

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1038/21

Reg. Reference: SD21A/0148 **Application Date:** 04-Jun-2021
Submission Type: New Application **Registration Date:** 04-Jun-2021

Correspondence Name and Address: Lotts Architecture & Urbanism Ltd. 22, South William Street, Dublin 2

Proposed Development: The refurbishment of Katherine Tynan House, or 'Whitehall', a Protected Structure (RPS ref.197), with change of use from disused dwelling to community centre. Works will entail refurbishment of the roof and external walls; reinstatement of windows and external doors; ceilings and floors; reinstatement of a conservatory and glazed porch (10sq.m and 5sq.m respectively); new internal stairs and doors; new services and sanitary accommodation; two new single storey open-fronted structures on part of the footprint earlier outbuildings with an enclosed area for toilets (534sq.m); refurbishment of historic garden walls and gates; upgrading of the existing non historic entrance and approach from the Ballymount Road; and provision for parking on site.

Location: The Katerine Tynan House, Ballymount Road, Kingswood, Dublin 24

Applicant Name: Hibernia REIT Holdco Two Limited

Application Type: Permission

(BH)

Description of Site and Surroundings

Site Description

The application site consists of a derelict detached dwelling known as Katherine Tynan House which is a protected structure. The site is surrounded by agricultural fields on all sides and is access from Kingswood Avenue off the Ballymount Road. Tallaght Fire Station is located to the west and residential properties are located on the opposite side of the Ballymount Road to the east.

Site Area

Stated as 2.875 Ha.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Proposal

The proposal consists of the following:

- The refurbishment of Katherine Tynan House, or 'Whitehall', a Protected Structure (RPS ref.197)
- **Change of use from disused dwelling to community centre**
- Works include the following
 - refurbishment of the roof and external walls
 - reinstatement of windows and external doors
 - ceilings and floors
 - reinstatement of a conservatory and glazed porch (10sq.m and 5sq.m respectively)
 - new internal stairs and doors
 - new services and sanitary accommodation
 - two new single storey open-fronted structures on part of the footprint earlier outbuildings with an enclosed area for toilets (534sq.m)
 - refurbishment of historic garden walls and gates
 - upgrading of the existing non historic entrance and approach from the Ballymount Road
- Parking

Zoning

The site is subject to zoning objective 'RU' – 'To protect and improve rural amenity and to provide for the development of agriculture'.

Consultations Received

An Taisce – no objection

Architectural Conservation Officer – no objection subject to conditions

Community – no response received

EHO – no objection

Parks – Additional Information

Roads – Refusal/Additional Information

Waste Management – no response received

Water Services – Additional Information

Heritage Officer – no response received

Fáilte Ireland – no response received

Heritage Council – no response received

Irish Water – no objection

Arts Council – no response received

Screening for Strategic Environmental Assessment:

Indicates overlap with the following layers:

- Protected Structure – No. 197
- Rural 2016

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Submissions/Observations/Representations

Submission expiry date: 8th July 2021.

Submissions have been received that have raised the following concerns:

- Restoration and community use welcomed
- Exhibition space should be included
- Gate lodge should be restored
- Samples of any remaining materials should be taken and used in proposal
- Heritage fruit and vegetables should be used, surveys should be carried out
- Protection of flora and fauna
- Site clearance works should be supervised by a professional
- Site should be handed over to SDCC and incorporated into Ballymount Park
- An Taisce and Heritage Ireland should be consulted
- Kingswood Heights already has a community centre
- Site entrance on Ballymount Road, construction traffic should use other entrances on the Belgard or Naas Roads
- Proposal should be heritage led, a national literary heritage site
- Energy efficiency
- Security fence in appropriate
- Bicycle stands, bollards too modern

The issues raised in the third-party submissions have been taken into account in the assessment of the proposal.

