

# Comhairle Chontae Atha Cliath Theas

**PR/0150/23**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0457      **Application Date:** 09-Dec-2022  
**Submission Type:** New Application      **Registration Date:** 09-Dec-2022

**Correspondence Name and Address:** Tom Phillips & Associates 80, Harcourt Street, Dublin 2

**Proposed Development:** The development will consist of a cemetery including: 8, 047 No. traditional burial plots; Columbarium walls; 1 single storey reception building (214.7m<sup>2</sup> 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 Name:** Cape Wrath Hotel Unlimited

**Application Type:** Permission

(AOCM)

**Description of Site and Surroundings:**  
**Site Area:** stated as 13.45 hectares.

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### **Site Description:**

The application site consists of a golf course that is located to the north of the City West Hotel and Convention Centre. The N7 is located to the north of the site and runs along the northern boundary. The site is currently accessed via Garter's Lane. The Citywest/Fortunestown area is located to the east, the villages of Saggart and Rathcoole are located to the south and west respectively, and the Baldonnell Business Park is located across the N7 to the north of the site. The area is mixed in nature with a variety of commercial and residential uses present.

### **Proposal:**

**Permission** is sought for the following:

- Cemetery including:
  - 8,047 no. traditional burial plots
  - Columbarium walls
  - 1 no. single storey reception building (214.7 sq.m GFA)
  - Ancillary maintenance shed, bin and battery storage structures.

### **Zoning:**

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

### **Consultations:**

#### **Internal Consultees**

Roads	<b>Additional information</b> recommended.
Public Realm	<b>Additional information</b> recommended.
Water Services	<b>Additional information</b> recommended.
Environment	<b>Additional information</b> recommended.

#### **External Consultees**

Irish Water	No objection, <b>conditions</b> recommended.
Environmental Health Officer (EHO)	No objection, <b>conditions</b> recommended.
Department of Defence	No report received at time of writing.
Transport Infrastructure Ireland	Response received, no observation to make.

### **SEA Sensitivity Screening**

SEA monitoring indicates no overlap with relevant sensitive layers.

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### **Submissions/Observations /Representations**

Submission expiry date – 23 January 2023

4 no. submissions were received, 2 no. private submissions and 2 no. group submissions, including points as follows:

- Concern regarding loss of designated green leisure space
- Lack of alignment with Saggart Local Area Plan and 2022 Development Plan
- Additional traffic congestion
- Lack of justification for location of proposal
- No proposal given for remainder of golf course.
- Application premature pending new Saggart Local Area Plan, which should be prioritised.
- Development presents underutilisation of prime leisure/recreational asset.
- Viability of cemetery of this size questionable
- Full Engineering Services Report not available at time of preparation of submission.
- Excessive roadway proposed, no need for perimeter road – clarification required.
- Inaccuracies/lack of detail on road drawings
- Verde Report states 3 to 4 funerals a day, with over 300 annual burials.
- Concerns regarding potential contamination of surface water – appropriate barrier between cemetery and pond required.
- Impact on wider sewage network on basis of requirements for foul sewage at the site

### **Relevant Planning History**

**SD21A/0088:** Community sports & civic campus consisting of a golf facility including driving range and associated floodlighting and netting, mini golf area and bar/restaurant, 1 floodlit GAA pitch, 2 rugby pitches, 3 football pitches, 5 floodlit tennis courts, 6 floodlit all-weather 5-a-side pitches, changing room facility, multisport building comprising indoor courts and activity/meeting rooms, playground facilities, 2 new vehicular accesses onto Garters Lane, solar PV panels, car/bicycle parking and all other associated landscaping and site development and drainage works above and below ground. **Declared withdrawn following a request for additional information.**

### **SD20A/0075**

Permission refused for Provision of public concert use at the Convention Centre.

*The applicant is currently the subject of an appeal to An Bord Pleanála.*

### **SD15A/0381 and PL06S.246719**

Permission refused at appeal for the increase in capacity of the conference centre to allow for up to 6,000 patrons (the conference centre is currently limited to 4,161 patrons under Reg. Ref. SD07A/0294, An Bord Pleanála reference PL06S.227236) and for the provision of public concerts;

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modifications to the permitted layout of the overflow car park (Reg. Ref. SD10A/0150, An Bord Pleanála reference PL06S.238971) to accommodate an additional 171 car parking spaces and taxi set-down area; improvement works to the junction at Garters Lane and Fortunestown Lane; all associated site development, landscaping and boundary treatment works above and below ground.

