

Comhairle Chontae Atha Cliath Theas

PR/1089/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0056 **Application Date:** 17-Feb-2022
Submission Type: Additional **Registration Date:** 28-Jul-2022
Information

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.

Decision: Permission granted subject to conditions.

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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

Section 11.4.2 Car Parking Standards

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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).

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

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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 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**.

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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 a negative visual impact. 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.

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.

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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.

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**.

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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.

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

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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 golf 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.

Recommendation

Request additional information.

Additional Information

Additional information was requested on 13th April 2022, and this was received on 28th July 2022.

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Further Consultations

Heritage Officer	No report received.
Parks	No objection, subject to conditions.
Surface Water	No objection, subject to conditions.

Further Observations/Representations/Submissions

None.

Assessment of Additional Information

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.

Response

- (a) Access will be restricted to golf club members.
- (b) Hours of operation will be 7am to 7pm, Monday to Sunday. The gym shall not be open at times when the golf club is closed.
- (c) The applicant has not answered part (c).

Assessment

Responses to (a) and (b) are acceptable. The applicant was requested to provide an answer under part (c) but did not. It would be reasonable to condition that the temporary structure is removed after four years, after which time the applicant can determine as to whether a permanent structure is warranted, subject to planning.

Item 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.

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Response

The applicant has provided a revised Site Layout Plan which is stated to show the temporary structure being located in such a position as not to impact the trees. The Plan shows the structure in roughly the same place as in the original application, though it does not appear to directly enter the root protection areas of trees. The applicant has provided details of the screw-pile foundation which will be utilised to build the gym structure. The FI response is supported by an Arborist's Report and an Ecological Impact Assessment.

Assessment

The Public Realm Department has recommended conditions (which include a €10,000 tree protection bond) on the basis of the Arborists report and seeks an Arboricultural Method Statement and tree bond.

The Ecological Impact Assessment provided with the application notes a negative impact on the trees arising from the development being located below their canopies and recommends that the structure is located entirely on the hardstanding area.

A condition should be attached requiring that the pavilion is located entirely on the hardstanding car park area.

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.

Response

The applicant has provided an Arborist's report and revised plans.

Assessment

As per Public Realm Department's report, the response is adequate subject to conditions.

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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.

Response

The applicant has lodged an Ecological Impact Assessment. It states that some negative impacts relating to the trees and river Liffey can be mitigated by way of:

- Silt fencing during construction
- Grey water capture
- Moving the building footprint onto the hardstanding of the car park area.

Assessment

Having regard to the 'High Amenity – Liffey Valley' land-use zoning objective, it is considered appropriate that the proposed mitigation measures are implemented, and as such silt fencing should be in place during construction.

Item 5

Drainage Layouts.

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

Response

The applicant has confirmed that the development will not have a connection to water supply or foul water lines, with the water from the roof being directed towards the existing rainwater gullies in the car park.

Assessment

Water Services has stated no objection, subject to conditions, based on the above. This is acceptable.

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

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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.

Response

The applicant has proposed to provide a rainwater harvesting collector to the rear of the unit to lessen the impact of the rainwater run-off.

Assessment

As per Public Realm and Water Services reports and considering that the structure will be located on the hardstanding area, the proposals are adequate.

Item 7 and Screening for Appropriate Assessment

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.

Response

The applicant has submitted an Appropriate Assessment report by Flynn Furney ecologists. It concludes that the likelihood of significant impacts arising from the proposed development on any European site can be ruled out on the basis of the following:

- Nature and scale of the works
- Location of the works within a modified landscape and relative to any designated site
- Lack of any hydrological connectivity to any aquatic receptors that link to a European site.
- Nature of the qualifying interests.

Assessment

The subject site is located approx. 7km downstream of the nearest Natura 2000 site.

The proposed development comprises the installation of a temporary gym pavilion structure on an existing car park in the Liffey Valley.

Having regard to:

- Nature and scale of the works;
- Location of the works within a modified landscape and relative to any designated site;
- Lack of any hydrological connectivity to any aquatic receptors that link to a European site;
- Nature of the qualifying interests;

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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

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.

Other Considerations

Bonds & Contributions

The proposed structure is temporary, as per recommended conditions. Assessable area is nil.

