

Comhairle Chontae Atha Cliath Theas

PR/1451/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0369 **Application Date:** 26-Sep-2022
Submission Type: New Application **Registration Date:** 26-Sep-2022
Correspondence Name and Address: Jimmy Callaghan The Lugg, Brittas, Co. Dublin
Proposed Development: Construction of a single storey shed (144sq.m) to be used as a storage area; Weights and fitness training area.
Location: St Mary's GAA, Pairc Mhuire, Saggart, Co. Dublin
Applicant Name: St. Mary's GAA Club
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 1.8 hectares.

Site Description:

The application site forms part of St Mary's GAA Club, Saggart. The area specific to the application is at the south-eastern corner of the wider site, and currently comprises a number of tarmacked surface car parking spaces. The site boundaries are largely comprised of mature vegetation. The surrounding area is characterised by residential development and the remainder of the GAA site.

Site Visited: 7 November 2022

Proposal:

Permission is sought for the following:

- Construction of a single storey shed (144 sq.m) for use as storage and a weights/fitness training area

Zoning:

The site is subject to zoning objective 'OS' – *'To preserve and provide for open space and recreational amenities.'*

Consultations:

Roads: No objection

Public Realm: No report received

Water Services: No objection

Environmental Health Officer: No objection

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SEA Sensitivity Screening

Indicates overlap with Record of Monuments and Places 2016 – located outside the site (DU03168) Fulacht fia.

Submissions/Observations /Representations

Submission expiry date – 1 November 2022
No submissions or observations were received.

Relevant Planning History

No recent relevant planning applications recorded for the subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

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*Chapter 5 Quality Design and Healthy Placemaking
Section 5.2.3 Healthy Placemaking*

QDP4 Objective 2:

To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

5.2.9 Materials, Colours and Textures

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

QDP11 Objective 1:

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

QDP11 Objective 3:

To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

Section 8.4.3 Universally Accessible Social / Community Facilities

COS2 Objective 3: To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified.

Section 8.6 Sports Facilities and Centres

Policy COS4: Sports Facilities and Centres

Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.

COS4 Objective 17: To ensure that any sports club established for over 5 years in the community be provided with proper facilities (changing rooms / toilets) to ensure they can continue to operate and grow within our community.

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

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Chapter 12 Implementation and Monitoring
12.5 Quality Design and Healthy Placemaking

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Visual and Residential Amenity
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'OS' – *'To preserve and provide for open space and recreational amenities.'* Open Space, Recreational Facility and Sports Club/Facility and all permitted in principle uses under this zoning objective. Carpark, for small-scale amenity or recreational purposes only, is open for consideration under the 'OS' zoning objective.

The extension would provide a storage and gym area, for use by the GAA Club. It is considered that these uses are acceptable under the zoning objective.

Visual and Residential Amenity

A pitched roof container style structure would be constructed at the southwestern corner of the existing car park serving St Mary's GAA Club, resulting in the loss of approximately 13 no. car parking spaces. The storage/weights building would be located 8.033m to the southwest boundary and approximately 3m from the south-eastern site boundary. The existing mature trees along the south-eastern boundary would be maintained.

The building would be 144 sq.m, with a maximum height of 4.2m. A horizontal roller door would be located on the east elevation, and a single leaf doors would be located on the north and

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south elevations. No windows are indicated on the walls, however a number of rooflights would be provided. This is considered acceptable. The building would be constructed of olive-green sheeting. Given the location of the structure, and its use, this is considered acceptable.

Given the height, design and location of the structure, it is not considered that there would be any impacts to the residential amenity of neighbouring properties. There would be no additional impacts of overlooking or overshadowing. In this regard, the development is considered acceptable. The applicant has stated the building shall be used for training in bad weather, as well as providing an area for club members to undertake strength and conditioning training. The applicant states that the scheduling of trainings would be at the same time as usual training, finishing at 9.30pm. a **condition** should be included to restrict noise from the building after 9.30pm, to protect the residential amenity of neighbouring properties.

The Roads Department have reviewed the application and have stated no objection, noting there are no alterations to the existing entrance arrangements and that the revised level of car parking at the site, 42 no. spaces, is sufficient.

Green Infrastructure

The site appears to be located within a Primary GI Corridor and the Citywest-Saggart Link (Secondary GI Link).

The structure would not increase the amount of hardstanding at the site, as it would be placed over an existing area of tarmacked carparking. Plans indicate that existing mature vegetation at the site is to be maintained and a **condition** should be attached ensuring appropriate measures are taken to protect the mature trees along the south-eastern site boundary during the construction phase of the development. The public realm section has not provided a response to the application. The applicant has indicated a bioretention area would be provided along the western boundary of the building. This is considered acceptable.

Water Supply and Wastewater

Water Services have reviewed the application and have stated no objection to the development, noting that all surface and foul water drainage must be kept separate. This is considered appropriate to include as a note on any grant of permission.

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Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises the construction of a storage building with weights room.

Having regard to:

- the scale and nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

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.

Environmental Impact Assessment

Having regard to the nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real 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

The application has been made by St Mary's GAA Club, a voluntary community group. As such, no contribution is required, per Article 157 of the Planning and Development Regulations 2001 – 2022.

*Development proposed to be carried out by or on behalf of a **voluntary organisation**, and which in the opinion of the planning authority—*

- *is designed or intended to be used for social, **recreational**, educational or religious purposes by the inhabitants of a locality, or by people of a particular group or religious denomination and is **not to be used mainly for profit or gain**, [emphasis added].*

As such, **no development contribution is due.**

SEA Monitoring Information

Building Use Type Proposed:	Storage / weights room
Floor Area:	144 sq.m
Land Type:	Recreational open space
Site Area:	1.8 Hectares.

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design of the development proposed to be amended it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, 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. Protection/Retention of Existing Trees.

Existing trees shall be retained and shall be protected from damage during building operations. All trees shall be protected from damage for the duration of the works on site, in accordance with BS 5837: 2012.

All existing trees to be retained shall be enclosed by stout protective fencing, located at a suitable distance as detailed in BS: 5837 – 2012 – ‘Trees in Relation to Design, Demolition and Construction’. This protective fencing shall be erected no later than two weeks of the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site, and before any materials are brought onto site and prior to the commencement of any works associated the proposed development.

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The protective fencing shall at all times be maintained intact and in good order for the duration of the construction works. Any damage caused to the protective fence shall be repaired immediately.

No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the protective fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Planning Authority.

In the event that trees become damaged or otherwise defective during construction period, South Dublin County Council shall be notified as soon as reasonably practicable and remedial action agreed and implemented at the developer own expense.

Any necessary tree felling and surgery works shall be first agreed on-site and subsequently in writing with the Planning Authority prior to the commencement of the development.

REASON: In the interests of proper planning and sustainable development, compliance with Development Plan policy, visual amenity and the protection of existing trees and biodiversity.

3. 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.

4. Noise Levels

Noise levels at the site shall be managed to ensure no undue disturbance is caused to surrounding residential dwellings. Noise and any music associated with the weights section of the building shall be managed so as not to be audible past 9.30pm.

REASON: In the interest of residential amenity.

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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 requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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.

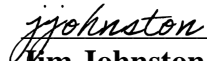
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REG. REF. SD22A/0369

LOCATION: St Mary's GAA, Pairc Mhuire, Saggart, 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: 18/11/22



Gormla O'Corrain,
Senior Planner