,
Moneenalion Commons Lower Clondalkin and
comprising of 4 new rugby playing pitches, including a
high quality main competition pitch (with modern
directional floodlighting comprising 18m high
floodlighting columns either side) and a high quality
Junior pitch both laid approximately level, and two
back pitches as well as various grassed rugby training
areas all laid on existing land cross fall levels; change
of use of existing agricultural shed to accommodate
new two storey changing facility and storage areas; a
new two storey Clubhouse Pavilion with supporting
facilities including dressing rooms, physio rooms,
coffee dock, committee rooms, members bar and
lounge, plantroom and toilets; all associated site
development sustainability and infrastructure work
including connection to existing public foul sewer,
SUDs, sedum roof and PV roof panels; new
landscaping throughout the site comprising trees,
hedges and wild flower areas; new cycle track and
pedestrian access and stairs off the R136, bicycle
shelter, children's playground area, electrical car
charging stations, vehicle parking and new vehicle
entrance off the Old Country Roadway.

Location: Kingswood Farm, Moneenalion Commons Lower,
Clondalkin, Dublin 22

Applicant Name: Clondalkin Rugby Football Club Ltd.

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: stated as 9.6 ha

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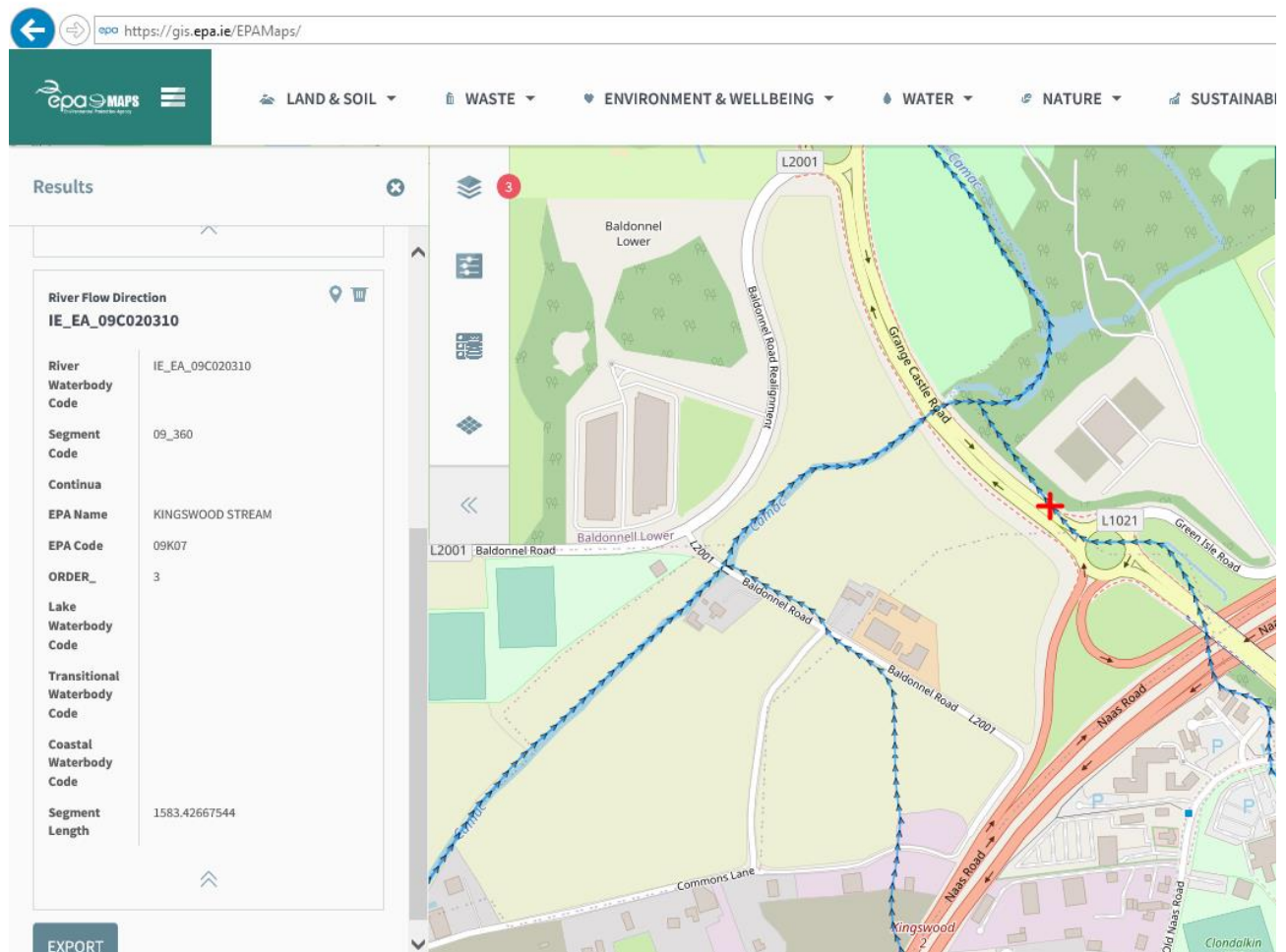
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Site Description:

