

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Louise Connolly,**  
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**4, The Mall**  
**Main Street**  
**Lucan**  
**Co. Dublin**

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

<b>Decision Order Number: 1145</b>	<b>Date of Decision: 25-Aug-2021</b>
<b>Register Reference: SD21A/0179</b>	<b>Registration Date: 01-Jul-2021</b>

**Applicant:** Gerry Teague

**Development:** Removal of selected hedging, the removal of the existing 52 car parking spaces and the construction of a 4-storey apartment building with setbacks at third floor level, total 14 apartments comprising of 1 one-bedroom, 11 two bedroom; 2 three bedroom apartments, all with associated private open spaces areas in the form of balconies; access to the development from existing vehicular and pedestrian entrance from Leixlip Road (R835) and from proposed new vehicular and pedestrian access from Ardeevin Drive; all with associated landscaped courtyard at ground floor level, sedum roof (main roof), bicycle storage, bin storage, signage, associated drainage and site development works (Protected Structure RPS No. 094).

**Location:** Ball Alley House, Leixlip Road, Lucan, Co. Dublin

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 01-Jul-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. Having regard to the overall height, scale and massing of the proposed development it is considered that the proposal would result in a significantly overbearing impact on the residential developments to the west and east, and protected structure to the north. The proposed development would significantly affect the residential amenity of the existing dwellings and the established residential character and visual setting of the area. The proposed is not in compliance with policies and objectives of the County Development Plan and therefore a redesign shall be provided by the applicant by way of additional information to significantly reduce the height of the building.
2. It is proposed that 28% of the apartments are to be dual aspect which is below the 33% threshold of SPPR4 of the CDP as an intermediate off street development. Furthermore one of the two bedroom apartments is below the minimum standards. This is not acceptable to the Planning Authority. The applicant is requested to submit a revised proposals meeting all minimum national and County Development Plan standards.
3. There appears to be a lack of Public Open Space. The applicant is requested to demonstrate that the proposal meets the requirement of a minimum 10% Public Open Space as required by SDCC County Development Plan 2016-2022.  
Details of play space proposals to be agreed with the Planning Authority prior to submission. Play Proposals shall include assessable play features. Details of play equipment, and safety surfacing, along with specifications and proof that all play equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground Equipment and Surfacing shall be submitted as additional information.  
Confirmation is required on the amount of private open space.
4. The applicant has not submitted a shadow analysis to indicate impacts with regard to daylighting of individual apartments and overshadowing of adjacent properties and open space areas. This shall be submitted as additional information.
5. Whilst a Design Statement has been submitted with the application, it is noted that a more detailed Urban Design Statement setting out how the development proposal complies with the criteria set out in the 2020 Apartment Guidelines is required in accordance with SPPR 3. It is considered that the proposed development does not sufficiently comply with the criteria in the Building Height guidelines to grant permission, where the provision of the County Development Plan 2016-2022 with regard to building height indicates otherwise, and therefore additional information is requested to reduce the height of the proposal and to include a more detailed urban design statement.
6. The applicant shall liaise directly with South Dublin County Council's Architectural Conservation Officer to discuss a revised proposed design that will address and mitigate the impact on, the Protected Structure. A written statement detailing the discussion to be submitted.
7. It appears that the development requires the removal of street trees in SDCC ownership. A Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan have not been provided. The applicant is requested to submit and agree a comprehensive Tree Report with SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by a Professional Member of Arboricultural Association who is an

independent, qualified Arborist and shall include all of the following:

- Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
  - Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.
  - Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
  - Design Iteration- Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate
  - Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
  - Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.
  - Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
  - Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages. Provide a summary in table format of the trees to be lost as result of the proposed development and numbers of new trees to be planted as part of the landscape proposals in order to mitigate against this tree loss.
8. The applicant has proposed to locate a watermain directly above a proposed underground surface water attenuation system. This is not acceptable as watermains must be a minimum setback distance of 3m from any surface water attenuation systems. The applicant is requested to submit a revised site services layout drawing showing that proposed watermains are a minimum of 3m away from proposed surface water attenuation systems.
  9. The applicant shall engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public wastewater infrastructure for both water and foul drainage. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.
  10. The applicant is requested to submit a drawing showing cross sectional details of all proposed SuDS (Sustainable Drainage Systems) features including Green roofs and Permeable Paving

11. The Planning Authority welcomes the green roof, permeable paving and SuDS tree pits in the drainage proposals. However, overall there is a lack of SuDS (Sustainable Drainage System) for the proposed development. The Public Realm Section consider that the proposed development is contrary to Policy IE2 Objective 5, Policy G5 -Sustainable Urban Drainage Systems and Objectives G5 1 in the County Development Plan. SDCC do not approve of using underground tanks as part of SuDS schemes where the full potential for the natural drainage features has not been explored. Further, natural SUDS features should be incorporated into the proposed drainage system. The applicant is requested to by way of additional information:
- (1) revisit the design and layout of the proposed development and demonstrate how the development will comply with these policies and objectives.
  - (2) submit revised plans and particulars addressing item 1 and demonstrate how further natural SUDS features can be incorporated into the design of the proposed development. The SuDS shall 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.
  - (3) The applicant shall show further proposed SuDS features for the development such as SuDS tree pits in all new trees adjacent to hardstanding including replacement street trees, channel rills, swales, and other such SuDS and show what attenuation capacity is provided by such SuDS.
  - (4) All SuDS should be incorporated into the landscape proposals.
  - (5) Details to be provided and a SuDS strategy demonstrating how the SuDS features work, including for the SuDS ‘planters’.
12. The applicant/developer is requested to submit accurate plans demonstrating the provision of a visibility splay of 2.0m x 45m in both directions from the 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).
13. The applicant is requested to submit the following as additional information:
- (a) A layout showing the access road marked with cycling/pedestrian markings to indicate the shared surface designation of this road.
  - (b) A swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large refuse vehicles can access/egress the site.
  - (c) Submit details on location and number of parking spaces to be provided at the development. Please refer to Table 11.23: Maximum Parking Rates (Non-Residential) - from the SDCC County Development Plan 2016-2022.
  - (d) A revised layout showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates- SDCC County Development Plan 2016-2022.
  - (i) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
  - (ii) All external bicycle parking spaces shall be covered.
  - (iii) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road particularly Ardeevin Drive.
  - (e) Confirm the number of parking spaces to be retained with the pub and rationale for a reduction beyond the requirements of the CDP.

14. The applicant is requested to submit the following as additional information:

- (1) The legend on the floor plans does not match the layout. The applicant shall provide an updated drawing to ensure legend is correct.
- (2) The applicant has provided contiguous elevations which is welcomed but they are requested to include exact heights of adjacent buildings for clarity, including the adjacent medical centre and apartment block, pub and residential buildings.

**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/0179

**Date:** 26-Aug-2021

Yours faithfully,

  
for **Senior Planner**