Relevant Planning History

SD07A/0928

Temporary retention permission (for a period of 36 months) granted for development at this site (0.64ha approximately), adjacent to Whitehall House (protected structure), Ballymount Road, Dublin 24. The temporary development consists of a hardcore access road, an area of hardstanding, (both of which facilitate the storage of topsoil from the Lansdowne Road Stadium redevelopment) and areas of mounded topsoil. The entrance to the access road is via an existing agricultural entrance, off Ballymount Road, and the access road runs for 135meters approx. It is proposed as part of this application to landscape the site and to reinstate the entire site to its original state on the expiry of the temporary permission.

Pre-Planning Consultation

None recorded for this development.

Relevant Policy in South Dublin County Development Plan 2016 – 2022

Section 3 Community Infrastructure

Policy C1 Community Centres

Policy C13 Accessibility

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Section 4 Economic Development & Tourism

Policy 8 Heritage, Culture and Events Tourism

Section 6 Transport & Mobility

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7 Infrastructure & Environmental Quality

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

Section 7.5.1 Waste and Resource Policy and Legislation

Policy IE5 Waste Management

Section 8 Green Infrastructure

Policy 2 Green Infrastructure Network

Policy 5 Sustainable Urban Drainage Systems

Section 9 Heritage, Conservation and Landscapes

Policy HCL3 Protected Structures

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

Policy E3 Energy Performance in Existing Buildings

Section 11 Implementation

Section 11.1.1 Land Use Zoning Tables

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non-Residential)

Section 11.4.3 Car Parking for Electric Vehicles

Section 11.4.4 Car Parking Design and Layout

Section 11.4.5 Traffic and Transport Assessments

Section 11.4.6 Travel Plans

Section 11.5.2 Protected Structures

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Section 11.6.1 (i) Flood Risk Assessment
Section 11.6.1 (ii) Surface Water
Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)
Section 11.6.1 (iv) Groundwater
Section 11.6.1 (v) Rainwater Harvesting
Section 11.6.1 (vi) Water Services
Section 11.6.3 Environmental Hazard Management
Section 11.6.3 (i) Air Quality
Section 11.6.3 (ii) Noise
Section 11.6.3 (iii) Lighting
Section 11.6.5 Waste Management

Section 11.7.0 Energy

Section 11.8.1 Environmental Impact Assessment
Section 11.8.2 Appropriate Assessment

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)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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

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 are the following:

- Zoning and Council Policy
- Impact on Protected Structure
- Visual amenity
- Residential Amenity
- Parking and Access
- Services, Drainage and the Environment
- Landscaping and Public Realm
- Ecology
- Screening for Appropriate Assessment

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

- Screening for Environmental Impact Assessment

Zoning and Council Policy

The application site is subject to zoning objective 'RU' – 'To protect and improve rural amenity and to provide for the development of agriculture'. The proposal seeks a change of use from a disused residential dwelling to a community centre. A community centre is listed as 'open for consideration' under the RU zoning objective. Land uses that are listed as 'open for consideration' in the land use zoning tables may be acceptable subject to detailed assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in this Plan. Proposed uses in this category will be subject to full assessment on their own merits and particularly in relation to their impact on the development of the County at a strategic and a local level. Such uses may only be permitted where they do not materially conflict with other aspects of the County Development Plan. In addition to this Section 11.5.2 (iii) of the CDP allows a certain degree of flexibility in the change of use of a protected structure to help safeguard the ongoing use and preservation of the structure.

With regard to Council Policy, policy C1 Community Centres of the CDP is relevant and states that it is the policy of the Council to ensure that all communities have access to multifunctional community centres that provide a focal point for community activities. The site is located in close proximity to the established Kingswood area which consists of residential properties, schools, a GAA club and park. Therefore, the principle of a community centre to provide facilities would generally be welcomed and seen as a positive addition. However, it is noted that there is already an established community centre located approximately 600m to the west of the application site within the Kingswood area adjacent to Tynan Hall Park. The applicant has not provided any information on the background to the proposal, how they intend the facility to be managed and operated in the future, the levels of access that would be afforded to local people including facilities and services, and importantly what the potential impact on the existing community centre could be. The proposed floor plans show that there would be rooms allocated to 'Activity Rooms', 'General Areas', 'Storage' and 'Outdoor Activities' but has not provided any more information. Whilst the principle of a community centre would generally be welcomed and is considered positive in principle, given the lack of information provided and the requirements of policy C1, it is considered necessary for the applicant to address these issues through the submission of **additional information**. This is considered important to allow a full assessment of the proposal to take place in the site and surrounding context and to ensure the viability of a community centre in this specific location.

