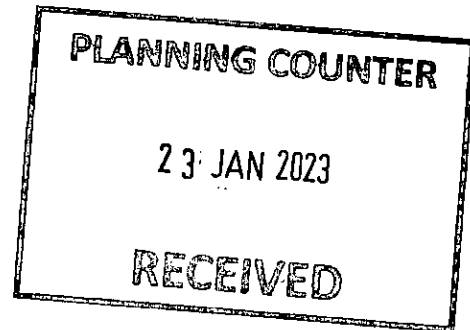


Cemetery at Citywest Reg Ref SD22A/0457. Burnella Submission. 22nd January 2022.

To Registry Section,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght, Dublin 24.



Register Reference SD22A/0457. Proposed Cemetery at Citywest for Cape Wrath Hotels Limited.

Application lodged: 9th December 2022.

Last date for Submissions: 23rd January 2023.

Submission by John Bird on behalf of Burnella Cottage Limited.

Dear Sir or Madam,

Burnella Cottage Limited is an Owner Management Company with a vested interest and responsibility for the common areas within the former Citywest Executive golf course.

Note 1.

The undersigned searched for the application online on Monday 16th January 2023.

I found four pages of a document entitled "Engineering Services Report Proposed CEMETERY Development at City West ...job number T042," dated December 2022. There was a reference to a 10-page report, but I could open only four pages.

I met representatives of the client group the following day, Tuesday 17th January 2023. They also could find only four pages of the document, which they subsequently printed.

On Thursday 19th January 2023, I spoke by phone to ~~Juliet~~ in Planning Registry, who was most helpful. She searched the file on the SDCC system but could not find the document. She then searched the Planning Authority website, (as it would appear to parties other than Council staff), but again could not find the document.

The four pages which the client has printed include a Contents Page, which indicates a 10-page document with five appendix maps.

As this document appeared to me to be vital to my clients' understanding of the proposal, the clients and I spent a considerable amount of time in seeking clarification. Before the Planning Authority makes its Decision, I respectfully ask that this matter be clarified and referred to in

the Report to the CEO. The time spent on seeking clarification was at the expense of examining other issues arising from a fuller study of the extensive documentation on file, thus further disadvantaging my client body.

I visited the Planning Authority Offices on 20/01/2023 to examine the cemetery Application file and another Application by the same Applicant for an Open Space on lands adjoining Fortunestown Community School. Reg Ref SD22A/0464 refers to this latter Application.

On the Open Space Planning Application file Reg Ref SD22A/0464, I found a document entitled "Engineering Service Report Proposed CEMETERY at City West ...Job No. T042 December 2022". All the pages of this document have the footer number "T042."

Despite the title page, the Report T042 and the Appendices attached to it all refer to the proposed Open Space proposal, and not to the cemetery.

This matter has caused considerable confusion and waste of time, not least to the Registry Section of the Planning Authority, in relation to both files referred to. I respectfully ask the Planning Authority to give their views in relation to the apparent loss of 3rd Party rights. It would be preferable to resolve this matter at Planning Authority level, rather than by an Appeal or further action.

Note 2.

The Application Form refers to a Pre-Application Consultation, Reference PP097/21.

By the afternoon of 20th January 2023, the record of the Consultation was not on the file, and I was informed that it had not yet been scanned. This puts any 3rd Party at a clear disadvantage as they are unable to assess the response of the Planning Authority to the proposal put to the PA and the Applicant's response to any suggestions that may have been given to them. As Covid-19 was at its height in 2021, we would be most anxious to see what advice on disease control and management of cemetery effluent and possibly contaminated surface water was given and acted on in this regard.

Even if the Pre-Consultation Record is scanned and uploaded over this weekend of 21st to 22nd January 2023, the Last Date for Submissions is 23rd January 2023. This leaves no time for my client or the undersigned to make any meaningful submission in this regard.

Internal Roads.

We consider that there is an excessive length of main road proposed within the development. It appears to us that all the buildings necessary for reception and maintenance of the cemetery and public parking should be located as close to Garter Lane as possible. This would encourage and facilitate visits using soft modes or public transport. The internal road network necessary for the development and maintenance of the graves should be adequate without the need for a substantial perimeter road.

On the relevant road drawing "Proposed Road Layout" CTW-CSC-ZZ-XX-DR-C-0105, which is at a scale of 1:500, the distributor road scales at about 6 – 6.5 metres in width. On the drawing legend the cycleway is stated to be 2.5 metres wide, with the footpath being 2 metres wide. However, the legend for the road merely states, "Road to engineers' specification" and does not state the proposed width. There is no road cross-section on this drawing.

There are no traffic calming proposals for such a major road passing through lands zoned for Open Space.

The Design Manual for Urban Roads and Streets, (DMURS), Page 102. Figure 4.55: Carriageway Widths, includes a diagram with a carriageway width of 6-6.5 metres. This is described as "Standard carriageway widths for Arterial and Link streets."

The number of burials per annum stated in the Verdé Report on file works out at about 3 to 4 per day over say 300 annual burial days. Verdé suggest that there would be about 500 visitors per day.

None of these figures justify the provision of an "Arterial Street" as defined in DMURS.

We believe that the purpose and need for this road should be clarified before a Decision is made and any Condition should clearly specify the appropriate maximum width of the road, if it is required at all, and restrict its use to the needs of the cemetery only.

