

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0298

Application Date: 04-Jul-2022

Submission Type: Additional
Information

Registration Date: 28-Oct-2022

Correspondence Name and Address:

Patrick Kavanagh, Kavanagh Burke Consulting
Engineers Unit F3, Calmount Park, Calmount
Avenue, Dublin 12, D12 PX28

Proposed 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

Applicant Name:

St. Finians GAA Club

Application Type:

Permission and Retention

(EW)

Description of Site and Surroundings:

Site visit: 25/06/2022

Site Area: Stated as 1.98 Hectares.

Site Description:

The site of the proposed development is located to the south the R120 to the east of Newcastle Village centre. The residential area of Ballynakelly Cottages is situated immediately to the west of the development. A burial ground is situated to the east and rural zoned land to the south of the site. The site is bound by tall evergreen trees which form a hedge along the eastern boundary which screens the site from the road.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

The site is situated outside the Newcastle Local Area Plan area in rural zoned land.

Proposal:

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.

The proposed development will consist of:

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.

Environmental Impact Statement:

Not required.

Zoning:

The subject site is subject to zoning objective 'RU' - *'To protect and improve rural amenity and to provide for the development of agriculture.'*

Site borders:

- The *Newcastle Local Area Plan* area to the west of the site;
- 'RES' zoning to the west;
- 'OS' zoning to the east which contains a burial ground;
- 'RU' zoning to the north.

Consultations :

<i>Water & Drainage Design :</i>	No report received, subject to conditions.
<i>Parks / Public Realm:</i>	Additional Information.
<i>Roads:</i>	Additional information requested.
<i>Irish Water:</i>	No objection, subject to conditions.

SEA Sensitivity Screening: Indicates overlap with: Rural layer.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Submissions/Observations /Representations:

A submission was received relating to the proposed development. The main issues raised related to:

- Concerns that the front verge fronting onto the field gate would not fall under development redline boundary and not within Class 13 Exempted Development.
- The site location plan does not reflect the dwelling to the west of the site.
- The elevations do not indicate that the topography of the land.
- Proposed boundary treatment has not been indicated and concerns re the trimming back of hedging from the roadside boundary.
- A swept path analysis has not been submitted that indicates the conflict of the vehicular movement and drop offs with the main road.
- Reference to Cairn Homes Ltd SHD on Newcastle South, Newcastle, did not apply the required GAA pitch and car park as set out in the Objective 14.
- Have regard to the Newcastle LAP, the proposal is premature have regard to the drafting of the next LAP for the Newcastle area.
- Reference to the Rezoning submission history.
- Concerns from the dwellings to the west of the application site re residential and visual amenities and noise pollutions generated from the cars attending the GAA club site.
- Concerns re impact on views having regard to the proposed boundary treatment.
- Concerns that a playing pitch so close to the residential properties could be injurious have regard to the transitional zoning areas of Rural and Residential.
- Concerns re the proposed drop off and layout collection area and lack of detail submitted with the excess car parking.
- Concerns re traffic hazard at this location, oversized car parking is contrary to the zoning objective.
- No landscaping has been proposed to mitigate the carparking and the application is incomplete.
- The proposal is outside the boundary of the LAP and constitutes haphazard form of piecemeal development, the overside carpark exceeds standards of CDP and set a bad precedent.

The submission lodged with the application have been considered in the overall assessment of the development.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Relevant Planning History:

Subject site

SD18A/0401 (ABP-303665-19) Permission Refused for the following Proposal:

The proposed development will consist of:

- A 156 bedroom Aparthotel, configured as a part two, part four storey structure and 12,283sq.m in area;
- Ancillary facilities including a gym (178sq.m);
- Communal lounge (118sq.m);
- Meeting/T.V. room (79.4sq.m);
- 137 car parking spaces, including provisions for a car sharing facility;
- Vehicular entrance to the north of the site;
- Pedestrian access to the north of the site via a pathway;
- 62 bicycle parking spaces;
- 64 storage lockers;
- Hard and soft landscaping, loading bay, boundary treatments, ESB substation, plant and all associated site development works above and below ground.

