

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

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**NOTIFICATION TO GRANT PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Final Grant Order No.:	0309	Date of Final Grant:	11-Mar-2022
Decision Order No.:	0118	Date of Decision:	28-Jan-2022
Register Reference:	SD21A/0235	Date:	23-Dec-2021

Applicant: Edmondstown Golf Club CLG

Development: Single storey extensions to front and side of existing green keepers building to include for a 310sq.m extension to front to form additional green keepers building area; 14sq.m extension to side to form on-course toilet facilities; alterations to existing green keepers building including internal alterations to form staff and office areas forming new windows and fire exit door on existing elevations.

Location: Green Keepers Facility, Edmondstown Golf Club, Rathfarnham, Dublin 16

Time extension(s) up to and including:

Additional Information Requested/Received: 19-Oct-2021 / 23-Dec-2021

A Permission has been granted for the development described above, subject to the following conditions.

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 the 23rd of December 2021, 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. Tree Protection

The submitted Tree Protection Plan (21159_TPP_01_A) shall be implemented in full. All trees/hedgerows to be retained to be protected in accordance with BS 5837:2012, Trees in relation to design, demolition & construction. Prior to the commencement of any work, or any materials being brought on site, existing trees to be retained are to be protected with temporary fencing.

Fencing Requirements:

- i. shall be erected in accordance with BS 5837:2012 shall be maintained in good and effective condition until the work is completed.
- ii. Allow for stabiliser struts to secure fence for duration of construction.
- iii. Fully remove when construction is complete/site demobilised.

The protective fencing is to coincide, as far as is practical, with the root protection area (RPA), unless otherwise agreed. all weather notices shall be securely fixed to the fence words such as 'construction exclusion zone - no access'.

Exclusion zone specifications:

- All trees to be retained should be marked on site and protected during any operation on site by fencing in accordance with BS 5837:2012
- Fencing should normally be board on scaffold fencing and no roots should be cut during its erection;
- No works whatsoever should be carried out within the protected zone, even when the fencing is removed at the end of the contract;
- Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level.

In addition, the following measures shall be adhered to:

- a. Materials are never to be stacked within the root spread of the tree;
- b. No oil, tar, bitumen, cement or other material is to be allowed to contaminate the ground;
- c. No fires shall be lit beneath or in close proximity to the tree canopy;
- d. Trees to be retained should not be used as anchorages for equipment or for removing stumps, roots or other trees, or for other purposes;
- e. No notices, telephone cables or other services should be attached to any part of the tree;
- f. Cement mixing should not be carried out within the canopy/protected area of the tree;
- g. Soil levels are to be maintained as existing within the root spread of the tree. Any alteration to soil levels in an area up to one and a half times the diameter of the tree canopy must be agreed with the ER/Architect.

REASON - To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the South Dublin County Development Plan 2016-2022.

3. Surface Water

The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority details of a soakaway design certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365.

The plans shall provide for a soakaway to be located:

- i) At least 5m from any building, public sewer, road boundary or structure.
- ii) Generally, not within 3m of the boundary of the adjoining property.
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- v) Soakaways must include an overflow connection to the surface water drainage network.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water

drainage provision.

4. Irish Water Connection Agreement.

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

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

5. Drainage - Irish Water.

(a) The water supply and 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. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €31,998.24 (thirty one thousand nine hundred and ninety eight euros and twenty four cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.


NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto www.localgov.ie and click on BCMS link.

- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

 15-Mar-2022
for Senior Planner