

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Lotts Architecture & Urbanism Ltd.**  
**22, South William Street**  
**Dublin 2**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER**

<b>Decision Order Number: 1038</b>	<b>Date of Decision: 29-Jul-2021</b>
<b>Register Reference: SD21A/0148</b>	<b>Registration Date: 04-Jun-2021</b>

**Applicant:** Hibernia REIT Holdco Two Limited

**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

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 04-Jun-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

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 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.
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.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD21A/0148

**Date:** 30-Jul-2021

Yours faithfully,

  
for **Senior Planner**