Reasons and Considerations (ABP-303665-19)

1. The development lands are zoned 'RU' – 'To protect and improve rural amenity and to provide for the development of agriculture', in the current development plan for the area. The proposed aparthotel would not be conducive to securing the objective of this zoning; in that it would not result in the protection or improvement of rural amenity. The proposed development would, therefore, materially contravene a development objective in the development plan for the zoning of land solely or primarily for agricultural use, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The location of the proposed aparthotel on lands immediately outside of the Newcastle Local Area Plan development boundary would represent an unplanned and haphazard form of development which would militate against any planned future extension of the Local Area Plan boundary in this area. The proposed development would, therefore, be premature, and be contrary to the proper planning and sustainable development of the area.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Relevant Enforcement History:

Alleged unauthorised use of lands Land at Rathcreedan. Rathcoole rezoning motion refused. St Finian's GAA NEW PITCHES. (Remains open)

1. Conclusion:

The hardstanding/gravel area inside the agricultural area is not exempt development, and a Section 154 Enforcement Notice should issue for it and the advertising sign.

2. Recommendation:

No planning permission or exemptions exist for the creation of the hardstanding area inside the agricultural entrance or advertising sign inside the agricultural entrance erected on the fence.

Pre-Planning Consultation:

- None for subject proposal.

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

12.8.2 Public Open Space

A number of strategies relevant to public open space, parks and recreation have been prepared by the Council including the TeenSpace Programme (2021) and Sports Pitch Strategy (2020). The Parks and Open Spaces Strategy is also being prepared in parallel to the Development Plan. Parks and open space should encourage the development of a well-connected and integrated public open space network that contributes towards achieving a broad range of policy objectives set out in Chapter 8:

- Improving community, health and wellbeing, enhancing visual amenity and promoting sustainable development
- Promoting climate change adaption and mitigation and Reinforcing Green Infrastructure
- Promotion of biodiversity
- Supporting culture and heritage
- Supporting the local economy, including tourism
- The 5 principles guiding Public Open Space Provision include:
- Hierarchy à Environmental Sustainability à Quantity à Quality à Accessibility

12.5.1 Universal Design

This section should be read in conjunction with Chapter 8 Community Infrastructure and Open Space, with particular reference to Section 8.4.3 Universally Accessible Social / Community Facilities. Universal Design is the concept of creating an environment that can be used by all people, regardless of their age, size, disability or ability. Universal access creates liveable and sustainable neighbourhoods where everyone can live a full and active life as part of the

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

community. The design and layout of development schemes, public realm and community infrastructure should incorporate universal design insofar as is feasible, having regard to the provisions of the National Disability Authority 'Building for Everyone: A Universal Design Approach - Planning and Policy' (2012). Larger scale development proposals should include an Access Statement setting out how universal design approaches will be featured within the development. All development proposals should incorporate best practice design including the elements set out below, where relevant (it should be noted that some of these areas are regulated by other local authority functions such as Building Control):

- Promotion of lifetime housing design;
- Incorporation of adaptable home offices to facilitate working from home;
- Provision of designated accessible parking and set down points for people with disabilities and parents with children;
- Level pedestrian routes with sufficient width;
- Use of surfaces suitable for wheelchairs and buggies;
- Use of tactile and blister paving; à Use of colour contrast, particularly in the public realm;
- Provision of wayfinding and signage at appropriate levels, particularly in the public realm;
- Ensuring level access to buildings from the street that is suitable for wheelchairs and buggies; à Provision of automatic doors.

Policy COS2: Social / Community Infrastructure

Support the planned provision of a range of universally accessible and well connected social, community, cultural and recreational facilities, close to the communities they serve, consistent with RPO 9.14 of the RSES. (See also Chapter 5: Quality Design and Healthy Placemaking)

- COS2 Objective 1: To support the provision of a wide range of community facilities and to ensure that such facilities are provided in new and existing communities in tandem with housing development, with special consideration for a period of review to adapt to the needs of an increasingly multi-cultural and diverse community, in accordance with the phasing requirements of Local Area Plans and Planning Schemes.
- 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.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

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 1: To promote the provision and management of high-quality, multi-functional, sport and recreational infrastructure across the County, in consultation with relevant stakeholders, to meet existing and future needs, to include sports hubs and multi-sport Astro-pitches, in accordance with the South Dublin County Council Sports Pitch Strategy (2020), the National Sports Policy (2018-2027) and the aims of the South Dublin County Sports Partnership, consistent with RPO 9.15 of the RSES.

COS4 Objective 3: To support the preparation of a Sports Plan for the County, where this provides for the sustainable development of sports facilities, in accordance with the National Sports Policy (2018-2027).

COS4 Objective 7: To support and promote communities and clubs in developing minority sports at appropriate locations within the County.