### **SD02A/0722 and 06s.202708**

Permission granted for extension to existing hotel comprising of 167 new bedrooms in 2 no. blocks, Block A 88 bedroom, Block B 79 bedrooms and a conservatory extension to front bar area, also for the retention of various extensions to existing hotel, comprising of conservatory extension to reception area, conservatory extension to lounge area, extension to carvery area, retention of canopy covered walkway from front of hotel to conference room, escape stairs and lift at conference room, extension of conference room kitchen, security office and canteen area, extension to stage in conference room and retention of changing area on first floor, retention of extension to four bedrooms on second floor, retention of extension of four bedrooms on third floor, retention of extension to two bedrooms on fourth floor all over stage area, retention of switch room and bar store, retention of extension to kitchen on first floor, retention of six bedrooms on second floor over conference room, retention of ten bedrooms on third floor over conference room and retention of ten bedrooms on fourth floor over conference room and the retention of a green keepers shed and a helicopter store and landing area all with 383 additional car parking spaces, 280 to the north of the new apart hotel block under construction, 103 to the rear of existing hotel, all so for a link tunnel between apart hotel under construction to existing car parking area and associated site works on lands which are the site of a recorded monument with protected structure status.

### **S01A/0450**

Construction of Apart Hotel, consisting mainly of a three- storey building with fourth floor in roof space, with one section facing into a lower courtyard of four stories with fifth floor in roof space. The proposal consists of 1 no. 1 bed studio, 24 no. 1 bed apartments, 95 no. 2 bed apartments, along with reception area, kitchen, dining room, cocktail bar, staff facilities and car parking for 59 cars on surface with 175 underground car spaces along with all necessary ancillary site development works on their land adjacent to their existing City West Hotel, Leisure and Golf Club, the land on which it is proposed to locate this development contains a protected structure within its curtilage.

### Nearby Sites

**SD22A/0464:** Change of use of the subject lands from disused golf course to Public Park. The proposed new park will retain and maintain the existing man-made lakes. New pathways, lighting, seating, informal play areas, fencing, signage, allotments, bicycle parking, new hard and soft landscaping and tree planting are proposed throughout the site; New car park for 57 spaces from a new vehicular and pedestrian access road via a north-south connection onto Fortunestown Lane will also be constructed. **Decision outstanding – due 22 February 2023.**

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### **Relevant Enforcement History**

No relevant live enforcement files recorded.

### **Pre-Planning Consultation**

PP097/21 – 30/09/2021

- Meeting was in relation to the development of playing pitches and a graveyard on lands (formerly a golf course) within Citywest Hotel and Convention Centre, Saggart, Co Dublin

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

*Chapter 3 Natural, Cultural and Built Heritage*

*Policy NCBH1: Overarching*

*Protect, conserve, and enhance the County's natural, cultural, and built heritage, supporting its sensitive integration into the development of the County for the benefit of present and future generations.*

*Chapter 4 Green Infrastructure*

*Section 4.1 Methodology*

*Policy GII: 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.*

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

*Section 4.2.1 Biodiversity*

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

*Section 4.2.2 Sustainable Water Management*

*GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with*

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*South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*

*Chapter 5 Quality Design and Healthy Placemaking*

*Chapter 7 Sustainable Movement*

*Policy SM1: Overarching – Transport and Movement*

*Promote ease of movement within, and access to South Dublin County, by integrating sustainable land-use planning with a high-quality sustainable transport and movement network for people and goods.*

*Section 7.10 Car Parking*

*Chapter 8 Community and Open Space*

*Section 8.15 Burial Grounds*

*Policy COS13: Burial Grounds*

*Facilitate the sustainable development of cemeteries and crematoria to cater for the needs of the County.*

*COS13 Objective 1: To facilitate the development of new or extended burial grounds, including green cemeteries, eco-burial grounds, and crematoria, having consideration for the burial preferences of multi-faith and non-religious communities, at suitable locations in the County, subject to appropriate safeguards with regard to environmental considerations, noise, and traffic impacts.*

*Chapter 11 Infrastructure and Environmental Services*

*Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)*

*Policy IE3: Surface Water and Groundwater*

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

*Section 11.8.2 Casement Aerodrome*

*Section 11.8.6 Airport and Aerodrome – Noise*

*Section 11.8.7 Public Safety Zones*

*Chapter 12 Implementation and Monitoring*

*12.4.2 Green Infrastructure and Development Management*

*Section 12.8.8 Burial Grounds Including Green Burial Grounds and Crematoria*

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### **Relevant Government Guidelines**

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

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

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

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

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

*The Planning System and Flood Risk Management - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government & OPW, (2009).

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council Policy
- Use and Visual Amenity
- Sustainable Movement
- Green Infrastructure
- Water Supply and Wastewater
- Infrastructure and Environmental Services
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Policy**

#### **South Dublin County Development Plan 2022 - 2028**

The site is subject to zoning objective 'OS' – *'To preserve and provide for open space and recreational amenities.'* Cemetery is open for consideration under this zoning objective, if provided in the form of a lawn cemetery. Per Appendix 6 of the Development Plan, 'Cemetery' relates only to the use of land as a burial ground, not referencing associated uses.

