

Comhairle Chontae Atha Cliath Theas

PR/1514/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0385 **Application Date:** 07-Oct-2022
Submission Type: New Application **Registration Date:** 07-Oct-2022

Correspondence Name and Address: Niall Jones & Associates Somerton, 15, Butterfield Crescent, Rathfarnham, Dublin 14

Proposed Development: Single storey pitched roof extension to side to include new entrance lobby, accessible platform lift, internal escape stairs, landing, accessible w.c. & store (total area 26.66 sq.m), together with all associated site works.

Location: Templeogue Tennis Club, Templeogue Road, Templeogue Village, Dublin 6W.

Applicant Name: The Trustees of Templeogue Tennis Club

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 1.22Ha (as stated).

Site Description:

The site comprises the grounds of Templeogue Tennis Club, located within Templeogue Village and to the south of Templeogue Road. The tennis club grounds contain a two storey clubhouse in the north-western section of the site, along with 12 floodlit courts. The site falls downwards from north-west to south-east in a series of platforms, with each platform containing a number of tennis courts.

The tennis club site is bounded to the south by a bend in the Dodder River, to the north-west by houses and associated rear gardens at No's 196 – 206 Templeogue Road, to the north by a series of two storey commercial units and associated rear yards, to the east by a narrow street which is accessed from the village centre at the corner with Hollingsworth Cycles and provides access to Riverside Cottages, a semi-circular arrangement of brick and stone semi-detached single storey buildings facing onto an open space. Riverside Cottages and associated grounds are a designated Architectural Conservation Area. A narrow lane is located between the rear of Riverside Cottages and the grounds of the tennis club. The gardens of 17 and 18 Riverside Cottages back directly onto the tennis club grounds. Car parking is provided between the clubhouse and the Templeogue Road and within an internal surface car park.

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Proposal:

The proposed development comprises of the following:

- First floor hipped roof extension to west side of clubhouse to include new entrance lobby, accessible platform lift, internal escape stairs, landing, accessible w.c. & store.
- Proposed works measure total area of 26.66sq.m.

Zoning:

The area is zoned Objective RES 'To protect and/or improve residential amenity' in the South Dublin County Council Development Plan 2022-2028.

The south-western boundary of the site adjoins the Dodder River which is zoned objective HA-DV which seeks 'To protect and enhance the outstanding character and amenity of the Dodder Valley'.

Riverside Cottages are indicated in the County Development Plan 2022-2028 map as being located within an Architectural Conservation Area (ACA- ACA003).

It is noted the subject site is located to the south of an area zoned VC (Village Centre) whereby the zoning objective for this area is *'To protect, improve and provide for the future development of Village Centres'*.

SEA Sensitivity Screening

No overlap with environmental layers. It is noted that Protected Structure No.418 is located just north of the car park for the tennis club but is located outside of the red line boundary for the subject site.

Consultations:

Irish Water – No objections subject to **conditions**

Surface Water Drainage – No objections subject to **conditions**

Roads Department – No Roads objections.

Parks Department – No comments following review.

Submissions/Observations /Representations

None received.

Relevant Planning History

SD17A/0043/EP: (i) Single storey pitched roof extension to side to include new entrance lobby, accessible platform lift, internal escape stairs, landing, accessible w.c. & store (total area 26.66sq.m), (ii) extension to ground floor lobby (8.87sq.m) & construction of new fitness room (55.16sq.m) to rear, (iii) pitched roof extension to first floor function room (58.42sq.m) with

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'Velux' roof windows to side & rear & extension to existing viewing balcony (46.92sq.m) at rear, together with all associated site works.

Decision: **Refuse Extension Of Duration Of Permission.**

SD17A/0043: (i) Single storey pitched roof extension to side to include new entrance lobby, accessible platform lift, internal escape stairs, landing, accessible w.c. & store (total area 26.66sq.m), (ii) extension to ground floor lobby (8.87sq.m) & construction of new fitness room (55.16sq.m) to rear, (iii) pitched roof extension to first floor function room (58.42sq.m) with 'Velux' roof windows to side & rear & extension to existing viewing balcony (46.92sq.m) at rear, together with all associated site works.

