



An  
Bord  
Pleanála

## Inspector's Report PL06S.249384.

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<b>Development</b>	Clubhouse, extension to car park and relocation of car park entrance, perimeter security fence, septic tank, landscaping and associated site works.
<b>Location</b>	Carolan Park, Ballymana Lane, Kiltipper, Dublin 24.
<b>Planning Authority</b>	South Dublin County Council.
<b>Planning Authority Reg. Ref.</b>	SD17A/0025.
<b>Applicant</b>	Tallaght Town AFC.
<b>Type of Application</b>	Permission.
<b>Planning Authority Decision</b>	Permission with conditions.
<b>Type of Appeal</b>	Third Party
<b>Appellants</b>	Janice Harris and others.
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	12 <sup>th</sup> March 2018.
<b>Inspector</b>	Derek Daly.

## 1.0 Site Location and Description

- 1.1. The appeal site is located on the southern side of Ballymana Lane which is a roadway off Kiltipper Road on the fringe of the built up area of the Oldbawn/ Kiltipper area of South County Dublin. Ballymana Lane in the vicinity of the site has a carriageway width of approximately 3.5 to 4 metres with narrow verges and there is a drain running along the southern verge.
- 1.2. On the site is the grounds of a Sports club Tallaght Town AFC with playing pitches and car parking. To the east of the site are three detached dwellings and the remaining boundaries adjoin open lands. The lands fall in level from a southerly to a northerly direction.
- 1.3. The site which is irregular in configuration has an approximate stated area of 9 acres. The configuration provides for what is in effect two parcels of lands an area which is roughly square with road frontage and a larger rectangular area which is located to the southeast and to the rear of the dwellings to the site of the site's road frontage. For the purpose of this application a smaller area is outlined in red largely relating to the area where the proposed development is to occur and does not include the playing pitches.
- 1.4. The area immediately adjoining the road has a rough surface and no clear demarcation lines in relation parking.

## 2.0 Proposed Development

- 2.1. The proposed development as submitted to the planning authority on the 8th of February 2017 provided for the following;
  - A clubhouse located in the western area of the rear lands which is single storied providing 4 changing rooms, a referee's room, a club room kitchen first aid room and storage areas. The overall floor area is stated as 249m<sup>2</sup>. The structure is of a modern design with a masonry block external finish and a metal roof finish.
  - An extension to the car park and the relocation of the existing site entrance which is located in the section of the site with road frontage. A total of 100

spaces are indicated with associate roads and lighting. There is also a coach parking proposed along the northern boundary adjoining the existing dwellings. The entrance is relocated westwards from the existing entrance with a metal double gate forming the entrance. A covered cycle area is also provided

- New perimeter site fencing consisting of a mix of fences including wire mesh and palisade fencing 2 metres in height and lower fencing timber fencing at the proposed entrance.
- A septic tank located to the south of the proposed club house.
- Associated site works and landscaping.

2.1.1. The submitted documentation also includes a planning report/submission

2.1.2. It is proposed to connect to the existing public water mains.

2.2. Further information was submitted to the planning authority on the 30<sup>th</sup> of August 2017 including the following;

- Details relating to the sightline visibility at the revised entrance location.
- Details relating to autotracking and revised coach parking area located immediately to the north of the proposed clubhouse.
- Revised boundary perimeter treatment and revised landscaping plan.
- Surface water and water main details.
- A site assessment in relation to treatment of foul drainage.
- An ecology report.

### **3.0 Planning Authority Decision**

#### **3.1. Decision**

The decision of the planning authority was to grant planning permission subject to 9 conditions. I would refer to the following;

- Condition no. 2 requires revised drainage.

- Condition no. 3 requires amendments to the entrance and front boundary fencing.
- Condition no. 5 requires revised entrance details.
- Condition no. 7 relates to the submission of revised landscaping.

## **3.2. Planning Authority Reports**

### **3.2.1. Planning Reports**

The planning report dated the 29<sup>th</sup> of March 2017 refer to;

- The provisions of the county development.
- An assessment under a number of issues identified.
- The principle of the development is accepted.
- The development is visually acceptable.
- There are issues to be resolved in relation to traffic.
- Issues are raised in relation to boundary treatments and the visual impact of the proposed new boundaries and loss of hedgerows.
- The issue of AA screening is raised.
- Further information was recommended.

The planning report dated the 26<sup>th</sup> of September 2017 considered the proposal in the context of the further information;

The report notes the further information and considers that the road boundary should not include the proposed gates, piers and palisade fencing. Permission was recommended.

### **3.2.2. Other Technical Reports.**

The environment, water and climate change services report dated the 2<sup>nd</sup> of March 2017 indicates no objections subject to conditions.

The water services planning report dated the 9<sup>th</sup> of March 2017 requests further information in relation to surface water layout and attenuation.

Environmental health in a report dated the 13<sup>th</sup> of March 2017 request details in relation to the site characteristics to assess suitability of the site for the drainage proposed.

