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

Decision Order Number: 1118	Date of Decision: 29-Aug-2022
Register Reference: SD22A/0298	Registration Date: 04-Jul-2022

Applicant: St. Finians GAA Club

Development: St. Finians GAA Club, intend to apply for the following retention permission and planning permission at an existing GAA pitch facility at Rathcreedan, Newcastle, Co Dublin. Retention permission is sought for 1,550m² unmetalled drop-off area/carpark ancillary to the GAA pitch use and planning permission is sought for:

GAA pitch goal posts (2No. standard 8m high) coupled with 8m high ballstop nets to the rear of each goal post. Entrance improvements from the existing Newcastle Road (R120) to the site including widening existing gate from 4.2m to 6m with setback gate arrangement to improve sightlines.

Location: Rathcreedan, Newcastle, Co. Dublin

Application Type: Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 04-Jul-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. Limited information has been provided on the operation of the sports pitch, which could impact on the residential amenity of the adjoining properties. In this regards the applicant is requested to submit the following
 - Details on the intended days and times of use;
 - Likely maximum number of uses at any one time; and
 - Future intention of provision of changing facilities

2. 1. The applicant is requested to submit a revised layout of not less than 1:200 scale showing the location and number of parking spaces to be provided at the development. Please refer to Table 12.25: Maximum Parking Rates (Non-Residential) – from the SDCC County Development Plan 2022-2028
 2. The applicant is requested to submit a revised layout not less than 1:200 scale showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 12.23 Minimum Bicycle Parking Rates– SDCC County Development Plan 2022-2028.
 - a. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
 - b. All external bicycle parking spaces shall be covered.
 - c. Footpath layout shall provide adequate connectivity around the development and to footpaths on the main road.
 3. The applicant is requested to submit details of the site lighting design and layout at the development.
 4. A revised layout of not less than 1:100 scale, showing boundaries at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 5. The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points
 6. The applicant is requested to submit a revised layout not less than 1:200 scale showing how vehicles will right turning from the R120 into the development, an Autotrack or similar is sufficient.
3. 1. Landscape Plan

The applicant shall submit a landscape plan and associated planting plan to the Planning Authority. The Landscape Plan shall include details of hard and soft landscaping. The Landscape Plan shall be implemented in full, within the first planting season following completion of the development. The Landscape Plan to include a detailed Planting Plan and Planting Schedule stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should contain pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020).

 - a) The planting plan shall clearly set out the following:
 - i. Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate
 - ii. Implementation timetables.
 - iii. Detailed proposals for the future maintenance/management of all landscaped areas
 2. Boundary Planting

The applicant shall provide details of Boundary planting of an appropriate scale to provide screening around the car park. The boundary planting should consist of semi mature tree and hedge species to provide screening and to soften the built form. The proposed planting should contain predominantly native species.
 3. The applicant should provide a green infrastructure plan in accordance with Section 12.4.2 of the South Dublin County Development Plan 2022- 2028.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to

publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

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

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

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0298

Date: 01-Sep-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**