

**An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department**

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

<b>Decision Order Number:</b> 1127	<b>Date of Decision:</b> 23-Aug-2021
<b>Register Reference:</b> SD21A/0175	<b>Registration Date:</b> 29-Jun-2021

**Applicant:** Homeland BRH Limited

**Development:** Revisions to development previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PL06S.249209 (referred to as Watson's Place) and shall consist of the replacement of 3 previously permitted house units (House Types A, A1 and A2) comprising 1 one bed house, 1 three bed house and 1 four bed house with a new proposal for 8 apartments comprising 2 one bed units and 6 two bed units, all located within 2-3 storey Ballyroan House (A Protected Structure); the replacement of 2 one previously permitted semi-detached house units (House Types D) comprising 2 four bed house units (2 storeys) with a new proposal for 3 two bed terraced house units (2 storeys); the new works to Ballyroan House (A Protected Structure) shall comprise of the refurbishment and subdivision of the existing building (approx. 761sq.m); demolition of extensions to the building including a two storey block work extension and a single storey extension to the rear (total demolition approx. 53sq.m); (c) the removal of an old ruin to the gable; extension to the rear of the building at ground and first floor level (approx. 36sq.m); removal of internal walls and partitions; modifications to elevations including the removal of windows and the provision of new window and door openings; and provision of new private open space terraces/balconies to the rear/side of the building; the revised proposal shall also provide for a total of 43 car parking spaces; public and communal open space areas; 18 secure bicycle parking spaces; new bin storage area (approx. 23sq.m); all other development

within the site remains as previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PL06S.249209.

**Location:** Ballyroan House, Ballyroan Heights, Dublin 16  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 29-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. Conservation.

The proposed development represents a risk to the integrity and character of the protected structure, by virtue of additional hard landscaping and parking to the front, reconfiguration of the open space in the prominent location in front of Block D, and the addition of steel frame balconies and a larger scale rear extension with a solid appearance. The applicant is requested to revise the proposed development to show how the character and integrity of the protected structure and its setting can be maintained. It appears possible from the plans provided that the prospect of intensifying the proposed residential density of the development is incompatible with the adequate protection of the protected structure and its attendant grounds. As per the Chief Executive Order, it is recommended that proposed alterations to Block D be omitted from any eventual grant of permission. The applicant should consult with SDCC's Architectural Conservation Officer in advance of responding to the request for further information.

2. Sustainable Drainage Systems.

There is a lack of SuDS (Sustainable Drainage System) shown for the proposed development. Natural SUDS features should be incorporated into the proposed drainage system. The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The applicant shall show further proposed SuDS features for the development such as Green roofs, grass areas, tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS.

3. Play Provision.

The applicant is requested to provide clarity as to the total number and location of play opportunities; the age range they are appropriate for and whether they are universally accessible. An emphasis should be on active, accessible play throughout the development. The applicant is requested to provide fully detailed play proposals as part of the landscape scheme for the proposed development. The applicant should consider the provision of additional universally accessible equipment within the play proposals for the development. Additional details, specifications and images need to be provided in relation to the proposed playgrounds and play spaces for the development. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design.

The applicant should consider the use of engineered woodchip as playground surfacing material.

**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/0175

**Date:** 23-Aug-2021

Yours faithfully,

  
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for Senior Planner