

J.E. KEATING + ASSOCIATES ARCHITECTS

4 Holbar House
East Douglas Village, Cork
021-4362506 fax 4362510



DATE: 14.02.2022

CLIENT: **ALREWAS INVESTMENTS LIMITED**

JOB NO: 20028

Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24

Land Use Planning & Transportation

28 JUL 2022

South Dublin County Council

Re:

Permission for the erection of a temporary golf gym pavilion and all associated site works (structure is located within curtilage of a protected structure RPS 002) at HERMITAGE GOLF CLUB, LUCAN ROAD, LUCAN, CO. DUBLIN, K78 R2P5

Applicant: ALREWAS INVESTMENTS LIMITED

With reference to your further information letter dated on 13/04/2022 in respect to above planning application reference no. SD22A/0056 we wish to submit respond listed below as additional information to the file.

Item 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.

- ✓ We can confirm on behalf of our clients that the access to the gym will be restricted only for the club members of the Hermitage Golf Club (which was incidentally voted upon at a recent AGM by the members) which will give them exclusive access from Monday to Sunday from 7am to 7pm which will be managed by the Club members staff. It will be open only when the club is open and at no other times.

Item2 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.

Member of the Royal Institute of the Architects of Ireland.
Architects Registration Board of the United Kingdom.
Royal Institute of British Architects.
Registered Company 296894.

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- ✓ Please see attached revised site layout plan showing new location of the proposed structure and including reconfigured car parking spaces. We can confirm that the proposed structure will be set up on screw piles which have minimum impact on planted

root area. The proposed structure will not exceed roof level of 48.77 and it will not impact mature tall trees which are planted already in the zone of proposed structure. We have included both provisional low impact screw-pile foundation design and a tree survey in support of this concern.

Item 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.

- ✓ Please see attached section of the proposed structure showing ground screw piles which will have minimum effect of the ground where the structure will be located per new site layout plan. We have also attached appropriate assessment screening report done by Flynn Furney.

Item 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.

- ✓ Please see attached Ecological Impact Assessment done by Flynn Furney

Item 5 Drainage Layouts.

The applicant is requested to provide drainage layout details with regard to water supply foul water and surface water systems

- ✓ We can confirm that the Proposed structure will have no water supply or drainage system for a toilet as these facilities are primarily supplied by the Golf club. No foul sewer is required.. All gym members will be diverted to use toilet facilities in the main building. The rainwater gullies for the roof are tied into the existing storm drain gullies near the kerb of the existing car park.

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Item 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.

- ✓ Per the requirements of item 2 and 3 we have moved the proposed structure fully in to parking space and we can confirm that we have shown by way of a drawing P19 that show a small rain water harvesting collector to the rear of the unit which will be used to divert some of the roof run off into planter boxes to lessen the impact of the run off as suggested. See 2 copies of proposal attached herewith .

Item 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.

✓ Please see attached Ecological Impact Assessment done by Flynn Furney

If you require any further information, please don't hesitate to contact me.
Yours faithfully



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