The existing rugby pitches are located at Clondalkin Rugby Football Club, Gordon Park, Kingswood, Co Dublin. The proposed new location for the rugby club is located to the north-west of the existing club grounds on the opposite side of the N7 Naas Road. The new location for Clondalkin Rugby Club is located to the east of St. Francis Football Club. It is bounded by the R136 to the north-east and bounded by the N7 Naas Road slip/interchange to the south-east. It is bounded by the Baldonnell Road to the south-west.

It is noted that according to the EPA maps the River Camac is located within the subject site and bisects the site in a south-west to north-east direction. It is noted that the Kingswood Stream is located just outside of the subject site and runs parallel to the north-eastern site boundary. The Baldonnell Upper Stream bounds the site to the south-west.



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Proposal:

The proposed development comprises of the following:

- **Relocation** of the existing Clondalkin RFC grounds at Gordon Park to new lands at Kingswood Farm, Moneenalion Commons Lower Clondalkin.
- Comprising of **4 new rugby playing pitches**, including **1 high quality main competition pitch (with modern directional floodlighting** comprising 18m high floodlighting columns either side) and a high quality Junior pitch both laid approximately level, and two back pitches as well as various grassed rugby training areas all laid on existing land cross fall levels.
- **Change of use of existing agricultural shed** to accommodate new **two storey** changing facility and storage areas;
- New two storey Clubhouse Pavilion with supporting facilities including dressing rooms, physio rooms, coffee dock, committee rooms, **members bar** and lounge, plantroom and toilets.
- All associated site development sustainability and infrastructure work including connection to existing public foul sewer, SUDs, sedum roof and PV roof panels.
- New landscaping throughout the site comprising trees, hedges and wild flower areas; new cycle track and pedestrian access and stairs off the R136, bicycle shelter, children's playground area, electrical car charging stations, vehicle parking and new vehicle entrance off the Old Country Roadway.

Zoning:

The site is zoned Objective RU in the South Dublin County Council Development Plan 2016 – 2022 which seeks 'To protect and improve rural amenity and to provide for the development of agriculture'.

SEA Environmental Sensitivity Screening

Overlap identified with the following layers:

- Rural 2016
- SFRA A 2016
- SFRA B 2016

Consultations:

Roads Section – **Additional Information** recommended.

Parks Department – Significant **Additional Information** recommended.

Heritage Officer – **Additional Information** recommended.

Surface Water Drainage – No objection subject to **conditions**.

Irish Water – No objection subject to **conditions**.

Irish Aviation Authority – Report received making recommendations.

Public Lighting – Concerns raised regarding lighting and lighting budget.

Waste Management – No report received to date.

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Defence Forces HQ. – No report received to date.

Submissions/Observations /Representations

None received.

Relevant Planning History

S01A/0800: Construction of a single dwelling and garage.

Decision: **GRANT PERMISSION.** Not Constructed.

Adjacent sites

SD18A/0394: Gordon Park, Kingswood, Dublin 22.

(a) Installation of two 18m high lighting columns on the northern (clubhouse) side of Pitch 1 and modern directional floodlighting for Pitch 1 from these poles and the existing 18m poles between Pitch No's 1 and 2 previously granted permission and (b) ball stop netting along the southern boundary with the Silken Park Housing Development.

Decision: **GRANT PERMISSION.**

ED17/0006: Clondalkin Rugby Football Club, Gordon Park, Kingswood, Dublin 22.

Proposal; Proposed erection of Permanent Netting Structures and supporting wooden poles in three locations on sports grounds.

Decision: **DECLARED NOT EXEMPT.**

SD14A/0032: Clondalkin Rugby Football Club, Gordon Park, Kingswood, Dublin 22.

Proposal; Single storey extension, modification and modernisation of the existing clubhouse dressing rooms, showers and changing facilities with new plantroom; replacement of existing 8 no. 10m high floodlights mainly along the southern boundary of Pitch No. 2 with modern directional floodlighting comprising four 18m high lighting columns placed at the corners of Pitch No. 2 all with associated site development and landscaping works.

