

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Steve Barry,
CEA Engineers & Architects
15, Mill Road
Midleton
Co. Cork

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

| | |
|---------------------------------------|---------------------------------------|
| Decision Order Number: 1267 | Date of Decision: 22-Sep-2021 |
| Register Reference: SD21A/0212 | Registration Date: 29-Jul-2021 |

Applicant: Oaklands Nursing Homes Ltd.

Development: Demolition of single storey structures attached to the west and north of the existing building; construction of a single storey (53.1sq.m) extension attached to the east of the existing building; two storey (161sq.m) extension attached to the west of the existing building; three storey (189.2sq.m) extension attached to the north of the existing building; the existing structure is a protected structure (SDCC RPS 285); construction to include all associated site works and enabling works.

Location: Sally Park Nursing Home, Sally Park Close, Firhouse, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 29-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. To allow for the construction of the eastern single storey extension it appears existing vegetation along the eastern boundary would need to be removed. The Planning Authority has concerns in regard to the removal of vegetation along this boundary as it would have contributed to the screening of the nursing home and proposed extension when viewed from the dwellings at Sally Park Close. The

applicant is requested to submit detail in regard to the treatment of the boundary at this location. If vegetation is to be removed on the boundary at this location the applicant should submit mitigation measures, including new landscaping, to address any negative visual impact this may have on adjoining residential properties.

2. In regard to landscaping the proposed Site Plan indicates that the trees along the western, southern and eastern boundaries, forward of the existing building, would be maintained as is. The submitted Arboricultural Assessment states that 13 no. trees would be removed as part of the proposal. It is not, however, clear what trees are to be removed. A Tree Survey – Constraints Plan (Drawing No. 4359/18/001) drawing has been submitted, however, there is no drawing identifying the trees to be retained or removed. The applicant is requested to submit further information including a tree retention and removal drawing illustrating what trees are to be retained or removed.
3. There are some differences in reference to the car parking layout in the application documentation and drawings to what is on site. The application cover letter states that the development would accommodate 11 car parking spaces on-site. However, the Mobility Management Plan states that 12 car parking spaces would be provided. It is also stated that 4 no. preferential parking spaces dedicated for car sharers will be set out in the main car parking area, the location of which are not indicated. The existing site plan attached to the Mobility Management Plan is not considered to accurately represent the current layout. The applicant is requested to revise the application documentation and submit revised site plans showing the existing and proposed car parking layouts. The applicant should also demonstrate the location of bicycle parking spaces in line with Table 11.22: Minimum Bicycle Parking Rates of the South Dublin County Development Plan 2016-2022. All external bicycle parking spaces shall be covered. The applicant shall also provide 5% of vehicular parking spaces for mobility impaired users and 10% vehicular parking spaces to be equipped with electrical charging points.

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/0212

Date: 23-Sep-2021

Yours faithfully,



for **Senior Planner**