Crematorium and place of worship (in existing premises) are open for consideration. Funeral home is a not permitted use under the 'OS' zoning objective.

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A funeral home is defined as *'a building or part of a building used for the **laying out of remains, the holding of burial services and the assembling of funerals**. A building, or part thereof, used solely for making funeral arrangements is regarded as an office.'* [emphasis added].

Based on the above, it is considered that the cemetery use is acceptable in principle however, the part of the reception building where ceremonies could be facilitated is considered to be similar to a funeral home use and would be contrary to the zoning objective. In this regard, that part of the reception building would need to be omitted or redesigned so as not to provide space for the laying out of remains or holding/assembling of funerals.

Along the northern site boundary with the N7 is an objective to *'protect and preserve significant views'*, when looking into the site from the north.

### Use and Visual Amenity

The applicant states the cemetery and associated buildings would be non-denominational, with the reception building designed to provide *'a range of burial typologies and associated services.'* The applicant has not provided information on who the intended operator of the cemetery would be. This should be requested as additional information.

A single storey reception building with a flat roof would be provided near the site entrance at the east of the site. the building is technically comprised of two elements separated by an open-ended covered walkway. One part of the structure provides a reception area (140 sq.m) with seating for approximately 60 guests and an area indicated for the laying out of a body.

The other part of the building provides an office, storage, restrooms and kitchenette. The building is modern and modest in scale. It is not considered that there would be any significant impacts on neighbouring uses as a result of the structure. The building would have solar panels. No response has been received from the Department of Defence in relation to concerns regarding the use of PV panels at the site. In the event of a grant, conditions should be included relating to glint and glare to ensure to risk to aviation safety due to the proximity of Casement Aerodrome.

Bin storage would be provided proximate to the reception building, along with a battery storage area. The bin storage area would be discrete and is acceptable. It is not clear from the application what the battery storage area is required for. This should be clarified by **additional information**.

As stated above, funeral home is a not permitted use under this zoning objective. It is considered that the reception area with seating and a plinth for bodies would fall under the funeral home category, given the possibility of services occurring in this area. It is not clear why this space is required save for the laying out of bodies and holding/assembling of funeral services. To comply



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with the zoning objective, it is not considered that any use at the site other than burial would be compliant. The applicant should be requested to submit **additional information**, clarifying the intended purpose of the reception building. If funeral home related uses are proposed this would be contrary to the zoning objective and the building would need to be revised to remove this element of the proposal.

The specified height of the columbarium walls at 1.9m is modest and acceptable. Similarly, the scale of the entrance wall with advertisement to the cemetery is considered acceptable. The dimensions of the headstones can be agreed by way of condition, should permission be granted. The proposed lawn cemetery appearance with headstones and without raised kerbs for the traditional burial plots as indicated to the landscaping proposals is considered acceptable.

### Visual Impact

There is an objective along the sites western/north western boundary, adjacent to the N7, to 'Protect and Preserve Significant View', as per Map 8 of the Development Plan.

The Landscape Report, prepared by Murray Associates, addresses this objective, noting that the building is only 6.2m in height and would not be visible within the surrounding landscape where canopy heights are between 6m – 20m.

It is noted that the boundary of the site along the N7 is significant mature trees and other vegetation. The majority of this green infrastructure is intended for retention meaning views into the site will be limited. Based on the nature of the proposal, the protection of existing vegetation and development surrounding the site, it is not considered that the works would impact on this protected view.

### Residential Amenity

The main impact to residential amenity as a result of this development is likely to be traffic. These concerns are addressed under Sustainable Movement, below.

Westpark Apartments are located to the northeast of the site. There is a mature tree boundary shared by the sites, with the trees located outside the red line boundary and therefore understood to be retained. An existing fence boundary would be retained, with new planting along the applicant's ownership boundary. Burial plots would be located in closest proximity to the apartment complexes, with the reception building in excess of 100m from the nearest apartments. This separation is considered acceptable, and it is not considered that the use of the site would be in conflict with the neighbouring residential use.

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It is noted that Citywest Hotel is located within the blue line boundary of the site, currently used for refugee accommodation. There is an appropriate separation distance of uses and it is not considered that there would be negative impacts on the hotel as a result of the cemetery.

### Remaining Golf Course

The golf course previously provided a recreational amenity for members, residents of the hotel and other users. The proposal would change the use of part of the course to a cemetery. No proposals have been provided for the southwestern portion of the course that would appear untouched by the current proposals. The applicant should provide **additional information** in relation to any intended works to the course, and how this would be integrated back into use for the hotel or otherwise.

