

Register Reference: SD23A/0204 **Date:** 26-Sep-2023
Development: Construction of a new all-weather pitch complete with perimeter fencing and floodlights and all associated site works.
Location: Tallaght Town AFC, Carolan Park, Ballmena Lane, Kiltipper, Tallaght, Dublin 24
Applicant: Alan Merriman (Chairman)
App. Type: Permission
Planning Officer: DARREN FAGAN
Date Recd: 24-Aug-2023
Decision Due Date: 18-Oct-2023

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:

Construction of a new all-weather pitch complete with perimeter fencing and floodlights and all associated site works.



Picture showing fencing panel obscuring sight line for vehicles leaving

Immediate concerns:

- Visibility splay for existing entrance
 - Fencing panel obscuring view on RHS (when exiting) to be removed/adjusted
 - vegetation to be cut back and maintained
- Car parking is not formalised; no Mobility Impaired spaces; no EV charging points
- No bicycle parking provision; spaces must be covered and secure
- Signing & road markings – STOP sign and STOP bar required at junction with Ballymana Lane
- Construction traffic to and from the site
- The import/export of material

Access/Egress

Applicant to submit information detailing how minimum sightline distances can be achieved for traffic egressing the grounds, accompanied by a visibility splay drawing based on the current speed limit for Ballymana Lane.

Car parking

The carpark requires a formal layout – Dwg to be provided to include footpaths (min 2m wide).

Applicant to submit a revised layout showing a formalised carparking layout which includes a safe pedestrian corridor where:

- 5% of parking spaces shall be allocated for mobility impaired users
- 20% of parking spaces shall be equipped with EV charging points

Reversing distance of 6m must be maintained behind all perpendicular parking.

Bicycle parking

- Covered bicycle parking must be provided
- Minimum rates to be in line with the CDP 2022-28, table 12.23 and as per ‘National Cycle Manual’ specification

Applicant to submit a revised layout showing a covered bicycle parking provision in line with the requirements of the CDP 2022-28, Table 12.23.

Emergency Vehicle & Refuse Vehicle Access

Applicant to submit a layout showing safe access and egress for emergency & refuse vehicles.

CTMP

Applicant to submit a Construction Traffic Management Plan.

CWDWMP

Applicant to submit a Construction Waste and Demolition Waste Management Plan to include:

- Volumes to be transported
- Haulage routes
- Number of trips generated
- Times of generated trips
- Traffic Management

Roads recommend that additional information be requested from the applicant:

1. Applicant to submit information detailing how minimum sightline distances can be achieved for traffic egressing the grounds; accompanied by a visibility splay drawing derived using the current speed limit for Ballymana Lane which includes a stop sign and stop bar provision at the egress point.
2. Applicant to submit a revised layout showing a formalised carparking layout which includes a safe pedestrian corridor where:
 - 5% of parking spaces shall be allocated for mobility impaired users
 - 20% of parking spaces shall be equipped with EV charging points

Reversing distance of 6m must be maintained behind all perpendicular parking.

3. Applicant to submit a revised layout showing a covered bicycle parking provision in line with the requirements of the CDP 2022-28, Table 12.23.
4. Applicant to submit a layout showing safe access and egress for emergency & refuse vehicles.
5. Applicant to submit a Construction Traffic Management Plan.
6. Applicant to submit a Construction Waste and Demolition Waste Management Plan to include:
 - a. Volumes to be transported
 - b. Haulage routes
 - c. Number of trips generated
 - d. Times of generated trips
 - e. Traffic Management

Should the permission be granted, the following conditions are suggested:

1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2. The vehicular access point shall not exceed a width of 4.2 meters.
3. Any gates shall open inwards and not outwards over the public domain.