

Document Register & Issue Slip

Job title:	NUTGROVE AVENUE RESIDENTIAL DEVELOPMENT
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Document No.	Status Code	Rev	Document Title	Size	Revision History			
202252-PUNCH-XX-XX-DR-C-0100	A0	C02	PROPOSED GROUND FLOOR DRAINAGE LAYOUT	A1 C01				C02
202252-PUNCH-XX-XX-DR-C-0101	A0	C01	EXISTING AND PROPOSED WAYLEAVES COMPARISON	A1 C01				
202252-PUNCH-XX-XX-DR-C-0102	A0	C02	COMBINED EXISTING AND PROPOSED SERVICES OVERLAY	A1 C01				C02
202252-PUNCH-XX-XX-DR-C-0150	A0	C02	PROPOSED SuDS LAYOUT	A1 C01		P01		C02
202252-PUNCH-XX-XX-DR-C-0175	A0	C01	PROPOSED SURFACE WATER SEWER DIVERSION LONG SECTION	A1 C01				
202252-PUNCH-XX-XX-DR-C-0200	A0	C02	PROPOSED WATERMAIN LAYOUT	A1 C01				C02
202252-PUNCH-XX-XX-DR-C-0450	A0	C02	PROPOSED ROAD MARKINGS LAYOUT	A1 C01				C02
202252-PUNCH-XX-XX-DR-C-0500	A0	C01	SITE SECTIONS - SHEET 1	A1 C01				
202252-PUNCH-XX-XX-DR-C-0501	A0	C01	SITE SECTIONS - SHEET 2	A1 C01				
202252-PUNCH-XX-XX-DR-C-0502	A0	C01	SITE SECTIONS - SHEET 3	A1 C01				
202252-PUNCH-XX-XX-DR-C-0503	A0	C01	TYPICAL DRAINAGE DETAILS	A1 C01				
202252-PUNCH-XX-XX-DR-C-0504	A0	C01	TYPICAL SITE DETAILS	A1 C01				
202252-PUNCH-XX-XX-DR-C-0600	A0	C02	VEHICLE SWEEP PATH - STANDARD DESIGN VEHICLE - SHEET 1	A1 C01				C02
202252-PUNCH-XX-XX-DR-C-0601	A0	C02	VEHICLE SWEEP PATH - STANDARD DESIGN VEHICLE - SHEET 2	A1 C01				C02
202252-PUNCH-XX-XX-DR-C-0602	A0	C02	VEHICLE SWEEP PATH - STANDARD DESIGN VEHICLE - SHEET 3	A1 C01				C02
202252-PUNCH-XX-XX-DR-C-0603	A0	C01	WASTE COLLECTION VEHICLE SWEEP PATH	A1		P01	P02	C01
202252-PUNCH-XX-XX-DR-C-0604	A0	C01	FIRE APPLIANCE VEHICLE SWEEP PATH	A1		P01	P02	C01
202252-PUNCH-XX-XX-DR-C-0605	A0	C01	VEHICLE SWEEP PATH - STANDARD DESIGN VEHICLE - SHEET 4	A1			P01	C01
202252-PUNCH-XX-XX-DR-C-0625	A0	C02	VISIBILITY SPLAY - SET BACK FROM ROAD EDGE	A1 C01				C02
202252-PUNCH-XX-XX-DR-C-0626	A0	C02	VISIBILITY SPLAY - SET BACK FROM EDGE OF CYCLE LANE	A1 C01				C02

Status Code (Suitability Code): A0 S2 S2 A0

S0 WIP, S1 Coordination, S2 Information, S3 Review & comment, S4 Work stage approval, S6 PIM Authorisation, S7 AIM Authorisation, A0 Planning, A1 Pre-Tender, A2 Tender, A3 Contract, A4 Construction, A5 Legal, A0/A1/A2/A3... Approved & accepted as stage completed, CR As constructed.

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Document No.	Status Code	Rev	Document Title	Size	Revision History		
202252-PUNCH-XX-XX-RP-C-0001	A0	C01	ENGINEERING PLANNING REPORT	A4	C01		
202252-PUNCH-XX-XX-RP-C-0002	A0	C01	MOBILITY MANAGEMENT PLAN	A4	C01		
202252-PUNCH-XX-XX-RP-C-0003	A0	C01	OUTLINE CONSTRUCTION MANAGEMENT PLAN	A4	C01		
202252-PUNCH-XX-XX-RP-C-0004	A0	C01	OUTLINE CONSTRUCTION & DEMOLITION WASTE MANAGE	A4	C01		
202252-PUNCH-XX-XX-RP-C-0005	A0	C01	SITE SPECIFIC FLOOD RISK ASSESSMENT	A4	C01		
202252-PUNCH-XX-XX-RP-C-0006	A0	C01	TRAFFIC AND TRANSPORTATION ASSESSMENT	A4	P01	C01	
	A0	C01	202252 PUNCH RESPONSE TO RFI	A4		C01	