Impact on Protected Structure

Of particular importance is the fact that the dwelling is a protected structure and therefore significant regard must be had to the impact that the proposal would have on the protected structures character and setting. 'Whitehall House' Former Katharine Tynan's House is referred to in the Council's Record of Protected Structures - Schedule 2 of the South Dublin County Development Plan 2016-2022 under Map Ref. No. 197. The SDCC Architectural Conservation Officer (ACO) has assessed the proposal and has no objections subject to conditions. ACO comments are set out in full below:

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

The proposed development consists of the refurbishment of 'Whitehall' House, a Protected Structure, detailed above with change of use from disused dwelling to Community Centre. Works will entail refurbishment of the roof and external walls; reinstatement of windows and external doors; ceilings and floors; reinstatement of a conservatory and glazed porch (10sq.m and 5sq.m respectively); new internal stairs and doors; new services and sanitary accommodation; two new single-storey open-fronted structures on part of the footprint earlier outbuildings with an enclosed area for toilets (534sq.m); refurbishment of historic garden walls and gates; upgrading of the existing non historic entrance and approach from the Ballymount Road; and provision for parking on site.

Pre-planning details were submitted directly to the Councils Architectural Conservation Officer, by way of providing details of the initial concept and reuse of the existing Protected Structure. Details of remedial repairs have been previously assessed as part of an application under the Built Heritage Investment Scheme 2021 by the undersigned. The application was successful for the essential remedial repair to Whitehall House and as such these works will be done in accordance with the details submitted as part of the BHIS 2021 application. This application is in addition to the remedial repair works to safeguard the structure and will allow the full refurbishment and reuse of the existing building, which is very much welcomed.

The proposed development will provide for a new use and the necessary conservation and repair works along with other additional works to allow the full enhancement and use of the site as a Community Centre with the addition of open-fronted structures, facilities and upgrading of a secondary vehicular entrance to provide vehicular access to the site with the provision of on-site parking. The proposals included for the refurbishment and energy upgrading of the existing structure have been particularly well considered and ensure that there is minimal intervention and the retention of as much as the original built fabric as possible along with the reinstatement of historical architectural features.

An Energy and Sustainability Report has been completed and submitted as part of the planning application, which sets out the energy design approach proposed. This will be primarily through passive strategies to obtain the desired energy goals, while reducing running costs. The performance criteria relating to the developments building envelope are set out in the Energy and Sustainability Report.

The refurbishment of the existing 'Whitehall House' (RPS Ref. 197) will entail repairs to the roof, external walls, ceilings and floors along with the reinstatement of windows and external doors. The reinstatement of a conservatory and glazed porch, new internal stairs and doors, new services and sanitary accommodation. It is also proposed to provide two new single-storey open-fronted structures on part of the footprint of earlier outbuildings with an enclosed area for toilets. It should be noted as the existing building is a Protected Structure it is technically exempt from achieving Part L compliance due to its status, the re-development will strive to meet the minimum requirements outlined in Part L (Section 2, 2017) wherever achievable. This is particularly

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

welcomed as part of national climate change policy, along with the conservation, repair and adaptative reuse of a Protected Structure.

An architectural impact assessment of the proposed work has been prepared and submitted as part of the planning application. This report details the proposed works and provides an assessment on the overall impact. The Assessment Report also includes a Schedule of Proposed works including interventions. A rationale for the works and a method statement have also been included. It is considered that the works proposed shall adhere to the best practice and be carried out in accordance with the methodology provided.