### Architectural Heritage and Archaeology

There is an existing gate lodge at the site, near the original entrance onto the N7. This lodge is not protected, and no works appear to be proposed to the building. It is not considered that the proposed development would negatively impact the gate lodge. There are no other buildings, monument or otherwise sensitive heritage features at the site.

### **Addressing Previous Additional Information Items (SD21A/0088)**

As the previous application was withdrawn, it is considered to address items of the previous additional information request that are relevant to the current proposal.

The applicant is no longer proposing sports uses at the site and therefore additional information in relation to the community sports and civic campus use previously proposed is not necessary.

The applicant has revised the site layout and use proposed, with associated alterations to parking and traffic impacts. As stated below under Sustainable Movement, there are still concerns regarding the proposals in terms of roads proposed and the level of car parking. These concerns will need to be addressed by **additional information**.

As stated above, the applicant has acknowledged the significant view from the site and provided information on the protection of this view. This is considered acceptable.

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With regard to landscaping, additional information relating to landscape details and SuDS is still required. It is noted that the presence of Japanese Knotweed was referenced in the previous application, with the following requested:

- *A detailed survey undertaken by an approved environmental consultant for the presence of Japanese Knotweed.*
- *An Invasive Species Management Plan as to how the Japanese Knotweed will be addressed. This should be provided by suitably qualified specialist who can demonstrate experience and technical abilities in invasive species management and control. Please note that Japanese Knotweed can be far more extensive than the visible parts on the surface and that the underground parts of the plant may extend laterally up to 7 metres beyond this. Therefore, this survey must also note any knotweed adjoining the site.*

It is not clear that this has been referenced in the current application and should be requested again as **additional information**.

Significant concerns in relation to ecology were raised, in particular the requirement for revised surveys of the site and more detailed bat survey work. Also, a survey and assessment of the impact of the loss of wetland habitat was also requested.

An Ecological Impact Assessment has been provided stating bat surveys were conducted in September 2020 and 2022. Breeding bird surveys were also conducted in June – July 2022. This is the appropriate period for such surveys to have been undertaken. Mammal surveys were conducted in September, and it is noted that this is a poor time to observe mammal movements. A survey during the appropriate period should be required as **additional information**. In relation to the wetland habitat, this appears to have been reviewed as part of the Ecological Impact Assessment, with species observed and the manmade nature of features at the site highlighted.

No bat roosts were noted on site however, bat activity was registered and measures to safeguard bats would be required during vegetation clearance and tree removal. One tree of bat roosting potential is to be removed, and a pre-construction survey of trees for felling should be conducted prior to removal. This should be required by **condition**. In addition, any other mitigation measures mentioned in ecological reports submitted within the application should be implemented by **condition**.

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### Sustainable Movement

The applicant is proposing a new access road to the west of Garter Lane. This road would provide 2 no. accesses into the site and would form the southern and western boundary of the site, extending up to the northwest to the existing entrance to the site off the N7. A rationale as to the requirement of this amount of infrastructure has not been provided. Assumptions are therefore made that delivery of this road is sought to expand the future development potential of the lands to the south, within the applicant's ownership. Justification of this road, and an understanding of the future intentions of the lands are considered important prior to the finalisation of a decision in relation to this application. On this basis, the applicant should be requested to submit a masterplan as **additional information**, indicating the future intentions for the remainder of the site, and providing a justification for the extended new access road.

The Roads Department have reviewed the application and have raised concerns regarding a lack of information in relation to the existing N7 access and the requirement for a 6.5m perimeter access road around the boundary of the site. In addition, the Roads Department consider a lack of information regarding existing road and pedestrian infrastructure in the area has been provided, limiting an assessment of the useability of the site when accessed via sustainable public transport modes. Furthermore, the level of car parking proposed is considered excessive. On the basis of the aforementioned, the Roads Department have recommended the following **additional information** is sought:

- 1. The applicant/developer is requested to submit accurate plans demonstrating the provision of a visibility splay of 2.0m x 90m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).*
- 2. The applicant is requested to clarify the proposed access arrangements for existing entrance gate connecting the central access road to the N7.*
- 3. The applicant is requested to clarify the rationale for the 6.5m wide perimeter access road and accompanying cycle lane and footpath which continues from the 2 no proposed access points to the existing access road which runs parallel to the N7.*
- 4. The applicant is requested to submit a Mobility Management Plan detailing the predicted number of visitors travelling to and from the site by public transport or active travel and any measures to be put in place to promote the use of sustainable transport.*
- 5. The applicant is requested to submit a revised car parking layout showing a reduction in the number of car parking spaces, taking into account visitors travelling by sustainable transport modes.*
  - 20% of the spaces shall be Electric Vehicle Charging spaces.*
  - 5% of the spaces shall be for mobility impaired users.*