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S0 WIP, S1 Coordination, S2 Information, S3 Review & comment, S4 Work stage approval, S6 PIM Authorisation, S7 AIM Authorisation, A0 Planning, A1 Pre-Tender, A2 Tender, A3 Contract, A4 Construction, A5 Legal, A0/A1/A2/A3... Approved & accepted as stage completed, CR As constructed.			
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**Proposed Residential Development at the
Former Filling Station, Nutgrove Avenue,
Rathfarnham, Dublin 14**

**Response to Request for Further
Information**

September 2021

Document Control

Document Number 202252 - RFI Response

Status	Revision	Description	Date	Prepared	Checked	Approved
A0	C01	Planning RFI response	16/9/2021	M. O'Connor	M Richardson	M Richardson

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1.0 Introduction

This report was prepared for South Dublin County Council in response to the request for further information in relation to the planning application for the proposed development of a multi-storey residential development on a site located at Nutgrove Avenue, Rathfarnham, Dublin 14.

2.0 Compliance with Further Information Items of Application No. SD21A/0101, Decision Order No. 0827 dated 21/06/2021

2.1 Response to Further Information Item 1 (1)

Further Information Item:

The Roads Department has raised concerns with the proposal from a traffic and pedestrian safety perspective and on the accessibility of the site for emergency vehicles. Given these concerns and the heavily trafficked nature of Nutgrove Avenue, the applicant is requested to submit the following: (1) A Traffic and Transport Assessment that takes into account the impact of the proposal on the surrounding area and has regard to existing and proposed developments.

Response:

Please refer enclosed Traffic and Transportation Assessment included separately as part of this FI response.

2.2 Compliance with Further Information Item 1 (2)

Further Information Item:

A revised layout of not less than 1:100 scale, showing a swept analysis drawing (1.e. Autotrack or similar) demonstrating that fire tenders and large vehicles can access/egress the site.

Response:

Please note that the site plan has been modified slightly to accommodate larger sized vehicles turning on site. Please refer attached amended architectural site plan, as well as amended additional autotrack diagrams. Relevant site drawings are resubmitted to allow for this site plan change.

Relevant PUNCH drawings:

202252-PUNCH-XX-XX-SK-C-0450	PROPOSED ROAD MARKINGS LAYOUT
202252-PUNCH-XX-XX-SK-C-0602	WASTE COLLECTION VEHICLE SWEPT PATH
202252-PUNCH-XX-XX-SK-C-0603	FIRE APPLIANCE VEHICLE SWEPT PATH
202252-PUNCH-XX-XX-SK-C-0604	STANDARD DESIGN VEHICLE SWEPT PATH

Other PUNCH site drawings have been incidentally changed to accommodate site plan change.

2.3 Compliance with Further Information Item 1 (3)

The footpath to the front of the development is split between a proposed walkway and the existing public footpath. This may lead to pedestrian confusion and lead to a traffic hazard, particularly at the proposed vehicle access. Where the proposed footpath enters the carriageway before the stop line it should be possible to develop a combined pedestrian walkway across the front of the development to create a greater than 1800mm wide footpath. A revised layout is requested showing pedestrian routes within and to the front of the development.

(a) The minimum width of footpaths should be 1.8m wide to aid mobility impaired users.

(b) The footpath layout should provide adequate connectivity around the development and footpaths on the main road.

Responses:

Please refer to amended architectural site plan and landscape plan drawings indicating amended footpath layout including proposed footpaths provided as 1.8m width. It should be noted that there is a hedge delineating the on-site footpath and the public footpath on street. Architectural / landscape architectural documentation indicates this.

Please refer Architectural / landscape architectural responses to this FI for further information.

2.4 Compliance with Further Information Item 1 (4)

- 1. A revised layout of not less than 1:100 scale, showing suitable designated in collection vehicles set-down spaces on Nutgrove Avenue*

Responses:

Please see amended architectural site plan for proposed waste collection locations on site. These proposed locations are also indicated on relevant PUNCH drawings included separately as part of this FI response for reference.

It is noted that waste collection is not proposed on Nutgrove Ave. This follows consultation with SDCC Roads and planning departments.

Relevant PUNCH drawings:

202252-PUNCH-XX-XX-SK-C-0450	PROPOSED ROAD MARKINGS LAYOUT
202252-PUNCH-XX-XX-SK-C-0602	WASTE COLLECTION VEHICLE SWEPT PATH
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