

**Paul Sexton,  
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K45NY74**

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

<b>Decision Order Number: 1214</b>	<b>Date of Decision: 27-Sep-2022</b>
<b>Register Reference: SD22A/0081</b>	<b>Date: 31-Aug-2022</b>

**Applicant:** **Clondalkin Rugby Football Club Ltd.**  
**Application Type:** Additional Information  
**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**

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Dear Sir /Madam,

With reference to your planning application, additional information received on 31-Aug-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1.
  - (a). Bat Survey and Report was published in July 2022 and the Sport lighting was submitted in March earlier in the year. The applicant is requested to review the Sport Lighting Design in line with the guidelines of the Bat Survey and Report and to resubmit this to the Planning Authority.
  - (b). The Car Park and Cycle Way Lighting Design is dated June 2021 and in some areas directly contravenes the requirements of the Bat Report. The applicant is requested to review these submissions and resubmit a cohesive lighting plan. Any lighting submission showing the Spill Light Calculation should overlay both the Sports lighting and the site lighting for a realistic view of the proposal on the environment.
  - (c). The applicant is requested to submit more detail on the lighting proposed where the Cycle way joins the existing Cycle way on the R136 and to clarify if the new section of cycleway in the tree planted area is to be Taken In Charge by SDCC. If so the applicant is requested to clarify that any lighting proposed is in line with the SDCC Public Lighting specifications.
  - (d). There is no mention of the existing lighting provision on the R136. The applicant is requested to clarify if the new entrances onto the R136 will require any relocation of existing poles or tie-ins to supplies for additional poles to lighting the new section of Cycleways.
  - (e). The existing lighting along the access routes to the new entrance to the clubhouse and carpark is sporadic and insufficient to adequately light the additional traffic associated with the new development. The applicant is therefore requested to liaise with SDCC Public Lighting and Public Realm Section regarding consideration for an appropriate upgrade of the street lighting provision along the roads accessing the new development that will not have a significant adverse impact on bat species.
  
2. The applicant is requested to submit the following information regarding the requirements of the Public Realm Section:
  - (a). The removal of hedgerows is considered excessive. Important hedgerows could be retained if the pitch in the northern half of the site which is along the east side of the site abutting the Outer ring road is omitted from the plans and the other pitches realigned. The applicant is requested to submit a revised drawing showing this pitch omitted and to clearly show retention of hedgerows on site.
  - (b). There are concerns with the lack of protection and enhancement of Green Infrastructure on the site. The applicant is requested to provide a fully detailed landscaping scheme for the proposed development.
    - i) The applicant should provide 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.
    - ii) The landscape Plan shall include hard and soft landscaping including levels, sections/elevations and details, detailed design of SUDs features including swales, permeable paving, green roofs and integrated tree pits etc.
    - iii) The applicant should propose a 10m vegetated strip along all watercourses and this should not include paths or other infrastructure. The northwestern training pitch comes right up to this 10 meter riparian zone. There is no space for a runoff and it is most likely that that zone would be heavily and negatively impacted by use of the pitch.
    - iv) The applicant should show the retention of existing hedgerows except where necessary for site access, mitigation planting for any proposed tree and hedgerow removal; protection of trees and hedgerows to be retained; 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.
    - v) Existing green infrastructure links should be maintained.

3. The Heritage Officer has a significant concern that remains in terms of the proposed need for evening and night time lighting on the proposed development site. The applicant is therefore requested to clarify the issue of lighting and bats. The proposed lighting plan as submitted is to be assessed in conjunction with the bat expert, and a true and fair evaluation of impact from proposed lighting on the significant range of bat species is required to be undertaken. As an appropriate mitigation measure, focus is to be directed at retaining a dark corridor along the southern and western boundaries of the site in particular. This may require the alteration of the current design and/or the exclusion of use of any lighting proposals in these areas. This will be essential to retain a green infrastructure (GI) corridor through the current proposed lands for bats and to retain a GI corridor through the wider landscape for this range of protected species.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**

28-Sep-2022