On assessing the proposed works and information provided in the Architectural Impact Assessment Report it is considered that the proposed works and mitigating measures have been well considered to ensure minimal intervention to the original built fabric. The proposal allows for the conservation and reuse of the existing ruinous dwelling, which is important historically and socially. The adaptive reuse and repurposing of the existing house ensures the reuse of the existing building which has stood vacant for over a decade and is now in a state of disrepair. The reinstatement of original architectural features is proposed, which will result in the original type porch and conservatory being reintroduced along with other architectural elements.

Conclusion

The proposed works provide an opportunity to revive the use of the existing house and to enhance the site allowing it to be used by the community whilst securing a sustainable future. The restoration and reinstatement works are based on documentary and physical evidence. The proposed additions are intended to enhance the historic structure by providing a covered outdoor space for community use without compromising the significance.

The gate lodge does not form part of the proposed development; however, it is considered that the gate lodge should be made safe and secured. The retention and refurbishment of garden features, walls and gates are included in the proposal. The gardens are to be made available to the community for horticultural activities, this is particularly positive and will enhance the enjoyment and use of the site. An existing secondary entrance will be used to provide access to the site rather than proposing changes to the original entrance. The gates at the secondary entrance will be upgraded and a pedestrian path will be provided to one side of the road connecting the gate with the historic avenue near the house.

The proposed development allows for the conservation and continued protection of the existing Protected Structure along with the adaptive and sensitive reuse of the structure for a Community Building. The reuse of the existing building promotes the sensitive reuse and upgrading of a Protected Structure and a long-term use for the site. It is felt that the proposed development has been well considered in accordance with good conservation practice and principles to achieve a high quality sustainable development.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Conclusion

The assessment, comments, and recommended conditions from the ACO are noted. The fact that the Protected Structure would be refurbished can be given significant weight and is welcomed. Therefore, subject to the conditions recommended by the ACO it is considered that the proposal would be acceptable in terms of the impact on the protected structure.

Visual Amenity

In terms of visual amenity, the potential impact largely rests on the refurbishment works and how these would affect the character and appearance of the protected structure which has already been assessed in the previous section and found to be acceptable subject to conditions. It is however noted that a 2.5m tall palisade fence is proposed around the site boundary. This has also been referred to as 3m tall in the landscaping report. However, no details of this fence in terms of elevations or materials have been submitted in support of the application. Given the fact that the site including the curtilage is protected it is considered important to see details of this fence upfront as a more suitable boundary treatment may be required. This is recommended to be secured as **additional information**.

Residential Amenity

Given the separation distances between the application site and nearest residential property, it is not considered that the proposal would be materially harmful to residential amenity.

Parking and Access

The Roads Department has assessed the proposal and has raised significant concerns with comments provided below:

Vehicular Access

The proposed development falls under RU zoning objectives ‘To protect and improve rural amenity and to provide for the development of agriculture’. The proposed vehicular access which is an existing farm access off the Ballymount road at the southern end of the proposed development directly opposite of Kingswood Avenue junction. The applicant has submitted visibility splays of 2.4m x 70m in both directions to the centre of the road from the proposed 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).

The applicant submitted sightlines are being restricted by a hedgerow and mature trees to either side of the proposed access which eliminates sightlines in both directions from the entrance.

It is also noted that the applicant cannot acquire the required sight lines at the proposed access as the red line boundary is behind the green area of the road frontage which is not in the applicant ownership. SDCC require the applicant to submit a revised access layout showing the required site lines in both directions at the proposed access. SDCC require the applicant to acquire the land at the proposed access in order to improve the entrance radii for emergency vehicles and sightlines for the visibility envelope in both directions.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Traffic and Transport Assessment

There is no traffic and transport assessment submitted with this application. TTA report is required to assess the traffic impacts of this development.

Bin storage & Collection

The applicant shall provide information with regards to their proposed bin/waste collection arrangement and bin storage and collection locations, including auto track analysis showing how bin truck can access and egress the site safely.