The roads report dated the 23<sup>rd</sup> of March 2017 requests further information be submitted on a number of matters including details relating to sightlines, autotracking at the entrance and also in relation to coaches and travel patterns likely to occur at the site.

A subsequent roads report dated the 20<sup>th</sup> of September 2017 in relation to the further information submitted indicates no objections to the development.

Water services report dated 18<sup>th</sup> of September 2017 indicates no objections subject to conditions.

Environmental health in a report dated the 21<sup>st</sup> of September 2017 in relation to the further information submitted indicates no objections to the development.

### **3.3. Prescribed Bodies**

Irish Water in a submission dated the 19<sup>th</sup> of September 2017 indicates no objection to the further information submitted.

### **3.4. Third Party Observations**

Submission were received in relation to the initial submission and reference is made to traffic and road safety, flooding and zoning and the suitability of the site.

## **4.0 Planning History**

There is no site history

## **5.0 Policy Context**

### **5.1. Development Plans**

#### **5.1.1. The operative plan is the South County Dublin Development Plan 2016-2022.**

The site is located within an area zoned Res RU with the objective “to protect and improve rural amenity and to provide for the development of agriculture”.

Open space is permitted in principle. Car parks and recreation facilities are uses open for consideration within the zoning.

Section 3.9 of the plan refers to sports facilities and centres and there are a number of objectives in the plan C7 supporting the provision of such facilities.

## 6.0 The Appeal

### 6.1. Third Party Appeal

6.1.1. Janice Harris and others in a submission dated the 18<sup>th</sup> of October 2017 refers to;

- The appellants consider their submissions were not taken into account by the planning authority.
- The usage of the site has been understated and also the level of traffic and parking.
- The proposed development will result in an expansion of the use of the site.
- The new entrance will require the removal of trees and hedgerows.
- The landscaping plan is at variance with the requirements in relation to sightlines.
- The level of additional traffic is not addressed.
- Adjoining properties have been blocked by cars on the laneway and highlights the level of disruption to adjoining dwellings.
- Issues of flooding arising from the development in the past have not been addressed.
- There are inadequate drainage pipes on the laneway.
- Details of past documentation relating to the site are submitted.

### 6.2. Applicant Response

6.2.1. The **applicant** c/o MCLA Architects in a response dated the 10<sup>th</sup> of November 2017 refers to;

- Reference is made to the issue of traffic and parking and that currently there is uncontrolled parking on the laneway which the applicant accepts is not desirable.
- The current proposal will improve and address the current situation.
- There are no footpaths on the laneway and the applicant cannot address this. The current proposal will improve sightlines and visibility on the laneway.
- No new use is proposed.
- It is not expected that noise levels will increase and the facility has been on the site since 1989.
- The development presents planning gain.
- The introduction of a regulated parking area will improve the current position as it exists.
- Given the relative levels, land drains towards Ballymana Lane. The current proposal does not alter this and there will be no changes in relation to surface water flows.
- The proposed works will not lead to additional flooding and will improve the current position with improved surfaces and improved routes for water to flow.

### **6.3. Planning Authority Response**

The planning authority made no response.

## **7.0 Assessment**

- 7.1. The main issues which arise in relation to the appeal are those raised in the grounds of appeal and I am satisfied that no other substantive issues arise. The issues primarily relate to the principle of the development and site specific matters.
- 7.2. Principle of development.
  - 7.2.1. The site is located within an area zoned Res RU with the objective “to protect and improve rural amenity and to provide for the development of agriculture”. Open space within this zoning is permitted in principle. The development of car parks and

recreation facilities are uses open for consideration within the zoning. The plan also in section 3.9 of the plan refers to sports facilities and centres and there are a number of objectives in the plan C7 supporting the provision of such facilities.

7.2.2. The proposed development provides for the construction of a permanent clubhouse on lands currently established for recreational use. I consider that the principle of the use is acceptable and in compliance with the zoning and provisions of the development plan.

7.3. Site specific matters.

7.3.1. The grounds of appeal refer to a number of matters in particular the intensification of the use of the site and consequent impacts on the area and on residential amenities largely relating to traffic and parking, loss of natural features/design and layout and the issue of flooding.

7.4. Design and layout.

7.4.1. In relation to design and layout the primary features of the proposal are the provision of a permanent clubhouse on the site and an overall alteration of the layout of the site to accommodate parking for both cars and coaches on the site and internal circulation generally.

7.4.2. The clubhouse as proposed is single storied providing 4 changing rooms, a referee's room, a club room kitchen first aid room and storage areas. The overall floor area is stated as 249m<sup>2</sup>. The structure is of a modern design with a masonry block external finish and a metal roof finish. I would have no objections to the location and overall design of the clubhouse.

7.4.3. I do not consider that given the distance the development is located from the road network and adjoining properties and the overall height and mass that the proposed clubhouse will give rise to any adverse visual impact.

