

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

Decision Order Number: 1218	Date of Decision: 13-Sep-2021
Register Reference: SD21A/0202	Registration Date: 20-Jul-2021

Applicant: Brenda Weir

Development: The setback, widening and relocation of a site entrance northwards along the public road, allowing for improved sight lines and it's repositioning, reordering and construction; a new pedestrian entrance; demolition of small shed/garage structure; filling-in of an existing swimming pool; demolition of a portion of the west flanking courtyard wall to re-establish a historic courtyard entrance (as seen on Historic 6 Inch (1837-1842), Historic 25 inch (1888-1913) maps); construction of 11 residential units located surrounding Rookwood House (protected structure) on it's associated grounds, made up of Section 1: The Gate Lodge consisting of Unit 1, [1.5-Storey two bed, 4 person detached dwelling (83.50sq.m); Section 2: Mews Houses consisting of Units 2, 3 & 4, (two storey three bed, four person terraced dwellings (105.10sq.m) and Unit 5 (two Storey, three bed, six person detached dwelling (138.00sq.m) and Section 3: Woodland Houses consisting of Units 6 & 9 (2.5-storey, four bed, six person detached dwellings (152.00sq.m), Units 7 & 10 (2.5-storey, four bed, six person semi-detached dwellings (152.00sq.m) and Units 8 & 11 (2.5-storey, three bed, six person semi-detached dwellings (125.90sq.m) and maintaining the existing Rookwood house (protected structure) as a residential house, as is; 22 car parking spaces, new pedestrian footpaths, internal road network, detailed landscaping, services and all associated works.

Location: Rookwood, Stocking Lane, Ballyboden, Dublin 16

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-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. There are concerns with the communal open space in the north-east of the site in terms of the lack of passive surveillance and the disconnect from the western part of the site. Whilst the presence of the Protected Structure in the centre of the site is noted, the applicant is requested to provide additional communal open space in another part of the site to compensate for the lack of connection. The applicant is also requested to provide a design response to the lack of passive surveillance of the communal open space in the north-east of the site as currently the space would not be overlooked to a sufficient degree.
2. There are concerns with the relationship between units 6 and 7 and 9 and 10 due to their siting in relation to each other. Whilst the applicant has shown that there would be no direct overlooking between habitable room windows, there are concerns that the units would appear overbearing and on top of each other given their siting. The applicant is requested to either remove Units 6 and 9 from the proposal or provide a revised layout with greater separation distances and better use of space. This may require a redesign of the layout of these units.
3. There are concerns with the lack of connections and permeability proposed between the application and neighbouring sites, particularly given the planning history of these sites and the fact that the neighbouring sites are zoned for residential use. The applicant is requested to explore opportunities to create connections between the sites and to use green infrastructure to achieve this where possible.
4. The Roads Department has raised concerns in relation to traffic and pedestrian safety that are requested to be addressed. They are as follows:
 - (1) The applicant/developer is requested to submit accurate plans demonstrating with dimensions the vision lines of 49 metres shall be provided in each direction, at a point 2.4 metres back from the road edge at location of vehicular entrance. Said vision lines should be based on eye object height equal to 1.06 metres. Documentary evidence of consent for location of vision lines over third-party lands shall be submitted to the planning authority for written agreement prior to commencement of development.
 - (2) A 3.0m wide shared footpath/cycle track across the frontage of the site.
 - (3) The applicant is requested to submit revised layout showing the minimum width of internal pedestrian footpaths of 1.8m wide to aid mobility impaired users.
 - (4) The applicant is requested to submit revised layout showing fire tender can access and egress through roadways serving the two groups of houses.
 - (5) The provision of a ramp at the entrance to include the provision of a pedestrian crossing point on the proposed footpath/cycle track and a raised shared surface are within the development using a coloured SMA material.
5. Water Services has raised concerns with surface water and have requested that the applicant provides a response to the following matters:

- (1) The SAAR (Standard Annual Average Rainfall) value of 1046mm used for Qbar calculations is too high. The SAAR value should be approximately 840mm and not 1046mm.
- (2) The developer is required to apply Qbar Rural as the maximum discharge rate for all storm events and not 30 year Qbar discharge rate. Water Services calculate Qbar rural to be approximately 1.5 Litres/Second but may accept 2 Litres/Second as a minimum discharge rate. Consultant engineer is to submit revised attenuation proposals based on applying the Qbar rural discharge rate as max discharge from site for all storm events. Water Services will then reassess attenuation volumes.
- (3) Submit MET Eireann rainfall data for site.
- (4) It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m³ is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.
- (5) Include additional SuDS (Sustainable Drainage System Features) and submit details of same.

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/0202

Date: 14-Sep-2021

Yours faithfully,



for **Senior Planner**