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6. *The applicant/developer should submit a revised Transportation Assessment which analyses how local traffic will be affected if the Garter Lane/Fortunestown Lane junction upgrades are not implemented. Clarification should also be given on how the visitor traffic to/from the cemetery was calculated. Data on daily and yearly funeral numbers should be clearly shown.*

It is considered appropriate to request the recommended **additional information** to ensure compliance with Development Plan standards and in the interests of traffic safety and sustainable traffic management of the area. In particular, a number of observations raised concerns regarding the perimeter road and potential traffic. In addition, there are significant discrepancies in the number of funerals anticipated, with the transport assessment stating a different figure to the Environmental and Hydrogeological Assessment. The applicant should be invited to address this discrepancy, and the matters raised in the submissions. An adequate **additional information** response to the above items should address these concerns.

### Green Infrastructure

The subject site appears to be located within the Camac River Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). The site is an existing, defunct, golf course, comprising mature vegetation surrounding traditional green areas and bunkers. The scheme has been designed to reflect the existing course layout in order to minimise the loss of existing trees and other vegetation however, landscaping works and construction are proposed, potentially impacting existing green infrastructure and biodiversity.

In relation to the provision of Sustainable Urban Drainage Systems (SuDS) and surface water impacts, Water Services have reviewed the application and have recommended the following **additional information** is sought:

- 1.1 *Proposed 900mm culvert pipe for watercourse is too small. Redesign the channel with a box culvert of suitable size instead of a 900mm pipe. Ensure that each end of such a culvert has SuDS (Sustainable Drainage Systems) friendly wing walls such as green walls or equivalent. Submit a drawing in plan and cross-sectional view showing revised culvert design.*
- 1.2 *Clarify in a letter or report if a Section 50 from OPW is required or not to develop proposed culvert at watercourse.*
- 1.3 *Examine the inclusion of additional SuDS such as green roofs and other such SuDS. Guidance on SuDS can be found at SDCC website at link: [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#).*

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Section 12.11.1(iii) states that '*watercourses should remain open in their natural valley*', with culverting only considered in relation to road crossings, as currently proposed. Culverting at this location is therefore open to consideration, however, must be adequately justified. On this basis, requesting the above **additional information** is considered necessary.

The Public Realm section have reviewed the application and have recommended the following **additional information**:

1. *Landscape Design Proposals*

*There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development including Landscape Design Statement/Rationale, Detailed Play Layout and GI Plan. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section.*

*The applicant shall provide the following additional information:*

- i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.*
- ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.*
- iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.*
- iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site*
- v. Demonstrate how natural SUDs features can be incorporated into the design of the proposed Development.*
- vi. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDs measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.*

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### **2. *Landscape Maintenance and Management***

*The applicant is requested to provide details of the scheme for the maintenance and management of the proposed landscape scheme including the play area for the lifetime of the development. The scheme shall include the following:*

- i. methods for the proposed maintenance regime;*
- ii. detailed schedule;*
- iii. details of who will be responsible for the continuing implementation.*
- iv. details of any phasing arrangements*

### **3. *Sustainable Drainage Systems***

- A. The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.*
- B. In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.*
- C. SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*
- D. Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.*
- E. The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m<sup>3</sup> . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m<sup>2</sup> are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.*

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### 4. *Green Infrastructure and Green Space Factor (GSF)*

*The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:*

- a. To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.*
- b. To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective. See link to the Green Space Factor Worksheet: Related Documents – SDCC*

### 5. *Arboricultural Method Statement*

*The applicant is requested to provide a detailed Arboricultural Method Statement (AMS). The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.*

The development will result in alterations to the existing landscaping of the site, and the loss of some existing trees, though the retention of most mature trees and woodland is proposed, with new planting indicated to mitigate losses. To ensure all elements of the landscape design, adequate incorporation of SuDS and protection of existing trees, the recommended **additional information** is considered appropriate. The proposal does not come under the requirements of the Green Space Factor per Section 4.2.3 of the Development Plan. In particular, GI5 Objective 4 requires developments over 500 sq.m to demonstrate compliance with the GSF. This development proposes approximately 214 sq.m, significantly below this requirement and therefore it is not considered necessary to require the applicant demonstrate compliance with this measure. Item 4a, requiring a green infrastructure plan can be submitted complementary to more detailed landscape proposals.

### **Water Supply and Wastewater**

Irish Water have reviewed the application and have stated no objection to the development, recommending **conditions** requiring connection agreements are entered into with Irish Water prior to the commencement of development. These **conditions** are considered standard and should be included in the event of a grant.