Decision: **GRANT PERMISSION.**

15/6015F; Fire Safety Certificate Granted.

Relevant Enforcement History

S8177. Live case remains open.

S7761. Live case remains open.

Pre-Planning Consultation

PP102/21. 14/10/21 & 17/12/21.

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

Section 2.5.0 Rural Housing

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Policy H20 Management of Single Dwellings in Rural Areas
Policy H21 Rural Housing Policies and Local Need Criteria
Policy H23 Rural Housing in HA – Dublin Mountains Zone

Section 2.5.7 Rural Dwelling Occupancy
Policy H26 Occupancy Condition

Section 2.5.8 Rural House & Extension Design

Section 3.2.0 Community Facilities
3.9.0 Sports Facilities & Centres
3.13.0 Open Space Management and Use
3.14.0 Community Infrastructure Delivery

Section 6.4.4 Car Parking
Policy TM7 Car Parking

Section 7 Green Infrastructure.

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 8 Infrastructure and Environmental Quality

Section 9.2.0 Landscapes
Policy HCL7 Landscapes

Policy HCL1 Heritage, Conservation and Landscapes
Policy HCL2 Archaeological Heritage

Section 9.3.1 Natura 2000 Sites
Policy HCL12 Natura 2000 Sites

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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 11.3.4 Rural Housing

Section 11.3.4 (i) Housing Need

Section 11.3.4 (ii) Rural Housing Design

Section 11.3.4 (iii) Wastewater Treatment

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

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

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Relevant Government Policy & Guidelines

Sustainable Rural Housing Guidelines for Planning Authorities DoEHLG (2005).

Wastewater Treatment and Disposal Systems Serving Single Houses Environmental Protection Agency (November 2009).

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

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009).

Circular SP 5/08 – Conformity with Articles 43 and 56 of European Community Treaty (Freedom of Establishment and Free Movement of Capital) DEHLG September 2008.

Assessment

The main issues for assessment relate to the following:

- Zoning and Council Policy
- Visual Impact,
- Public Lighting,
- Heritage & Environment,
- Parks and Landscaping,
- Irish Aviation Authority,
- Access & Parking,
- Services & Drainage,
- Drawings submitted
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The site is zoned Objective 'RU' in the South Dublin County Council Development Plan 2016 – 2022 which seeks '*To protect and improve rural amenity and to provide for the development of agriculture*'.

The use class 'Sports Club/Facility' is 'open for consideration' under this zoning objective as detailed in the Land Use Zoning Objectives Matrix Development Plan subject to accordance with Council policy for development in rural areas.

The application includes for the provision of a Member s Bar. For 'RU' zoning a public house which is defined as '*A building or part thereof or land licensed for the sale of intoxicating liquor to the public for consumption on the premises*', is Open For Consideration but only in Villages to

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serve local needs. The proposal does not include for a justification for the Members Bar in the information submitted to the Planning Authority. It is considered this may be addressed by way of a request for **Additional Information**.

Visual Impact

The proposal includes for the provision of 4 new rugby playing pitches including 1 high quality main competition pitch with modern directional floodlighting. The floodlighting system for this pitch is located to the north-east corner of the subject site. 8 floodlighting poles each 18 metres high will be located to provide illumination for this competition pitch. It is noted that the north-eastern corner of this competition pitch is located in close proximity to the Kingswood Stream and to existing mature trees. The potential impact of lighting on protected species such as bats is discussed in further detail in the Heritage & Environment and Parks & Landscaping sections of this report.

The new two storey Clubhouse Pavilion with supporting facilities including dressing rooms, physio rooms, coffee dock, committee rooms and **members bar** and lounge is located to the south-west of the subject site. The Clubhouse is a contemporary design with a flat roof and would integrate reasonably well with the character of the area and would not have a significant adverse impact on landscape or visual amenity.

The proposed **change of use of existing agricultural shed** to accommodate new two storey changing facility and storage areas is also located to the south-east of the subject site. This element of the proposal would be considered to be broadly acceptable in terms of visual impact. However this element of the proposal would also be subject to a bat survey (protected species) as recommended in the Heritage & Environment section of this report.

The subject site is not located in close proximity to residential development and therefore will not have an adverse impact on residential amenity and visual amenity.