COS4 Objective 8: To support the provision of permanent space for well-established sports and recreational activities at appropriate locations within the County, aspiring to the standards and conditions met for such playing areas by National Governing Bodies, where feasible and in accordance with proper planning and sustainable development

COS4 Objective 14: To provide a sports and recreational amenity in Newcastle, incorporating a full-size GAA, multi-use, all-weather playing pitch, two basketball courts, tennis court, dressing rooms, a walking / jogging / cycling track as well as parking areas and related additional open space.

COS4 Objective 16: To support the provision of athletics facilities in the County examining the potential for their location within Regional Parks and other locations in accordance with SDCC's Sports Pitch Strategy (2020) and the development of the County Sports Plan and the Parks and Open Space Strategy

8.7.6 Play Facilities

COS5 SLO 1: To identify and set aside land, ensuring the delivery of the quantum of OS within the general area of the Burgage South Neighbourhood Park as identified in the Newcastle Local Area Plan (2012), and to pursue all means of achieving this including proactive engagement with stakeholders and through the consideration of planning applications affecting this area

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

South Dublin County Council Sports Pitch Strategy Document (January 6th, 2020)

1.1 Project scope and objectives

1.1.1 South Dublin County Council has commissioned 4 global Consulting to prepare a Sports Pitch Strategy (SPS), to provide the Council with a clear evidence base and set of recommendations for future outdoor sports facility development across the district.

1.1.2 A SPS is a strategic assessment that provides an up to date analysis of supply and demand for playing pitches (grass and artificial) in the local authority. The strategy and the evidence base upon which it is based is delivered using local guidance and insight from national governing bodies. national guidance and facility insight from specific Governing Bodies of Sport. The assessment will focus on facilities used by the following sports: • Soccer • GAA

1.17 The consultant team has worked with the Council to provide a strategy that is fit-for-purpose and addresses the specific issues and risks for the area. It is key that this Sports Pitch Strategy reflects the local context and enables the Council to maximise the amount of high-quality sporting provision for its residents, while understanding the need to meet planning and housing requirements. The Strategy will therefore aim to deliver against the following drivers: • Contribution to the SDCC local plan through the provision of a clear action plan with owners and defined timescales for completion • SDCC Spatial County Development Plan.

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

13.8.4 Car Parking Design and Layout

On-Street Parking In urban areas, car parking should be predominantly on-street with communal (i.e., undesignated) spaces for the purposes of:

- Traffic Calming: On-street parking increases driver caution by visually narrowing the vehicular carriageway and reducing forward visibility;
- Efficiency: On-street parking allows for a greater turnover of spaces and caters for visitors;
- Pedestrian Comfort: The need for vehicular crossovers and the temptation for drivers to kerb mount and block footpaths is significantly reduced;
- Streetscape: Extensive parking to the immediate front of dwellings (where landscaping could be provided) will dominate the appearance of the houses and detract from the visual qualities of the area.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

On-street parking should be designed in such a manner as to promote visual amenity, green infrastructure, carbon sequestration and sustainable drainage (SuDS) by applying the following requirements:

- Provision of landscaping integrated into the design of all car parking, to include planting of native trees and pollinator-friendly species;
- Provision of not more than two parallel or five perpendicular spaces between trees/planting bays;
- Use of permeable paving, where appropriate. The layout of on-street spaces shall be designed in accordance with the Design Manual for Urban Roads and Streets and the National Cycle Manual (where provided adjacent to cycle paths/lanes).

Green Infrastructure

- Policy GI1: Overarching Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.
- **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.
- **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.
- **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.

Relevant Government Guidelines:

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

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)

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

National Cycle Manual, National Transport Authority, (June 2011)

South Dublin County Sports Partnership, consistent with RPO 9.15 of the RSES.

South Dublin County Council Sports Pitch Strategy (2020)

The National Sports Policy (2018-2027)

Assessment:

The main issues for assessment relate to:

- Zoning
- Principle of development
- Impact on Visual & Residential Amenity
- Traffic and Transportation
- Landscaping & Public Realm
- Green Infrastructure
- Services & Drainage
- Flood Risk
- Screening for Appropriate Assessment

Planning Note

It is noted that the application is accompanied by a cover letter prepared by Kavanagh, Burke Consulting Engineers dated the 4th of July 2022, in which the applicant states, “*as the pitch element is exempted development, we apply for planning permission for ancillary items such as goals, ball stop nets and entrance movements*”. Whilst the provision of the Planning and Development Regulations 2001 (as amended), in particular Schedule 2, Part 1, Class 33, provide an exemption for the laying and use of land for sports pitches the associated impacts of the works involved with this application are considered below. Noted that a formal Section 5 application for an exemption declaration has not been received by the Planning Authority.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Zoning