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### Infrastructure and Environmental Services

The Environmental Health Officer has reviewed the application and has provided a response stating that the development is acceptable subject to the following **conditions**:

1. *Noise*

*During demolition and construction phase to control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:*

*The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours:*

- *Before 07.00 hours on weekdays, Monday to Friday*
- *Before 09.00 hours on Saturdays.*
- *After 19.00 hours on weekdays, Monday to Friday.*
- *After 13.00 hours on Saturdays.*
- *Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

*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.*

2. *Air Quality*

*During the construction 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 nuisances.*

*Reason: To contain dust arising from construction in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.*

3. *General Impact*

*The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise or noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.*

*Reason: In the interests of public health and to contain dust arising from construction and to prevent nuisance being caused to occupiers of buildings in the vicinity.*

These **conditions** are considered appropriate in the interest of public health.

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The Department of Defence have not provided a response to the development. A glint and glare and a Wildlife Aviation Impact Assessment should be prepared and agreed as **additional information**.

### Hydrogeology

The Hydrogeological Report prepared by Verde has been reviewed by the Council’s Scientific Officer who requests the additional information to enable the full assessment of the proposals.

### Screening for Appropriate Assessment

**Table 1: Description of the project and site characteristics**

<b>Planning File Reference</b>	SD22A/0457
<b>Brief description of the project</b>	Cemetery, Columbarium walls, 1 no. reception building and associated structures, roadways, parking, and site works.
<b>Brief description of site characteristics</b>	The site is currently a defunct golf course with associated landscaping and mature trees/vegetation
<b>Application accompanied by a NIS Y/N</b>	No

**Table 2: Identification of European Sites which may be impacted by the project.**

<b>European Site</b>	<b>List of Qualifying Interest/ Special Conservation Interest</b>	<b>Distance from proposed development (m/km)</b>	<b>Connections (Source-Pathway-Receptor)</b>	<b>Considered further in screening Y/N</b>
Glenasmole Valley SAC	3 Qualifying Interests CO001209.pdf (npws.ie)	5.6 km	No	No
Wicklow Mountains SAC	13 Qualifying Interests ConservationObjectives.rdl (npws.ie)	7 km	No	No
Wicklow Mountains SPA	2 Qualifying Interests - Merlin (Falco columbarius) [A098] Peregrine (Falco peregrinus) [A103] CO004040.pdf (npws.ie)	10.3 km	No	No
South Dublin Bay SAC	4 Qualifying Interests ConservationObjectives.rdl (npws.ie)	19 km	No	No

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South Dublin Bay and River Tolka Estuary SPA	14 Qualifying Interests ConservationObjectives.rdl (npws.ie)	16 km	No	No
Rye Water Valley / Carton SAC	3 Qualifying Interests CO001398.pdf (npws.ie)	8.5 km	No	No
Red Bog, Kildare SAC	1 Qualifying Interest ConservationObjectives.rdl (npws.ie)	11.4 km	No	No
North Dublin Bay SAC	10 Qualifying Interests ConservationObjectives.rdl (npws.ie)	15.9 km	No	No
Poulaphouca Reservoir SPA	2 Qualifying Interests CO004063.pdf (npws.ie)	12 km	No	No
North Bull Island SPA	18 Qualifying Interests ConservationObjectives.rdl (npws.ie)	19 km	No	No

**Table 3: Assessment of Likely Significant Effects**

<b>Identify all potential direct and indirect impacts (alone or in combination) that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project:</b>	
<b>Likely Impacts</b>	<b>Possible Significance of Impacts (duration, magnitude etc.)</b>
Construction phase e.g. <ul style="list-style-type: none"> <li>• Vegetation clearance</li> <li>• Surface water runoff from soil excavation/infill/landscaping (including borrow pits)</li> <li>• Dust, noise, vibration</li> <li>• Lighting disturbance</li> <li>• Impact on groundwater/dewatering</li> <li>• Storage of excavated/construction materials.</li> <li>• Access to site</li> <li>• Pests</li> </ul>	During the construction stage there is the potential for surface water runoff. There are, however, no hydrological links from the site to any SAC’s or SPA’s. The construction phase would not result in significant environmental impacts that could affect European Sites within the wider catchment area.