Public Lighting

A report was received from the Public Lighting Section which expressed concerns regarding lighting and SDCC lighting budget. An extract taken from the report states the following:

*The spill light from the pitch lighting seems to extend beyond the pitch beyond 50m or so but I can't tell from the drawings if that would extend onto the N7 slip and cause a glare issue to traffic as the pitch spill lighting calc was not superimposed onto the layout drawings. It may be best to **condition** this possible issue under an enforcement note - should there be traffic safety issue relating to glare post installation it is incumbent on the installers/developer/owner to resolve at their own cost...? Separately it seems that the access roads to the new entrance are no intended to be widened or improved under this planning application. It is worth noting that neither the lower commons road nor the adjoining roads are lit. The inclusion of pitch lighting implies the intention for night time*

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use. The car park with over 80 bays and multiple bus parking bays implies high volume usage at peak times.

Although pedestrian and cycle traffic is directed onto the R136, I would be concerned at the lack of lighting provision on the access routes to the application site.

Should a request for additional lighting to these roads (which are in the council's charge) be made subsequent to the approval of this application due to the increased usage during the hours of darkness, it would be beyond the budget of the Public Lighting Section to facilitate.

Notwithstanding the report from Public Lighting and considering the pitch spill lighting calculations were not superimposed onto the layout drawings submitted. It is considered appropriate to request information to clarify if the spill light from the pitch lighting extends beyond the pitch onto the N7 slip which would cause a glare issue to traffic. It is considered this may be addressed by way of **Additional Information**.

Heritage & Environment,

A report was received from the Heritage Officer recommending **Additional Information** be requested regarding concerns relating to bats (protected species), lighting and ecology. An extract taken from the Heritage Officers report states the following:

The ecological survey as submitted was undertaken on 26th November 2021. It is noted that this is a time period which is inappropriate for most ecological survey work, particularly bats which are protected species. This survey timing does not facilitate a proper assessment of the current biodiversity resource on this site. It therefore also does not facilitate a considered or true assessment of the possible impact on potential protected species that may arise from the proposed development.

*I request an updated ecological survey report, with surveying being undertaken in the appropriate season, which coincidentally is **between April and September for plants and bats** in particular. The bat survey is to be undertaken by a qualified and experienced bat expert, and is to address the potential for the presence of bat roosts and the general usage of the site by foraging and commuting bats. Any buildings or outhouses proposed for demolition or reuse must also be surveyed for bat roost potential.*

*A more comprehensive baseline of the ecological resource will facilitate a more robust assessment of the potential impact from **lighting** as proposed in this development. Flood lighting, in particular, is detrimental to the activities of many bat species, and this potential impact needs to be identified and addressed where necessary.*

The route of the Camac river also requires protection from any lighting proposals. Details of lighting and its potential impact on light sensitive species is required to be addressed at the earliest possible stage in the planning process, and not, as suggested in the ecological report, at the detailed design stage. A consideration of the need, location, intensity, and time of use of flood lighting is best considered early, so that amendments to drawings can be facilitated where

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*necessary to protect bats and other sensitive habitats. I therefore also recommend **further information** on detailed lighting designs and usage, so that an appropriate assessment of potential impacts on protected species and the Camac River can be undertaken.*

Given the environmental sensitivity of the location it is considered that the above **Additional Information** regarding bats (protected species), lighting and ecology be requested.

Parks and Landscaping,

A report was received from the Parks Department recommending Significant **Additional Information be requested** regarding concerns relating to bats (protected species), lighting, ecology, landscape, trees & hedgerows, SUDs and proximity to the River Camac. An extract taken from the Parks report states the following:

*The Public Realm Section has assessed the proposed development in accordance with the CDP and best practice guidelines and recommends the following **additional information** be provided:*

1. Arboricultural Assessment

There are concerns about the lack of information in relation to existing trees and hedgerows within the site and within falling distance of the Proposed development. There appears to be a significant impact on trees, hedgerows and biodiversity in an area that is zoned rural. The proposal development involves the removal of mature native hedgerows and construction adjacent to existing trees and hedgerow.

The applicant shall submit and agree a comprehensive Tree and Hedgerow Report with SDCC Public Realm Section. This shall comprise a detailed Tree and Hedgerow Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:

- i) Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site*
- ii) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy*
- iii) Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).*
- iv) Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting*

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architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate

v) *Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.*

vi) *Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.*

vii) *Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.*

viii) *Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.*

ix) *The applicant is requested to submit pictures of the existing trees/hedgerows subject to any tree protective fencing. This shall include a location map of where each picture was taken from.*

x) *Trees and hedgerows within and within falling distance of the proposed development area to be surveyed.*

xi) *The report should indicate what is proposed to mitigate proposed removals and protect that which is to be retained.*

Reason: To ensure the protection of trees to be retained on site in the interests of amenity, ecology, climate adaptation, proper planning and sustainable development.