The subject site is subject to zoning objective 'RU' - *'To protect and improve rural amenity and to provide for the development of agriculture.'*

Permission for a *'Sports Club / Facility'* is open for consideration in land use zoning matrix for the 'RU' zone. A *car park* is also open for consideration under the land use zoning matrix for the 'RU' zone with a caveat that it is for small scale amenity or recreational purposes only. It is considered that the proposed car parking is ancillary to a playing pitch and as such, associated with a small scale recreational amenity. Car parking rates should not exceed the Development Plan standards.

Principle of development

The current 2022-2028 Development Plan recognises the need for the provision of amenities and services for both the plan area in general and the local community of Newcastle in particular. It is noted that the Development Plan includes objectives (COS4 Objective 1 and COS4 Objective 8) that seek to support the provision of high-quality, multi-functional, sport and recreational infrastructure. Policy COS2 Objective 3 of the County Development Plan seeks *"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."*

Accordingly, it is considered that the provision development associated with a playing pitch, on an edge of village site and which is served by road and footpath connections, serviced by public transport, is supported by the development plan.

Specific reference should also be had to COS4 Objective 14, which seek to facilitate the provision of a sports and recreational amenity in Newcastle, incorporating a *"full-size GAA, multi-use, all-weather playing pitch, two basketball courts, tennis court, dressing rooms, a walking / jogging / cycling track as well as parking areas and related additional open space."*

While the current application would not provide all elements envisaged by this objective, it is considered that the current application would not fetter the delivery of such a facility but would make a valuable contribution to the village of Newcastle in terms of Social / Community Infrastructure development.

While the principle of the development is considered acceptable, limited information has been provided in respect of the operation of the facility and the provision of associated facilities, including changing facilities. Accordingly, it is recommended that further information in this regard is requested.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Impact on Visual & Residential Amenity

The proposed development would facilitate the use of an existing rural 1.98 ha green field site as a GAA sports pitch. The proposed goal posts and ball stops would have no significant negative impact on the residential amenity of the surrounding properties. Concerns have been raised in relation to the potential for balls to enter the residential the properties adjoining the site. It is considered the proposed use of ball stops would mitigate such an impact, and therefore no objection is raised in this regard.

As set out above, limited information has however been provided on the operation of the sports pitch, which if unrestricted could impact on residential amenity. Additional information in this regard is requested.

Traffic and Transportation

The current application seeks permission for the retention of a drop-off area/carpark ancillary to the GAA pitch use. Entrance improvements from the existing Newcastle Road (R120) entrance to the site including widening the existing gate from 4.2m to 6m with setback gate arrangement to improve sightlines is also proposed. The entrance to the application site is located outside of the 50km speed limit and the R120 is a well trafficked and one of the main arteries into Newcastle village. A report received from the Roads Department has requested the following;

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,

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

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.

The above concerns shall be requested by **Additional Information**.

Landscaping & Public Realm

The file was referred to the Parks and Landscape Services Department. A report received has recommended Additional Information as follows:

1. Landscape Plan

A landscape plan and associated planting plan shall be submitted 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
 - i. Implementation timetables.
 - ii. Detailed proposals for the future maintenance/management of all landscaped areas
2. **Boundary Planting**

Boundary planting of an appropriate scale is required 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.

The above concerns shall be requested by **Additional Information**.

Green Infrastructure

Having regard to the impact and removal of the northern site hedgerows to provide for a more comprehensive site entrance, it is considered that the subject development has not incorporated Green Infrastructure and would have a negative impact on existing Green Infrastructure under:

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Strategic Corridor 6: Rural Fringe Corridor / Overarching Objectives:

- *To retain the rural character of the existing roads retaining roadside hedgerows and drainage ditch networks.*
- *To consider the opportunities for rural hedgerow restoration including townland boundaries and other ancient field boundaries.*

The proposal is therefore not in accordance with GI Objectives of the South Dublin County Development Plan 2022 – 2028. However, it is considered that significant *Landscaping and Green Infrastructure* related site matters were dealt with under Parks and Public Realm AI Request. The applicant should provide a green infrastructure plan in accordance with Section 12.4.2 of the South Dublin County Development Plan 2022- 2028.

Services and Drainage

The file was referred to the Water Services Section with no objections, that applicant shall be subject to standard conditions. Include water butts in the proposed development as part of SuDS (Sustainable Drainage System).

