

Register Reference: SD22A/0081AI

Development: Relocation of the existing Clondalkin RFC grounds at Gordon Park to new lands at Kingswood Farm, Moneenalion Commons Lower Clondalkin and comprising of 4 new rugby playing pitches, including a high quality main competition pitch (with modern directional floodlighting comprising 18m high floodlighting columns either side) and a high quality Junior pitch both laid approximately level, and two back pitches as well as various grassed rugby training areas all laid on existing land cross fall levels; change of use of existing agricultural shed to accommodate new two storey changing facility and storage areas; a new two storey Clubhouse Pavilion with supporting facilities including dressing rooms, physio rooms, coffee dock, committee rooms, members bar and lounge, plantroom and toilets; all associated site development sustainability and infrastructure work including connection to existing public foul sewer, SUDs, sedum roof and PV roof panels; new landscaping throughout the site comprising trees, hedges and wild flower areas; new cycle track and pedestrian access and stairs off the R136, bicycle shelter, children's playground area, electrical car charging stations, vehicle parking and new vehicle entrance off the Old Country Roadway.

Location: Kingswood Farm, Moneenalion Commons Lower, Clondalkin, Dublin 22

Applicant: Clondalkin Rugby Football Club Ltd.

App. Type: Permission

Planning Officer: CIARAN STANLEY

Date Received: 31-Aug-2022

Decision Due: 27-Sep-2022

Description:

Relocation of the existing Clondalkin RFC grounds at Gordon Park to new lands at Kingswood Farm, Moneenalion Commons Lower Clondalkin and comprising of 4 new rugby playing pitches, including a high quality main competition pitch (with modern directional floodlighting comprising 18m high floodlighting columns either side) and a high quality Junior pitch both laid approximately level, and two back pitches as well as various grassed rugby training areas all laid on existing land cross fall levels; change of use of existing agricultural shed to accommodate new two storey changing facility and storage areas; a new two storey Clubhouse Pavilion with supporting facilities including dressing rooms, physio rooms, coffee dock, committee rooms, members bar and lounge, plantroom and toilets; all associated site development sustainability and infrastructure work including connection to existing public foul sewer, SUDs, sedum roof and PV roof panels; new landscaping throughout the site comprising trees, hedges and wild flower areas; new cycle track and pedestrian access and stairs off the R136, bicycle shelter, children's playground area, electrical car charging stations, vehicle parking and new vehicle entrance off the Old Country Roadway.

Additional Information Requested by SDCC:

1. The applicant is requested to submit:
 - (1) details/drawing of proposed stairs specification (materials, finishes, hand railings, lighting, gate, gradients, etc).
 - (a) Plan drawing, section drawing and structural drawings (including rebar schedules where applicable).
 - (b) Preventive railing at top of stairs (Noting the 7m level difference between top and bottom).
 - (c) Confirmation in writing that permission has been granted from SDCC Development Department to create an entrance using council land.
2. Further detail regarding proposed cycle track/entrance:
 - (a) Public lighting to be provided along any darkened sections of path, subject to consideration of ecological impacts.
 - (b) Confirmation in writing that permission has been granted from SDCC Development Department to create an entrance using council land.
 - (3) Further detail regarding the main entrance road (Country Lane's Road Traffic & Road Geometry) to include a text rationale explaining the traffic movements where the narrow lane widths (4.5m in places) occur.
 - (4) Swept path analysis (AutoTRAK) drawing demonstrating bus coach & emergency vehicle/bin truck movements through the site, including bus coach parking movements.
 - (5) a revised drawing showing:
 - (a) minimum 5 mobility impaired spaces
 - (b) minimum 10 EV charging point locations
 - (c) details of how all carpark spaces will be ducted/future-proofed for the introduction of EV charging equipment in the future.
 - (6) a Taking in Charge drawing showing any areas that are to be offered to the local authority for Taking in Charge.

Applicant Submitted Response:

1.

- (1) Submission satisfactory
- (a) Detailed calculations to be conditioned – Submission satisfactory
- (b) Submission satisfactory
- (c) Submission satisfactory

2.

(2) Further detail regarding proposed cycle track/entrance:

- (a) (a) Public lighting to be provided along any darkened sections of path.

A lighting provision has been included as was requested. Council to reserve the right to request the applicant to increase the brightness of the lighting if such a need exists.

- (b) Submission satisfactory

3. A detailed note was received – Roads deem the rationale used acceptable

4. Detailed drawings were received and are satisfactory to Roads Dept.

5.

- (a) Submission satisfactory
- (b) Submission satisfactory
- (c) Submission satisfactory

6.

RESPONSE:

The country road forming the main vehicle entrance vehicular access to the site is already under the charge of SDCC but otherwise and at this time there are no plans to request that any part of the proposed development is to be taken in charge.

The stairs descending from the R136 (Outer Ring Rd) to the proposed development will be situated outside the scope of the development (outside the redline) and will not be offered for TIC – Satisfactory.

Roads Department Assessment:

Roads Department is satisfied with the applicant's additional information.

No Roads objections subject to the following conditions:

- 1. Council to reserve the right to request the applicant to increase the brightness of the public lighting in secluded areas should such a need arise.