2. Landscape /Blue-Green Infrastructure

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide a fully detailed landscaping scheme for the proposed development.

i) *A fully detailed landscape plan with full works specification and a fully detailed planting plan that accords with the specifications and requirements of the Council's Public Realm Section. The Landscape Masterplan should be to scale of not less than 1:500 showing –*

a. *The species, variety, number, size and locations of all proposed planting*

b. *Details of Hard landscape works, specifying surface material and furniture*

ii) *Details of natural SuDs features including swales, permeable paving, green roofs and bioretention tree pits etc.*

iii) *Detailed Sections and Elevations*

iv) *Specifications for mounding, levelling, cultivation and other operation associated with plant and grass establishment*

v) *A timescale for implementation*

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vi) *The applicant should propose for example, mitigation planting for proposed tree and hedgerow removal; protection of trees and hedgerows to be retained; proposals for planting along the banks (minimum 10m setback riparian zone) of the River Camac; enhancement of existing hedgerows; additional infill planting; creation of new habitat; integration of SuDS features into the landscape; boundary planting. There should be a net gain of trees and hedgerow.*

vii) *Planting to be predominantly native and /or pollinator friendly species that support the local Bat population.*

viii) *Existing green infrastructure links should be maintained.*

Reason: In the interests of amenity, ecology, climate action and sustainable development.

3. Ecological Impact – Bat Survey

There are concerns with the lack of information submitted in relation to ecology given the rural nature of the site and presence existing trees and hedgerows. The applicant is requested to submit a full bat survey as recommended in the Ecological Impact Assessment dated 21st December 2021.

Reason: To ensure the protection of the natural Heritage of the site.

4. SUDS

There is insufficient detail for SuDS (Sustainable Drainage System) shown for the proposed development. Further natural SUDS features shall be incorporated into the proposed drainage system and a strategy provided. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. In addition, the applicant shall provide the following:

- The applicant shall show further proposed SuDS features for the development such as Green roofs, grass areas, bioretention tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS*
- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*

The applicant is referred to the recently published SDCC Sustainable Drainage Explanatory Design and Evaluation Guide for further information and guidance.

REASON: In the interest of Amenity, biodiversity, water quality and attenuation; compliance with Development Plan Policy; the provision, establishment and maintenance of a reasonable standard of blue-green infrastructure and proper planning and sustainable development of the area.

4. Camac River - Riparian Zone/Set back

The applicant is advised that the Public Realm Section has some concerns in relation to the impact of the proposed development on biodiversity, in particular, the set back from the river and loss of existing hedgerows. In this context the applicant is requested to submit the following:

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- i) *A re-designed site layout plan showing the proposed pitches set back a minimum of 10m from the top bank of the Camac River as per Green Infrastructure G3 Objective 2 of the South Dublin County Development Plan 2016-2022. The River Camac to be clearly shown on design drawings.*
- ii) *Site specific riparian planting proposals along the riverbank in order to enhance and protect the Green/Blue infrastructure of the site and to provide biodiversity and habitat enhancement measures.*

Summary

The Public Realm Section has concerns about the lack of information in relation to the impact of the development on existing trees and hedgerows; bats; the River Camac, landscape proposals and SuDS.

*The Public Realm Section is requesting that the applicant provide **significant additional information** such that the sustainability of the development can be assessed for compliance with the policies and objectives of the County Development Plan.*

Given the environmental sensitivity of the location it is considered that the above **Additional** be requested.

Irish Aviation Authority,

A report was received from the Irish Aviation Authority requiring engagement with the applicant regarding the use of cranes for construction works to screen out any adverse impact on the safety of flight operations at Casement Aerodrome. An extract taken from the Irish Aviation Authority report states the following:

The applicant should be required to engage with the Property Management Branch of the Department of Defence to undertake a preliminary screening assessment to confirm that the proposed development and any associated cranes that would be utilised during its construction would have no impact on the safety of flight operations at Casement Aerodrome."

It is considered appropriate to attach the above as a **condition** in the event of a grant of permission.

Access & Parking

A report was received from the Roads Section recommending **Additional Information** be requested. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

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Description:

- *Cycle track and pedestrian access and stairs off the R136*
- *Bicycle shelter*
- *Electrical car charging stations*
- *Vehicle parking*
- *Vehicle entrance off the Old Country Roadway.*

R136 Pedestrian Entrance/Stairs:

- *Details required of proposed stairs specification (materials, finishes, hand railings, lighting, gate, gradients, etc).*
- *Plan drawing, section drawing and structural drawings (including rebar schedules where applicable).*
- *Preventive railing at top of stairs (Noting the 7m level difference between top and bottom).*
- *Confirmation in writing that permission has been granted from SDCC Development Department to create an entrance using council land.*

R136 Bicycle Access & path through field:

- *Public lighting to be provided along any darkened sections of path.*
- *Confirmation in writing that permission has been granted from SDCC Development Department to create an entrance using council land.*

Country Lane – Road Traffic & Road Geometry:

Need a text rationale to accompany/explain the traffic movements as per the drawings; where the narrow lane widths (4.5m in places) occur in particular.