Decision: **GRANT PERMISSION.**

SD16A/0373: Construction of: (1) An Airhall - air supported structure and associated fan unit which will have a maximum height of ten metres with internal lighting; and will cover three existing tennis courts (No.'s 5,6,&7) and have an area of 1,620sq.m (the Airhall is a demountable structure and a seasonal storey structure which when taken down will be stored on site); (2) single storey structure (8.75sq.m) for fans and emergency generator and (3) single storey shed (30.9sq.m) for the storage of the Airhall and attachments during periods when not in use. Removal of 4 x 12 metre high poles and associated luminaries, and all site development works, drainage, paths, concrete ring beam around tennis courts and electrical infrastructure.

Decision: **REFUSE PERMISSION.**

Appealed to ABP as per **PL06S.248184.**

Decision: **GRANT PERMISSION.**

SD15A/0102: (i) An Airhall-an air supported structure and associated fan unit-which will have a maximum height of eleven meters with internal lighting and will cover three existing tennis courts (No's 5,6 & 7) and have an area of 1,620 sq.m. (The Airhall is a demountable structure and a seasonal structure which when taken down will be stored on site); (ii) single storey structure (8.75sq.m) for fans and emergency generator, and (iii) single storey shed (30.9sq.m) for the storage of the Airhall and attachments during periods when not in use. Permission also sought for the removal four x twelve metre high poles and associated luminaries, and all site development works, drainage; paths; concrete ring beam around tennis courts; and electrical infrastructure.

Decision: **GRANT PERMISSION.**

Appealed to ABP as per **PL06S.245794.**

Decision: **REFUSE PERMISSION.**

SD14A/0031: An airhall - an air supported structure and associated fan unit, which will have a maximum height of 11.5m with internal lighting and will cover three existing tennis courts and have an area of 1613.8sq.m (the airhall is a demountable structure and a seasonal structure, which when taken down will be stored on site; single storey structure for fans and emergency

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generator (8.75sq.m.); single storey shed (30.9sq.m) for the storage of the airhall and attachments during periods when not in use. Permission also sought for the removal of 4 x 12m high poles and associated luminaries, and all site development works, drainage, paths, concrete ring beam around tennis courts and electrical infrastructure.

Decision: **GRANT PERMISSION.**

Appealed to ABP as per **PL06S.244125.**

Decision: **REFUSE PERMISSION.**

The Reason for Refusal was as follows:

Having regard to the location of the site on lands zoned 'A – To protect and/or improve residential amenity' in the South Dublin County Development Plan 2010-2016, to the height, mass and location of the proposed temporary airhall structure in a constrained part of the tennis complex in close proximity to adjacent single storey residential properties which are at a lower ground level to the subject site, the Board is not satisfied, particularly in the absence of a detailed assessment of alternative locations within the site and associated visual impact analysis, that the proposed development would not seriously injure the visual and residential amenities of the area and depreciate the value of residential properties in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

SD11A/0182: The replacement of an existing 12.5 metre pole carrying floodlights with a new 15 metre pole carrying floodlights the flood lights will be retained at a height of 12.5 metres, A CCTV camera system will be installed at a height of 15 metres.

Decision: **GRANT PERMISSION.**

SD06A/0077: Provision of a balcony of 73.2sq.m at first floor to the rear of the clubhouse; the construction of a practice wall adjacent to Court 11 with associated enclosure; and the increase in height from 3.0m to 3.6m of an existing fence to the north west boundary with the Morgue Public House.

Decision: **GRANT PERMISSION.**

S99A/0523: Construction of a new site entrance/exit, access road, 36 car spaces, blockwork boundary wall, 4 new tennis courts, the reorientation and resurfacing of the existing courts and the upgrading and extension of the existing flood lighting involving the installation of new lighting poles on the site of the existing club.

Decision: **GRANT PERMISSION.**

ED11/0001: Swap-out of an existing floodlighting structure and an attachment of panel antennas and a transmission dish, along with associated equipment cabinets at ground-level.

Decision: **DECLARED NOT EXEMPT.**

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Relevant Enforcement History

S7823: case now closed (2017).
S7596: case now closed (2017).
S7597: case now closed (2015).
S7149: case now closed (2013).
GSM0205: Case now closed (2012).
GSM0198: Case now closed (2011).

Pre-Planning Consultation

None recorded for subject site

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 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

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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.

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-

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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

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).

Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport, (2013).

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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 consideration are;

- Zoning and Council policy
- Visual amenity
- Parks & Landscaping,
- Access & Parking,
- Services & Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning & Council Policy

The site is zoned RES - 'To protect and/or improve residential amenity' in the South Dublin County Council Development Plan 2022-2028. The use classes 'Sports Club/Facility' are 'open for consideration under this zoning. The proposed development is considered consistent with the long established use on the site.