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<p>Operational phase e.g.</p> <ul style="list-style-type: none"><li>• Direct emission to air and water</li><li>• Surface water runoff containing contaminant or sediment.</li><li>• Lighting disturbance</li><li>• Noise/vibration</li><li>• Changes to water/groundwater due to drainage or abstraction</li><li>• Presence of people, vehicles, and activities</li><li>• Physical presence of structures</li><li>• (e.g., collision risks)</li><li>• Potential for accidents or incidents</li></ul>	<p>Foul and surface water would ultimately lead to the Dublin Bay sites. Surface water would initially be managed onsite as much as possible. The hydrological connections are indirect and weak, and the separation distance is significant, such that there is no real likelihood of any significant effects on European Sites in the wider catchment area.</p>
<p>In-combination/Other</p>	<p>The subject site is located on zoned OS lands, in an emerging urban area where. Significant developments are currently under construction in the area however, all are similarly served by SuDS and plans are in place to minimise alone, and in combination impacts. On this basis, no likely significant in-combination effects are identified.</p>

**Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?**

No

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**Table 4: Screening Determination Statement**

<b>Assessment of significance of effects:</b>		
<b>Describe how the proposed development (alone or in-combination) is/is not likely to have <u>significant</u> effects on European site(s) in view of its conservation objectives.</b>		
<p>On the basis of the information provided, which is considered adequate to undertake a screening determination, and having regard to:</p> <ul style="list-style-type: none"> <li>• the nature and scale of the proposed development,</li> <li>• the intervening land uses and distance from European sites,</li> <li>• the lack of direct connections with regard to the Source-Pathway-Receptor model,</li> </ul> <p>it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites’ conservation objectives.</p> <p>An appropriate assessment is not, therefore, required.</p>		
<b>Conclusion</b>		
	<b>Indicate (X)</b>	<b>Recommendation</b>
<b>It is clear that there is no likelihood of significant effects on a European site</b>	X	The proposal can be screened out. Appropriate assessment not required.
<b>It is uncertain whether the proposal will have a significant effect on a European site</b>		Request further information to complete screening. Request NIS Refuse permission
<b>Significant effects are likely</b>		Request NIS Refuse permission
<b>Completed by</b>	Aoife O’Connor-Massingham	
<b>Date</b>	08/02/2023	

### Environmental Impact Assessment

Having regard to the nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the assessment of relevant consultees, it is considered appropriate to request **additional information** in relation to the following items prior to reaching a final decision on the development:

- Masterplan of the wider blue line area to justify the provision of the perimeter road, and interim design proposals for the remaining golf course lands.
- Information in relation to the intended operator of the finished development.
- More information in relation to the proposed use of the reception building, with cognisance to the sites land use zoning objective
- More detail regarding the battery storage area
- Japanese knotweed
- Mammal surveys
- Roads, access, and traffic safety
- Watercourses
- Landscape design proposals
- Landscape maintenance and management
- Sustainable urban drainage systems (SuDS)
- Arboricultural method statement
- Aviation safety
- Hydrogeology

### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. Masterplan and Interim Design Proposals
  - A. The applicant is proposed a perimeter road around the site boundary. No rationale or justification for this road has been provided. The applicant is therefore requested to provide a masterplan for the remaining blue line lands, to provide some insight into the future intention of these lands and thereby the requirement to provide the road as currently designed.
  - B. It is noted that the applicant will be severing the existing golf course, with half of the fairways remaining untouched by the current proposal. The applicant is requested to provide information in relation to the temporary use of these lands, and any associated landscaping proposals for the remaining undeveloped golf course.

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2. Intended Operator  
The applicant is requested to provide information in relation to the intended operator of the finished development.
3. Reception Building  
The applicant has provided plans showing a 114 sq.m reception room, with seating and an area for laying out coffins. The applicant is requested to provide more information in relation to the intended use of this space, clarifying if funeral services or wakes will be carried out at the site. In providing this response, the applicant should have reference to the OS zoning objective, noting that funeral home use, specifically in relation to the 'laying out of remains, the holding of burial services and the assembling of funerals' is not permitted under this zoning objective. Revised plans may be submitted in light of these zoning considerations, as appropriate.
4. Battery Storage Area  
The applicant is requested to provide more information in the requirement for the battery storage area, why this is required and further details in relation to its design and appearance.
5. Japanese Knotweed
  - A. A detailed survey undertaken by an approved environmental consultant for the presence of Japanese Knotweed.
  - B. An Invasive Species Management Plan as to how the Japanese Knotweed will be addressed. This should be provided by suitably qualified specialist who can demonstrate experience and technical abilities in invasive species management and control. Please note that Japanese Knotweed can be far more extensive than the visible parts on the surface and that the underground parts of the plant may extend laterally up to 7 metres beyond this. Therefore, this survey must also note any knotweed adjoining the site.
6. Mammal Surveys  
It is noted from the Ecological Impact Assessment that mammal surveys were not undertaken during the appropriate time period. The applicant is requested to undertake these surveys during the appropriate period, and provide a report detailing the results. Any mitigation measures recommended must be adapted into the scheme.
7. Roads, Access and Traffic Safety
  - A. The applicant/developer is requested to submit accurate plans demonstrating the provision of a visibility splay of 2.0m x 90m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).
  - B. The applicant is requested to clarify the proposed access arrangements for existing entrance gate connecting the central access road to the N7

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C. The applicant is requested to clarify the rationale for the 6.5m wide perimeter access road and accompanying cycle lane and footpath which continues from the 2 no proposed access points to the existing access road which runs parallel to the N7.