Main Entrance:

As per pre-planning guidance issued by the Roads department, the proposed entrance is now located at right angles to the main road, and there is only one entrance proposed.

Internal Road Layout:

Swept path drawing required demonstrating Bus(53-seater) & Emergency vehicles/Bin truck movements through the site, including bus parking movements.

Corner radii have been designed as per pre-planning guidance and adequately dimensioned.

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Car Parking (Location is Zone 1):

5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport.

92 carpark spaces are proposed in total (84 standard, 4 mobility impaired, 4 family).

8 of the 92 are proposed with EV charging points (10 are required).

4 of the 92 are proposed as mobility impaired spaces (5 are required).

As per CDP 2016-22 11.4.2 car parking standards, the maximum parking rates applicable are 15 per pitch; 1 per 20sq.m of GFA

Max Parking Spaces		
Pitches	15 per pitch	Carpark spaces
5	15	75
Clubhouse		
GFA	1 per 20sq.m	
330		17
	Total	92

The proposed number of spaces (88 + 4 mobility) equals the max rate which is acceptable to the Roads Department.

1624	Car Park Calculation	no.	Total units	Total Needed	total Provided
			<i>pitches</i>		
	Pitches	15	<i>sp./pitch</i> 4	60	<i>spaces</i> 73
	Training strip	15	<i>sp./pitch</i> 1	15	<i>spaces</i> 15
	Total Parking Spaces			75	88

The proposed development shall make provision for the charging of electric vehicles. In the case of on-surface parking, 100% of spaces must be provided with electrical connections, to allow for the provision of future charging points. In the case of surface car parking spaces and basement car parking spaces, 100% of spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 10% of surface car parking spaces must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points

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(where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. REASON: In the interest of sustainable transport.

Car parking spaces dedicated for electrical charging shall be demarcated with “RRM 034” as per Traffic Signs Manual Road Markings – Chapter 7

Bicycle Parking:

The number of bicycle spaces proposed exceeds the minimum required.

1624	Bicycle Parking	no.		Total units	Total Needed			total Provided
	Pitches	4	sp./pitch	4	16	spaces		27
	Clubhouse	1	1/60sq.m.	601.15	12	spaces		12
	Training Areas	4	sp./pitch	1	4	spaces		1
	Total Bicycle Spaces				32			40

Bin Storage:

Proposed bin storage locations have good access.

Site coverage

The site coverage is 1.14% which is not dissimilar to site coverage values in agricultural settings.

Bin Storage Standards

Bins have been provided for in area. One bin area is located behind the existing agricultural shed that is scheduled to be repurposed as a changing facility (1). A second area (2) is located close to the unused agricultural shed at the front of the site. Bins can be placed there at regular bin collection times to ensure bin truck minimal interaction with on site traffic.



Public Lighting:

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

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Taking in Charge:

All items and areas for taking in 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

Roads recommends that **additional information** be requested from the applicant:

1. *Applicant to submit a details/drawing of proposed stairs specification (materials, finishes, hand railings, lighting, gate, gradients, etc).*
 - a. *Plan drawing, section drawing and structural drawings (including rebar schedules where applicable).*
 - b. *Preventive railing at top of stairs (Noting the 7m level difference between top and bottom).*
 - c. *Confirmation in writing that permission has been granted from SDCC Development Department to create an entrance using council land.*
2. *Applicant to submit further detail re proposed cycle track/entrance:*
 - a. *Public lighting to be provided along any darkened sections of path.*
 - b. *Confirmation in writing that permission has been granted from SDCC Development Department to create an entrance using council land.*
3. *Applicant to submit further detail re main entrance road (Country Lane's Road Traffic & Road Geometry) to include a text rationale explaining the traffic movements where the narrow lane widths (4.5m in places) occur.*
4. *Applicant to submit swept path analysis (AutoTRAK) drawing demonstrating bus coach & emergency vehicle/bin truck movements through the site, including bus coach parking movements.*
5. *Applicant to submit a revised drawing showing:*
 - a. *minimum 5 mobility impaired spaces*
 - b. *minimum 10 EV charging point locations*
 - c. *details of how all carpark spaces will be ducted/future-proofed for the introduction of EV charging equipment in the future.*
6. *Applicant to submit a Taking in Charge drawing showing any areas that are to be offered to the local authority for Taking in Charge.*

Should the permission be granted, the following conditions are suggested:

1. *The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
2. *Any gates shall open inwards and not outwards over the public domain.*
3. *The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.*

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It is considered appropriate to request the above **Additional Information** recommended by the Roads Section.