Visual Amenity

The proposal consists of the construction of a first floor extension with hipped roof (to match existing) to the western side of the existing clubhouse to allow for the installation of a level entrance lobby with wheelchair accessible lift and new internal escape stairs to rise up to first floor level landing area with new accessible w.c & small store room (26.66sq.m.). At c.7.645m the ridge of the proposed extension will be set below the ridge of the existing clubhouse (c.8.755m). The proposed extension will project outwards from the western side building line of the clubhouse by c.3.605m and will span a length of c.8.158m. The extension will be set back

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from the main front building of the clubhouse by c.1m. Having regard to the location of the proposed extension it is considered that no issues of overlooking, overshadowing or overbearing impact would occur. The proposal is therefore considered acceptable.

Parks and Landscaping

The Parks Department have issued a report recommending no comments following review. An extract taken from the Parks report states the following:

I have just reviewed the Planning Application for SD22A/0385 at Templeogue Tennis Club, Templeogue Road, Templeogue Village, Dublin 6W., and Public Realm have no comments/conditions to add.

The above Parks report is noted.

Access & Parking

The Roads Department has no objections to the proposed development. The proposal is considered acceptable. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

This application is for an extension to an existing clubhouse to include new entrance lobby, accessible platform lift, internal escape stairs, landing, accessible w.c. & store. The extension will have no impact on car parking or access.

No Roads objections.

The above Roads report is noted, and it is considered that the extension will have no impact on car parking or access.

Services and Drainage

Both Irish Water and Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

IW Recommendation: No Objection

IW Observations:

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1 Water

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

Reason: In the interest of public health and to ensure adequate water facilities.

2. Foul

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

Reason: In the interest of public health and to ensure adequate water facilities.

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No objection subject to:

1. Include SuDS (Sustainable Drainage Systems) in proposed development such as planter boxes, permeable paving, green area detention basins, tree pits, filter drains or other such SuDS. Guidance on SuDS can be found in South Dublin County Council Website or link [sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#) and [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#)

Flood Risk No Objection

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

It is considered appropriate to attach the above **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA)

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 house extension.

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.

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Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest 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 Consideration

Development Contributions

- Single storey pitched side measuring 26.66sq.m.
- Assessable area is 26.66sq.m.

Development Contributions

| | |
|--|-----------------------------------|
| Planning Reference Number | |
| Summary of permission granted: | 26.66 sq.m. tennis club extension |
| Are any exemptions applicable? | No |
| If yes, please specify: | |
| 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) | 26.66 |
| Amount of Floor area, if any, exempt (m2) | 0 |
| Total area to which development contribution applies (m2) | 26.66 |
| | |
| Vehicle display areas/ Open storage spaces | 0 |
| Rate applicable | €0.00 |
| Contribution | €0.00 |
| | |
| Total development contribution due | €2,632.94 |

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| SEA Monitoring Information | |
|-----------------------------------|--------------------------|
| Building Use Type Proposed | Floor Area (sq.m) |
| Leisure/Recreational | 26.66sq.m. |
| Land Type | Site Area (Ha.) |
| Brownfield/Urban Consolidation | 1.222 |

Conclusion

Having regard to the location of the site, the nature and scale of the proposed development, and to the pattern of development in the area, it is considered that the proposed development, subject to the conditions set out below, would be in accordance with the zoning objective of the area, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety, would not detract significantly from the character of the surrounding area and would 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. Minimise Air Blown Dust.
During the construction and or demolition phase of the development, Best Practicable

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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 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.

3. 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.

4. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

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(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.

(c). Include SuDS (Sustainable Drainage Systems) in proposed development such as planter boxes, permeable paving, green area detention basins, tree pits, filter drains or other such SuDS. Guidance on SuDS can be found in South Dublin County Council Website or link [sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#) and [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#)

(d). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(e). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €€2, 632.94 (Two Thousand Six Hundred and Thirty Two Euros and Ninety 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 contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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.

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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 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.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

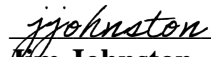
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REG. REF. SD22A/0385

**LOCATION: Templeogue Tennis Club, Templeogue Road, Templeogue Village,
Dublin 6W.**



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: 30/11/22



Gormla O'Corrain,
Senior Planner