A report was received from Irish Water with no objections subject to standard conditions in the event of a grant of permission.

Flood Risk

No report was received from the Surface Water Drainage Department however, in the previous SD18A/0401 application it is noted that the site is not situated in a flood risk zone. Due to the open nature of the pitch, it is deemed that standard conditions relating to SUDs, Water butts shall apply to the car parking use in the event of a grant of permission.

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 of a GAA Pitch with ancillary parking.

Having regard to:

- the small scale and domestic 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.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Environmental Impact Assessment

Having regard to the modest nature of the 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Site Car Parking: 1,550 sq.m
Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed:
Floor Area: 1,550 sq.m
Land Type: Urban Consolidation.
Site Area: 1.98 Hectares.

Conclusion

The principle of the proposed is acceptable however under the current the proposal the applicant would be required to have regard to the adjacent Ballynakelly Cottages which may be negatively impact on the residential amenity of the area. Having regard to GAA Pitch proposal, the applicant shall be requested submit further information to demonstrate the acceptability of the proposed development.

Recommendation

The applicant is requested to submit the intended hours of operation of the proposed sports pitch.

Further Information Requested on 29/08/2022.

Further Information Received on 28/10/2022.

Consultations:

Water Services – No report received at the time of writing.

Parks – No objections subject to conditions.

Roads - No objections subject to conditions.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Assessment

Item 1:

Neighbouring Amenity to the West.

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*

The following was received by the applicant:

- Days and Times of use:

This pitch is primarily going to be used for training and playing matches involving the underage section of the club. Activity will therefore be limited to early evenings with all activity generally finished by 9pm when daylight allow. Weekend activity with underage teams usually happens between 10am and 6pm and possibly on Sunday mornings from 10am to 1pm.

The proposed times as submitted by the applicant are **acceptable subject to conditions**.

- Number of uses at any time:

There could be continuous use during the above times by different underage teams.

Although the applicant was requested to submit likely usage in order to assess the likely impact on the residential amenity of the area which was not returned, it is considered reasonable to assume that a GAA pitch for underage sport is likely to result in heavy use and therefore the above is **acceptable subject to conditions**.

- Future intention of provision of changing facilities:

There is no plan to provide changing facilities. They are not required for underage players who arrive to the pitch dressed to play and go home in their playing gear. Toilets will be required and how there are to be provided is currently being considered. They will be the subject of a further planning permission.

Given the nature of the proposed development, it is appropriate that toilet facilities would be provided at a future date.

Item 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*

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

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.*

The Roads Department generally were satisfied with the information returned by the applicant subject to **conditions** and the following report was received:

Description



Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Additional Information Requested by SDCC:

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

Applicant Submitted Response in Additional Information:

2(1) Please refer to Site Plan Drawing Ref. D1754-KB-XX-XX-DR-A-D3 PL1 showing the intended location and number of carparking spaces at 14 No. We have consulted Table 13.25: Maximum Parking Rates (Non – Residential) from the SDCC County Development Plan 2022 – 2028 to ensure compliance is provided.

Roads Department Assessment:

14 number parking spaces have been provided, with 1no. mobility impaired space and 2no. EV charging spaces. Roads are satisfied with the response.

Additional Information Requested by SDCC:

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.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Applicant Submitted Response in Additional Information:

2(2) Please refer to enclosed Site Plan Drawing Ref. *D1754-KB-XX-XX-DR-A-D3 PL1* showing the following:

- Car parking arrangements (14 No. provided, 15 No. maximum)
- Bicycle parking (6 No. provided, 4 No. minimum)
- Pedestrian routes on site.
 - a. All proposed footpaths are 1.8m wide as requested.
 - b. All bicycle parking shall be covered as requested.
 - c. The proposed footpaths shown on the updated Site Plan (Drg Ref. *D1754-KB-XX-XX-DR-A-D3 PL1*) provides pedestrian connectivity from the road through the carpark and the pitch in the normal way. An accessible viewing area is provided to the front of the pitch to facilitate wheelchair users.

Roads Department Assessment:

Roads are satisfied with the response.

Additional Information Requested by SDCC:

The applicant is requested to submit details of the site lighting design and layout at the development.

Applicant Submitted Response in Additional Information:

2(3) There is no requirement for site lighting as this facility will only be used in daylight hours as noted in response No 1 of this submission.

Roads Department Assessment:

The applicant has stated that lighting is not required at the development.