Services & Drainage,

Both Irish Water and Surface Water Drainage reports have recommended no objection subject to **conditions**. An extract taken from the Irish Water report states the following:

IW Recommendation:

No Objection

1 Water

1.1 Prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

All development shall be carried out in compliance with Irish Water Standards codes and practices

Reason: In the interest of public health and to ensure adequate water facilities.

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection:

Flood Risk No Objection:

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Water Report: Referred to IW

Foul Drainage Report: Referred to IW

It is considered appropriate to attach the above **conditions** in the event of a grant.

Drawings submitted

There does not appear to be one single drawing showing the entire proposed development. However, the site is shown in small parts at an enlarged scale. The applicant should be requested to submit such a drawing.

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Screening for Appropriate Assessment (AA)

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Screening for Environmental Impact Assessment (EIAR)

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.

Other Considerations

Development Contributions

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Sports Facility – Rugby Club House & Pitches	963sq.m. (as stated)
Land Type	Site Area
Greenfield	Stated as 9.6 ha

Conclusion

Further Information required.

Recommendation

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

1. The applicant is requested to submit:
 - (1) details/drawing of proposed stairs specification (materials, finishes, hand railings, lighting, gate, gradients, etc).
 - (a) Plan drawing, section drawing and structural drawings (including rebar schedules where applicable).
 - (b) Preventive railing at top of stairs (Noting the 7m level difference between top and

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bottom).

(c) Confirmation in writing that permission has been granted from SDCC Development Department to create an entrance using council land.

2. Further detail regarding proposed cycle track/entrance:

(a) Public lighting to be provided along any darkened sections of path, subject to consideration of ecological impacts.

(b) Confirmation in writing that permission has been granted from SDCC Development Department to create an entrance using council land.

(3) Further detail regarding the main entrance road (Country Lane's Road Traffic & Road Geometry) to include a text rationale explaining the traffic movements where the narrow lane widths (4.5m in places) occur.

(4) Swept path analysis (AutoTRAK) drawing demonstrating bus coach & emergency vehicle/bin truck movements through the site, including bus coach parking movements.

(5) a revised drawing showing:

(a) minimum 5 mobility impaired spaces

(b) minimum 10 EV charging point locations

(c) details of how all carpark spaces will be ducted/future-proofed for the introduction of EV charging equipment in the future.

(6) a Taking in Charge drawing showing any areas that are to be offered to the local authority for Taking in Charge.

2. (i) The applicant is requested to submit an updated ecological survey report, with surveying being undertaken in the appropriate season, which coincidentally is between April and September for plants and bats in particular. The bat survey is to be undertaken by a qualified and experienced bat expert, and is to address the potential for the presence of bat roosts and the general usage of the site by foraging and commuting bats. Any buildings or outhouses proposed for demolition or reuse must also be surveyed for bat roost potential. A more comprehensive baseline of the ecological resource will facilitate a more robust assessment of the potential impact from lighting as proposed in this development. Flood lighting, in particular, is detrimental to the activities of many bat species, and this potential impact needs to be identified and addressed where necessary.
- (ii) The route of the Camac river also requires protection from any lighting proposals. Details of lighting and its potential impact on light sensitive species is required to be addressed at the earliest possible stage in the planning process, and not, as suggested in the ecological report, at the detailed design stage. A consideration of the need, location, intensity, and time of use of flood lighting is best considered early, so that amendments to drawings can be facilitated where necessary to protect bats and other sensitive habitats. Therefore the applicant is requested to submit information on detailed lighting designs and usage, so that an appropriate assessment of potential impacts on protected species and the Camac River can be undertaken.

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3. (a) The applicant is requested to submit a comprehensive Tree and Hedgerow Report. This shall comprise a detailed Tree and Hedgerow Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:
- (i) Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
 - (ii) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy
 - (iii) Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
 - (iv) Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate.
 - (v) Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
 - (vi) Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.
 - (vii) Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
 - (viii) Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
 - (ix) The applicant is requested to submit pictures of the existing trees/hedgerows subject to any tree protective fencing. This shall include a location map of where each picture was taken from.
 - (x) Trees and hedgerows within and within falling distance of the proposed development

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area to be surveyed.