It appears not to be a road for a horse-drawn hearse, but rather a Trojan Horse itself.

We draw attention to the Applicant's proposals for re-zoning during the Development Plan Review and the Planning Authority's rejection of these proposals and the retention of the "Open Space" zoning in the 2022-2028 County Development Plan.

It is our view that none of the uses "Permitted in Principle" or "Open for Consideration" would justify a road of this scale passing through these lands, which are zoned "OpenSpace."

We conclude that the major internal road is unnecessary and would disturb the quiet ambience and relationship of the lawn cemetery to the adjacent lakes.

Surface water and foul drainage.

If planning permission is to be granted, the best international standards for cemetery development, maintenance and management should be imposed. The Health Service Authority should be asked for this information.

We are aware that the drainage from the cholera plot at Glasnevin Cemetery gave rise to a further outbreak in the downstream area.

We have referenced a number of studies, most of which predate the COVID-19 pandemic. These references are given below. They include studies by the World Health Organization and also a commercial site which provides bullet points for best practice in relation to site survey, construction and maintenance.

We ask the Planning Authority to consider whether best practice requires the creation of sealed cells to trap surface water as well as foul drainage, so that both can be monitored and treated on site, before discharge to the public sewer. We are also concerned by the proposal to drain possibly contaminated surface water to the pond and thence to open watercourses.

In this regard we suggest that there should be an appropriate physical barrier between the cemetery and the pond, such as a bentonite wall. At the very least there should be grit traps and a monitoring station.

We note that the 225mm foul sewer joins a public system which is not sealed as it flows to Ringsend.

Foul Sewer Network and Capacity.

Regardless of Conditions that the Planning Authority might impose in relation to monitoring and testing, holding tanks and on-site treatment, this major cemetery will require a foul sewer connection.

Ministerial Guidelines and the SHD and LRD Processes have led to a considerable increase in densities, with the creation of increased demand for sewerage facilities on lands which are zoned for development. Will the demand for sewerage capacity for the proposed cemetery, on land zoned as Open Space, create difficulties and shortages of capacity elsewhere on zoned lands and on the wider drainage network?

Referrals.

“The Regulation of Burial Grounds 1888” was last amended in 2013. Source; www.gov.ie accessed on 20/01/2023. Has the application been referred to The Department of Rural and Community Development, which is responsible for policy and legislation? They may have updates in relation to COVID-19. In this regard we hope that in advance of its Decision, the PA will have received advice from the HSE, The Department of Health, The Department of Rural and Community Affairs and the latest advice from the World Health Organisation.

References.

DMURS, Page 102, Figure 4.55 Carriageway Widths.

“The impact of cemeteries on the environment and public health” WHO, 1998, 15 pages.

“The environmental pollution caused by cemeteries and crematoriums,” Science Direct, 2020. Accessed 19/01/2023. www.sciencedirect.com

Institute of cemetery and crematorium management. www.icom-uk.com

“Drainage assessment and design”. The CDS group. www.thecdsgroup.co.uk Accessed 19/01/2023.


“Impact of cemeteries and groundwater contamination by bacteria and viruses - A review,” September 2014. WHO Journal of Water and Health. www.iwaponline.com

Please note that some of these references pre-date the COVID-19 pandemic and we respectfully ask the Planning Authority to ensure that the latest governmental and international advice is considered in making its Decision on the proposed lawn cemetery.

Conclusion.

We respectfully ask the Planning Authority to take account of our concerns before it makes its Decision.

Yours sincerely,


John Bird.

22nd January 2023.

30, Idrone Close,
Knocklyon,
Dublin D16 C6 T2.

086-8033635

johnbirdmipi@gmail.com

John Bird,
BA(Mod), Master of Civic Design,
Dip. Environmental Impact Assessment Management

Mr. John Bird
{re. Burnella Cottage Ltd.}
30 Idrone Close
Knocklyon
Dublin 16
D16 C6T2

Date: 23-Jan-2023

Dear Sir/Madam,

Register Ref: SD22A/0457

Development: The development will consist of a cemetery including: 8, 047 No. traditional burial plots; Columbarium walls; 1 single storey reception building (214.7m² Gross Floor Area (GFA)) comprising a reception, 1 office, 1 reception store, WC, kitchenette with photovoltaic (PV) solar panels at roof level; and the provision of an ancillary maintenance shed, bin and battery storage structures; The development includes a new vehicular access road from Garters Lane to the N7 /M7 Naas Road, with 2 vehicular access points serving the proposed cemetery; 110 car parking spaces (25 spaces to the east of the reception building and 85 within overflow car park areas to the south of the development); 8 bicycle parking stands; and all associated hard and soft landscape and boundary treatment works including the reshaping of an existing lake and provision of a footbridge; provision of SUDS measures, associated lighting, associated signage, site services (foul and surface water drainage and water supply); and all other associated site excavation, infrastructural and site development works above and below ground.

Location: Citywest Hotel & Convention Centre, Saggart, Co. Dublin
Applicant: Cape Wrath Hotel Unlimited
Application Type: Permission
Date Rec'd: 09-Dec-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdblincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, www.sdblincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named **"Notify me of changes"** and click on **"Subscribe"**. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Crowley
for **Senior Planner**