Additional Information Requested by SDCC:

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.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Applicant Submitted Response in Additional Information:

2(4) We have reviewed the site access arrangements and provide revised horizontal sightline in accordance with DMURS criteria (2.4m setback with 49m sightline each way for 50 kph.) Drawing Ref. D1754-KB-XX-XX-DR-A-D4 PL1.

Roads Department Assessment:

The applicant has stated that the hedge at the entrance will have a maximum height of 0.9m. No details of the new gate or pillars has been provided nor the existing fence. The sight lines allow vehicles to exit safely but the hedge on the left while exiting may prevent drivers seeing pedestrians.

Additional Information Requested by SDCC:

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

Applicant Submitted Response in Additional Information:

2(5) Please refer to Site Plan Drg ref. D1754-KB-XX-XX-DR-A-D2 PL2 & D1754-KB-XX-XX-DR-A-D3 PL1 showing 5% of carparking provided for mobility users at 10% of car parking equipped with electrical charging points.

Roads Department Assessment:

Roads are satisfied with the response.

Additional Information Requested by SDCC:

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.

Applicant Submitted Response in Additional Information:

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

2(6) Please refer to Site Plan Drg ref. *D1754-KB-XX-XX-DR-A-D4 PL1* showing vehicle swept paths carrying out a right turning movement from the R120 into the development. With the speed limit set at 50kph coupled with existing traffic calming cushions installed along the R120, the right turning movement can be safely executed in this low speed limit zone.

Roads Department Assessment:

Roads are satisfied with the response.

A **condition** that limits the height of the pillars should be attached in the event of a grant of permission. Furthermore, a **condition** ensuring the hedge as identified by the Roads Department is cutback and maintained in the interest of public safety.

Item 3

The Parks Department have reviewed the submission received and are satisfied that the information received is appropriate.

Overall, the information submitted has addressed the requirements of the Additional Information request.

Development Contributions	
Planning Reference Number	SD22A/0298
Summary of permission granted & relevant notes:	GAA Pitch, Goals Posts, Ball Stop, Car Parking
Are any exemptions applicable?	Yes
If yes, please specify:	The non-built elements of recreational facilities
Is development commercial or residential?	Commercial
Standard rate applicable to development:	98.76
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	98.76
Area of Development (m2)	0
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	0
Total development contribution due	0

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, it is considered that, subject to the **conditions** set out below, the subject 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 & Grant Retention 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 to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, and as amended by Further Information received on 28 October 2022 , save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Gates.
No gate to be installed or erected shall be capable of opening across any public footpath, cycle-track, roadway or right of way, and any front entrance pillars shall be a maximum height of 1.2m .
REASON: In the interests of visual amenity and pedestrian safety.
3. 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

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

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.

4. 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, 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.

5. Landscape Plan

i) The Landscape Plan as submitted 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

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

2015-2020).

ii) The applicant shall ensure the boundary planting of an appropriate scale as submitted is implemented to provide screening around the car park. The boundary planting shall consist of semi mature tree and hedge species to provide screening and to soften the built form. The planting shall contain predominantly native species.

iii) Prior to development, the applicant shall submit drawings indicating the hedgerows to the east and west of the vehicular entrance allow vehicles to exit safely whilst allowing drivers to see pedestrians.

REASON: In the interests of amenity, compliance with Development Plan policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

6. Sustainable Urban Drainage Systems (SuDS)

The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grasscrete
- Green Roofs,
- Rain gardens
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Planter Boxes water butts
- Other such SuDS

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

REASON: To ensure the adequate provision of SuDS

7. Services to be Underground.

All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site. There shall also be provision for broadband throughout the site in accordance with the Planning Authority's policy and requirements.

REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

8. Separation of Foul and Surface Water Drainage.

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

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

minimum thickness surround of 150mm Concrete Class B.

REASON: In the interest of public health.

9. The use of the pitch shall not extend beyond 9.00 PM weekdays and weekends.

Reason: To protect the amenities of the area.

10. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes in a noise sensitive location, shall not exceed the background level for the night time.

REASON: In the interest of public health.

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.

Comhairle Chontae Atha Cliath Theas

PR/1475/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0298

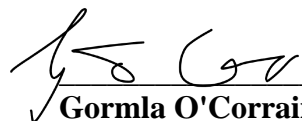
LOCATION: Rathcreedan, Newcastle, Co. Dublin

Colm Harte

**Colm Harte,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant Retention 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: 24/11/22



**Gormla O'Corrain,
Senior Planner**