Internal Layout

The proposed drawing does not contain sufficient information for Roads Department to assess. Essential attributes are not showing on the proposed drawings such as, provision vehicular parking spaces for electrical, access dimensions and footpath and roads dimensions. It is not clear how fire engines and emergency vehicles can access the back of the development during emergencies. The applicant shall submit revised drawings addressing the above requirements.

Pedestrian Routes

The applicant shall submit a revised layout showing, a pedestrian footpath of 1.8m width starting from the front access to the back end of the development.

Car Parking

The maximum SDCC car parking provision requirements are in table 11.23 of the County Development Plan. Based on these guidelines the maximum spaces required in zone 1 is 1 per 25sqm GFA. The proposal is for 13no. spaces including 1 no. mobility impaired. Applicant has reserved area for spill over parking. The roads department is satisfied with the level of car parking provision at this proposal.

Bicycle Provision

The minimum SDCC bicycle parking provision requirements are in table 11.22 of the County Development Plan. Based on these guidelines the minimum spaces required is 1 per staff (Long Term) and 1 per 100sqm GFA (Short Term).

The proposal is for 16 spaces. This provision is satisfactory to the Roads Department. All bicycle parking spaces must be covered to protect bicycles for inclement weather.

Construction and Operational Management Plans

There will be a need for a Construction, Waste and Demolition Plan. There will be a need for a Construction Traffic Management Plan. There will be a need for a Mobility Plan for the operational phase of this development.

Public Lighting

Site and Public Lighting design has been submitted with this application. Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.

Road Construction Details

The road carriageway construction details are not in accordance with **Appendix 6 of the SDCC Taking in Charge** Recommendations for road construction. The depth and specification of road materials still apply irrespective of whether the road is to be Taken in Charge. Gravel finished carriageway is not a recommended surfacing material. The applicant has submitted roads layouts showing swept path analysis for fire tender access. The analysis shows the road widths and turning Radii to be narrow for emergency and refuse vehicles when negotiating a turn. The road widths and Radii shall be improved to provide more manoeuvrability around corners and turns.

Conclusion

The Roads Department has raised some significant issues with the proposal and has recommended that the application should be refused or that additional information be sought from the applicant to address the concerns. These matters include the lack of visibility at the access, the lack of manoeuvrability for emergency and refuse vehicles and pedestrians, car and bicycle parking, the construction details of the road layout, and bin collection arrangements. Whilst it is noted that the issues raised are significant, it is considered reasonable to afford the applicant the opportunity to address them through the submission of **additional information** given the fact that the proposal would see the refurbishment of a derelict protected structure.

Services, Drainage and the Environment

Water Services has assessed the proposal and has no objections in relation to flooding but has requested further information on surface water regarding percolation test results, surface types and areas, and water butts. It is recommended that these matters are addressed through the submission of **additional information**.

Irish Water has assessed the proposal and has no objections subject to standard conditions in relation to water and foul water.

Landscaping and Public Realm

The Public Realm Section has assessed the proposal in relation to trees, landscaping, and public realm and has provided comments regarding the design of the public and communal spaces, the strengthening of green infrastructure links in particular with the adjoining farms and Ballymount Park so that new wildlife corridors are created and existing ones are protected, that the arboricultural method statement and tree protection strategy are implemented in full, and that further landscaping details are submitted including additional tree planting along the original approach. Public Realm has recommended conditions regarding landscaping, green infrastructure, biodiversity management, a bat survey, the retention and protection of existing mature trees, a tree bond, details of SuDS, and the retention of a landscape architect and arborist.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Conclusion

The comments and suggested conditions from the Public Realm Section are noted. With the exception of the bat survey, it is considered that the remaining items could be secured by conditions and the principles set out in the landscaping plan could be developed further.

Ecology

Given the site context and age of the building the site could be capable of providing roosts and foraging routes for bats and other species. The applicant has not provided any information or surveys and therefore an ecological survey to include the building and surrounding area for bats and other wildlife is recommended to be sought as **additional information**.

Screening for Appropriate Assessment

The applicant has provided an Appropriate Assessment Screening report in support of the proposal. The report concludes that significant effects are not anticipated via surface water, groundwater, or land/air pathways on the identified SACs and SPAs. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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.