SEA Monitoring

Development Type: Commercial

Floor Area (Sq.m.): 119

Site Type: Greenfield

Site Area (ha.): 53.3

Conclusion

The applicant has provided an adequate response to the request for additional information. Subject to the conditions attached, it is considered that the development would not be injurious to the natural and other amenities of the Liffey Valley and would therefore accord with the 'HA-LV' land-use zoning objective and the proper planning and sustainable development of the area.

Recommendation: Grant permission

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 2022 - 2028 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.

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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 28th July 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. Temporary Permission.
 - (a) The permitted structure and use shall be authorised for a period of 4 years, from the date of the final grant of permission.
 - (b) At the expiration of the four year period, the permitted structure shall be removed and the permitted use of the land shall be discontinued.
 - (c) At the expiration of the four year period, the land owner shall ensure that works are carried out for the re-instatement of the land.REASON: To ensure adequate management of development in the interests of the proper planning and sustainable development of the area, as per s. 34(4)(n) of the Planning and Development Act 2000, as amended.
3. Siting.
The proposed structure shall be located entirely within the confines of the car park and foundation screws shall be located in the hardstanding car park area.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
4. Architectural Conservation - Schedule of Finishes.
Prior to commencement of development, a final Schedule of materials and finishes shall be submitted to the Planning Authority for approval. Details shall be submitted prior to commencing development detailing the 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.
5. Restrictions on Operation.
 - (a) The proposed structure shall be open only to members of the Golf Club, and the club shall not offer a separate 'gym only' membership.
 - (b) The hours of operation shall be 7am to 7pm, Monday to Sunday, subject to (c).
 - (c) The gym shall be closed at any time when the clubhouse is closed.REASON in the interests of proper planning.

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6. Trees.

(a) Trees.

To ensure the protection of trees to be retained within the site, the applicant shall implement all the recommendations pertaining to tree retention, tree protection and tree works, as detailed in Arboricultural Method Statement and Tree Protection Plan, in the submitted Arboricultural Report. The arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees. A completion certificate is to be signed off by the arborist when all permitted development works are completed and in line with the recommendations of the tree report. The certificate shall be submitted to the Public Realm Section (for written agreement) upon completion of the works.

REASON: To ensure and give practical effect to the retention, protection and sustainability of trees during and after construction of the permitted development

(b) Implementation of Tree Protection.

No works shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed.

REASON: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

(c) Tree works.

All works shall be carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction. If, during construction, it becomes apparent that further works or changes are required, work shall not progress any further on site until the applicant has secured a site meeting with a suitably qualified professional to agree the details and phasing of any tree surgery works not detailed in the submitted report. A written schedule shall be submitted for the approval of the Public Realm Section.

REASON: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area.

7. Tree Bond.

A maximum of two weeks from the date of the Commencement Notice and prior to the commencement of works on site, a Bond or bank draft to the value of €10,000 shall be lodged with South Dublin County Council as a security for the protection of the existing trees and hedgerows on site which are to be retained, as per the submitted Arborists Report.

This bond will be released twelve months after the completion of all site works once it has been ascertained that all trees specified for retention have been preserved in their prior condition and have suffered no damage and the developer has complied with the

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requirements of the Planning Authority in relation to tree protection. If the trees show any deterioration twelve months after completion of development, the Council reserves the right to partially or fully sequester this bond in order to undertake compensatory planting elsewhere in the vicinity of this site, based on the Council's inspection and estimation of the damage caused.

REASON: In the interest of tree protection and the proper planning and sustainable development of the area.

8. Drainage - Irish Water.

(a) The drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

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.

9. Ecology - Mitigation Measures.

Silt fencing shall be used during construction of the structure, as necessary. The applicant shall retain the services of an Ecologist to advise on proper use of silt fencing.

REASON: To prevent water run-off into the nearby river during construction.

10. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, 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 necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

11. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours 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.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority,

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having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

12. Operational Noise.

(a) Noise due to the normal operation of the proposed development, expressed as L_{Aeq} over 15 minutes at the façade of any noise sensitive location, shall not exceed the daytime background level i.e. 0700 – 1900 by more than 10 dB(A) and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 .

Clearly audible and impulsive tones at noise sensitive locations during evening and night as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be avoided irrespective of the noise level.

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

(c) All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as L_{Aeq} over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time (currently 19:00 – 07:00) as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

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REG. REF. SD22A/0056

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



Jim Johnston,
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: 24/8/22



Eoin Burke, Senior Planner