(xi) The report should indicate what is proposed to mitigate proposed removals and protect that which is to be retained.

(b) (Landscape /Blue-Green Infrastructure). There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide a fully detailed landscaping scheme for the proposed development.

(i) A fully detailed landscape plan with full works specification and a fully detailed planting plan that accords with the specifications and requirements of the Council's Public Realm Section. The Landscape Masterplan should be to scale of not less than 1:500 showing –

(a) The species, variety, number, size and locations of all proposed planting

(b) Details of Hard landscape works, specifying surface material and furniture

(ii) Details of natural SuDS features including swales, permeable paving, green roofs and bioretention tree pits etc.

(iii) Detailed Sections and Elevations

(iv) Specifications for mounding, levelling, cultivation and other operation associated with plant and grass establishment

(v) A timescale for implementation

(vi) The applicant should propose for example, mitigation planting for proposed tree and hedgerow removal; protection of trees and hedgerows to be retained; proposals for planting along the banks (minimum 10m setback riparian zone) of the River Camac; enhancement of existing hedgerows; additional infill planting; creation of new habitat; integration of SuDS features into the landscape; boundary planting. There should be a net gain of trees and hedgerow.

(vii) Planting to be predominantly native and /or pollinator friendly species that support the local Bat population.

(viii) Existing green infrastructure links should be maintained.

(c) (Ecological Impact – Bat Survey). There are concerns with the lack of information submitted in relation to ecology given the rural nature of the site and presence existing trees and hedgerows. The applicant is requested to submit a full bat survey as recommended in the Ecological Impact Assessment dated 21st December 2021.

(d) (SUDS). There is insufficient detail for SuDS (Sustainable Drainage System) shown for the proposed development. Further natural SUDS features should be considered to be incorporated into the proposed drainage system and a strategy provided. The SUDS should be considered to be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. A comprehensive SUDS Management Plan should be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a

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demonstration of how the system will function following implementation. In addition, the applicant should provide the following:

- The applicant is requested to show further proposed SuDS features for the development such as Green roofs, grass areas, bioretention tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS. Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

The applicant is referred to the recently published SDCC Sustainable Drainage Explanatory Design and Evaluation Guide for further information and guidance.

(d) (Camac River - Riparian Zone/Set back). The applicant is advised that the Public Realm Section has some concerns in relation to the impact of the proposed development on biodiversity, in particular, the set back from the river and loss of existing hedgerows. In this context the applicant is requested to submit the following:

(i) A re-designed site layout plan showing the proposed pitches set back a minimum of 10m from the top bank of the Camac River as per Green Infrastructure G3 Objective 2 of the South Dublin County Development Plan 2016-2022. The River Camac to be clearly shown on design drawings.

(ii) Site specific riparian planting proposals along the riverbank in order to enhance and protect the Green/Blue infrastructure of the site and to provide biodiversity and habitat enhancement measures.

(e) The Public Realm Section has concerns about the lack of information in relation to the impact of the development on existing trees and hedgerows; bats; the River Camac, landscape proposals and SuDS.

The Public Realm Section is requesting that the applicant provide significant additional information such that the sustainability of the development can be assessed for compliance with the policies and objectives of the County Development Plan.

4. (a) The application includes the provision of a Member s Bar. For 'RU' zoning a public house which is defined as 'A building or part thereof or land licensed for the sale of intoxicating liquor to the public for consumption on the premises', is Open For Consideration but only in Villages to serve local needs. The proposal does not include a justification for the Members Bar in the information submitted to the Planning Authority. Therefore the applicant is requested to submit information demonstrating a clear justification for the Member Bar.
(b) There does not appear to be one single drawing showing the entire proposed development. However, the site is shown in small parts at an enlarged scale. The applicant is requested to submit such a drawing.
5. (a) The applicant is requested to submit information to clarify if the spill light from the pitch lighting extends beyond the pitch onto the N7 (Naas Road) slip which would cause a glare issue to traffic. The applicant is requested to superimpose pitch spill lighting calculations onto the layout drawings submitted.

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(b) The applicant is requested to liaise with the Department of Defence regarding their requirements for the proposal.

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REG. REF. SD22A/0081

LOCATION: Kingswood Farm, Moneenalion Commons Lower, Clondalkin, Dublin 22

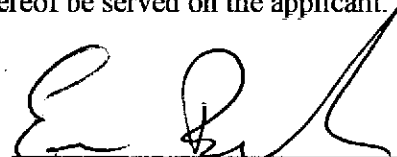


Jim Johnston,
Senior Executive Planner

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:

16/5/22



Eoin Burke, Senior Planner