Conclusion

The fact that the applicant is proposing to restore a derelict protected structure and bring it back into use is considered positive and can be given significant weight in terms of planning merits. However, further clarification on the proposed use is required including management arrangements and the levels of access that would be afforded to the community given the site context and since there is an existing community centre located only 600m away. There have also been some significant issues raised by the Roads Department that need to be addressed as well as issues concerning surface water, the boundary treatment and ecology. It is recommended that additional information is sought from the applicant to allow the planning authority to conduct a full assessment of the proposal.

Recommendation

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

1. Whilst the principle of a community centre is generally considered to be acceptable and weight can be given to the fact that the proposal would see the refurbishment of a protected structure, there are concerns with the lack of information submitted in relation to the proposed community centre use in the context of the site and surrounding area. Given

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

the requirements of policy C1 Community Centres of the SDCC County Development Plan (2016-2022), the applicant is requested to submit the following information to enable the planning authority to undertake a full assessment of the proposal.

- (a) A full rationale for the proposed community centre use and full details of who exactly the proposal would cater for including activities proposed and levels of access for local people;
 - (b) Details of how the proposed community centre is anticipated to operate and be viable in the future given the fact that there is an existing community centre located approximately 600m away from the application site; and
 - (c) Full details of the proposed management arrangements of the community centre.
2. There are contradictions in the height proposed of the palisade fence on the site boundary within two separate documents submitted with the application. In addition to this no details on elevations to show the fence or details of the materials proposed have been submitted. Given the protected nature of the site it is considered that full details of the fence are required to be submitted. Given the requirements of Policy HCL3 of the SDCC County Development Plan (2016-2022), the applicant is also requested to consider a more sympathetically designed boundary fence that would be more appropriate to the protected structure and its curtilage which is also protected.
 3. The Roads Department has raised a significant number of traffic and transport issues with the proposal. The applicant is requested to submit a response to the following items.
 - (1) a revised layout showing vehicular/pedestrian access for the proposed development with sufficient visibility envelope in both directions and 6m width and radii to facilitate access for emergency vehicles and bin trucks.
 - (2) a revised layout showing 5% of vehicular parking provision for mobility impaired users, and 10% vehicular parking provision equipped with electrical charging points.
 - (3) a revised layout showing the car parking, bicycle parking and pedestrian routes within the development.
 - (a) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
 - (b) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.
 - (4) a revised layout showing a swept path analysis showing emergency vehicle can access at the far edge of the development.
 - (5) a revised layout showing internal road width of 6m as a shared road surface or 1.8m pedestrian footpath and 4.2m road surface. Radii should be improved to provide more manoeuvrability around corners and turns for emergency and refuse vehicles.
 - (6) a revised layout showing that the road carriageway construction details are in accordance with Appendix 6 of the SDCC Taking in Charge standard as Recommended for road construction.
 - (7) information regarding the proposed bin/waste collection arrangement and bin storage and collection locations, including auto track analysis showing how bin truck can access and egress the site safely.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

4. The Water Services Department has raised concerns regarding surface water. The applicant is requested to provide the following information to address these concerns:
 - (a) a report to show percolation test results for location of proposed soakaway as per BRE Digest 365 Standards.
 - (b) a report to clarify the area of hard standing buildings, permeable paving if any, grasslands and other surface types with their respective runoff coefficients.
 - (c) details of water butts as part of SuDS (Sustainable Drainage System).

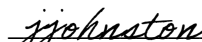
5. Given the historical nature of the building, the fact that it is derelict and the site context, as well as the requirements of policy HCL15 of the SDCC County Development Plan (2016-2022), the applicant is requested to submit a full ecological survey that should include but not be limited to a bat survey. The ecological survey should include biodiversity management proposals and mitigation measures.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0148

LOCATION: The Katerine Tynan House, Ballymount Road, Kingswood, Dublin 24



Jim Johnston,
Senior Executive 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: 29th July 2021



Eoin Burke, Senior Planner