D. The applicant is requested to submit a Mobility Management Plan detailing the predicted number of visitors travelling to and from the site by public transport or active travel and any measures to be put in place to promote the use of sustainable transport.

E. The applicant is requested to submit a revised car parking layout showing a reduction in the number of car parking spaces, taking into account visitors travelling by sustainable transport modes.

i. 20% of the spaces shall be Electric Vehicle Charging spaces.

ii. 5% of the spaces shall be for mobility impaired users.

F. The applicant/developer should submit a revised Transportation Assessment which analyses how local traffic will be affected if the Garter Lane/Fortunestown Lane junction upgrades are not implemented. Clarification should also be given on how the visitor traffic to/from the cemetery was calculated, noting discrepancies in the figures given in the Transport Assessment and the Verde Environmental Assessment. Data on daily and yearly funeral numbers should be clearly shown and justified based on similar developments.

### **8. Watercourses**

A. Proposed 900mm culvert pipe for watercourse is too small. Redesign the channel with a box culvert of suitable size instead of a 900mm pipe. Ensure that each end of such a culvert has SuDS (Sustainable Drainage Systems) friendly wing walls such as green walls or equivalent.

B. Submit a drawing in plan and cross-sectional view showing revised culvert design.

C. Clarify in a letter or report if a Section 50 from OPW is required or not to develop proposed culvert at watercourse. If consent is required, this must be provided for.

### **9. Landscape Design Proposals**

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development including Landscape Design Statement/Rationale, Detailed Play Layout and GI Plan. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:

A. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.

B. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the



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landscape.

C. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.

D. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site

E. Demonstrate how natural SUDS features can be incorporated into the design of the proposed development, such as green roofs and other such SuDS. Guidance on SuDS can be found at SDCC website at link: [sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](https://www.sdcc.ie/sdcsustainable-drainage-explanatory-design-and-evaluation-guide.pdf).

F. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on the existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population. The applicant should demonstrate how they intend to reduce fragmentation of existing green infrastructure and provide a green infrastructure plan showing connections through the site and connections to wider GI network.

### 10. Landscape Maintenance and Management

The applicant is requested to provide details of the scheme for the maintenance and management of the proposed landscape scheme including the play area for the lifetime of the development. The scheme shall include the following:

- i. methods for the proposed maintenance regime;
- ii. detailed schedule;
- iii. details of who will be responsible for the continuing implementation
- iv. details of any phasing arrangements

### 11. Sustainable Drainage Systems

A. The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

B. In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

C. SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

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D. Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

E. The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m<sup>3</sup>. Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m<sup>2</sup> are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

### 12. Arboricultural Method Statement

The applicant is requested to provide a detailed Arboricultural Method Statement (AMS). The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.

### 13. Aviation Safety

A. Due to the proximity to Casement Aerodrome, the developer should produce a Wildlife Aviation Impact Assessment and implement adequate bird control measures during the construction phase to mitigate the effects of birds on Air Corps flight operations.

B. The applicant is requested to provide a Glint and Glare Assessment to ensure the development will not impact flight safety in relation to Casement Aerodrome.

### 14. Hydrogeology

(i) Additional information about the lake on site is requested. Is it constructed/natural? If constructed, details of how it is fed, lined and its capacity are requested

(ii) The applicant is requested to provide a site drawing that overlays the interment locations with ground water depths

(iii) Provide details on the number of traditional interments per plot (stacking), if this

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varies across the proposed cemetery, a site drawing showing this is requested

(iv) It is noted that the proposed southwest of the site (approximately 1/3 of the site) has no ground investigation information, the applicant is requested to provide ground investigation information for same or justify the omission.

(v) It is requested the applicant ensure the site boundary display in drawing 1872\_PL-P\_00 corresponds with Figure 7.1 of the Environmental and Hydrogeological Assessment Report.

(vi) The applicant is requested to demonstrate consultation with Inland Fisheries Ireland on surface water quality issues and incorporate any recommendations of IFI, given the nature of the proposed use.

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REG. REF. SD22A/0457

LOCATION: Citywest Hotel & Convention Centre, Saggart, Co. Dublin




Aoife O'Connor Massingham,  
Assistant Planner

  
Gormla O'Corrain,  
Senior Planner

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:** 13 Feb 2023

  
Mick Mulhern, Director of Land Use,  
Planning & Transportation