7.4.4. The proposal also provides for a new parking and internal circulation layout and the main area of parking is located immediately adjoining the public road with provision for coach parking in an area in proximity to the proposed clubhouse.

7.5. Traffic

7.5.1. In relation to traffic the applicant in response contends that the current proposal will improve and address the current situation; that there are no footpaths on the

laneway and the applicant cannot address this. The current proposal will improve sightlines and visibility on the laneway and in effect the introduction of a regulated parking area will improve the current position as it exists.

7.5.2. The current position on the site is unsatisfactory in relation to the regulation of traffic management on the site with an absence of clearly defined parking areas and circulation with potential for conflict between pedestrian and vehicular movement. The introduction of parking in the manner proposed will regulate traffic and parking and allow for a more efficient use of lands and therefore take pressure off in relation ad hoc parking on the public road which is narrow and unsuited for parking by the provision of an increased level of useable parking spaces. The provision of a dedicated coach parking and circulation for coaches will also improve the current position.

7.5.3. I would note that the road is narrow but in overall terms what is presented by the applicant is an improvement on the current position which occurs on the site. In this regard I would have no objection in relation on the grounds of traffic.

7.6. Flooding and services.

7.6.1. Flooding is raised in the grounds of appeal and given the slope and levels in the area would be in a westerly and northerly direction and there is a drain running along the southern side of Ballymana Lane.

7.6.2. I would note that the construction of the clubhouse and the provision of roads will alter the drainage pattern on the site but not the overall position in relation to flows. I note that the planning authority by condition have required that the applicant submit a drainage plan in which attenuation is carried out addressing additional changes identified arising from the development. I would have no objection to this approach.

7.6.3. I would have no objections in relation to the details submitted in relation other services proposed on the site.

7.7. Landscaping

7.7.1. It is proposed to replace the existing roadside boundary with a 2-metre-high pre painted metal fence along the road side boundary which in order to provide for improvements in relation to sightline visibility will require the existing roadside boundary to be altered. The 2-metre-high pre painted metal fence along the road

side boundary it is indicated is necessary in relation to providing security. Other boundaries around the car park also provide for a mix of planting and wire fencing.

- 7.7.2. I would share the planning authority's concern in relation to the boundary treatment and consider that given the site location in a rural type setting a softer approach is necessary in particular along the road side boundary.
- 7.7.3. The boundary treatment should form part of an overall comprehensive landscaping proposal which would include details relating replacement of species lost in providing for the provision of the newly formed entrance and visibility splay. It may well be that security fencing would form part of the new boundary but it should be addressed as part of an overall landscaping plan for the road side and perimeter of the parking area and should be so conditioned.

## **8.0 Appropriate Assessment**

- 8.1. The applicant submitted a stage 1 screening report on the 30<sup>th</sup> of August 2017.
  - 8.1.1. The site is not located within a Natura 2000 site. No habitat is directly impacted by the proposed development and there is therefore no loss of habitat.
- 8.2. In stage screening the Glenasmole Valley SAC site code 001209 was identified as within 2 kilometres of the site. No source pathway receptor link was identified between the appeal site and the Natura 2000 site or any indirect effect individually or in combination with any other project. Stage 2 was therefore not recommended.
- 8.3. It is reasonable to conclude on the basis of the information on the file which I consider is reasonable to issue a determination that the development, individually or in combination with other plans and projects would not be likely to have a significant effect on any European site, in view of the sites' conservation objectives.

## **9.0 Recommendation**

- 9.1. In view of the above assessment permission for the proposed development is recommended.

## 10.0 Reasons and Considerations

11.0 Having regard to the provisions of the South County Dublin Development Plan 2016-2022; the location of the site, the existing use of the site and the pattern of existing development in the area; the zoning of the site and the nature, scale and design of the proposed development it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic and pedestrian safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 12.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 8<sup>th</sup> of February 2017 and the 30<sup>th</sup> of August 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interests of clarity

- 2 Details of the materials, colours and textures of all the external finishes to the proposed clubhouse development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity

- 3 The vehicular access serving the site and the internal road and circulation network serving the proposed development including parking areas, shall comply with the detailed standards of the planning authority for such road works.

**Reason:** In the interest of amenity and of traffic and pedestrian safety.

- 4 All service cables associated with the proposed development (such as electrical and telecommunications) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interests of visual and residential amenity.

- 5 A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following: -

(a) details of all proposed hard surface finishes, within the development;

(b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;

(c) details of proposed boundary treatments at the perimeter of the site, and internally within the site including heights, materials and finishes with provision that any fencing provided along the public road shall be integrated into the overall landscaping.

(d) The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme and shall include a timescale for implementation.

**Reason:** In the interest of visual amenity.

- 7 Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and orderly development

- 8 Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

- 9 Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

**Reason:** In the interest of sustainable waste management

- . 10 A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of storage, separation and collection of the waste shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** To provide for the appropriateness management of waste and in particular recyclable materials in the interests of protecting the environment.

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. Derek Daly  
Planning Inspector

14<sup>th</sup> March 2018