

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

**John O'Neill Associates Architects & Interior Designers Ltd.**  
**1, Irishtown Road**  
**Dublin 4**

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

<b>Decision Order Number:</b> 1293	<b>Date of Decision:</b> 28-Sep-2021
<b>Register Reference:</b> SD21A/0216	<b>Registration Date:</b> 04-Aug-2021

**Applicant:** Old Nangor Road Ltd.

**Development:** Mixed development consisting of 1 public house and 29 apartments comprising of: the demolition of the existing single storey public house (area 910sq.m); construction of a 4 storey apartment block within the footprint of the site (site area 1267sq.m), comprising a total of 29 apartments (9 one bedroom units, 20 two bedroom units) and smaller Public House at ground level (area 178sq.m), (total area 2562sqm); all apartments have balconies/terraces to all elevations; carpark for 14 cars (including 1 disabled space), bin store and bicycle stands at ground level; communal areas include 1st floor courtyard above carpark and 3rd floor roof terraces for apartment; streetscape proposals within site boundaries to facilitate and enhance the public realm.

**Location:** The Finches Public House, Finches Shopping Centre, Neilstown Road, Clondalkin, Dublin 22, D22 H7X9

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 04-Aug-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. The Planning Authority has concerns in regard to the potential impact of the proposed development on existing residential development. This is particularly in regard to the impact on the three-storey

building, Chaplain's Court, located immediately to the south and the three storey building, Chaplain's Place, located to the east. The proposed development is adjoining or located approx. 8.0 m from these buildings. Based on a planning history search of these neighbouring buildings they have windows on the upper floor levels to habitable rooms in apartments. Having regard to this the applicant is requested to submit the following:

(a) Given the proximity of the proposed development to the neighbouring building to the east, Chaplain's Place, the Planning Authority has concerns in regard to overlooking from the proposed apartments at the first and second floors and the eastern roof terrace at third floor level. Further information and a revised proposal should be submitted to address these concerns. At the third-floor roof terrace screening across the full width of its eastern elevation should be provided. This could include the use of planting. The applicant is requested to liaise with the Parks and Public Realm Department prior to responding to this AI request.

(b) Further detail on what the proposed 'open yard' in the south of the proposed development is intended to be used for. This yard is located directly under windows to habitable rooms on the adjoining building and so any potential nuisances related to the intended use of the yard should be addressed.

2. The Planning Authority has concerns in regard to daylight and sunlight access to the proposed development. There are a number of north facing single aspect apartments and long corridors with no natural light. The proposed communal area in the south at first floor would be located between the proposed building and the neighbouring Chaplain's Court. There are also concerns in regard to the impact the proposed development could have in terms of overshadowing the neighbouring buildings, particularly habitable windows on Chaplain's Place to the east. The applicant is requested to submit a report analysing the daylight and sunlight access to the proposed development. This report should also provide analysis of the shadowing impact of the proposed development on neighbouring buildings. Any recommendations from this analysis should be implemented and a revised proposal with a full set of revised drawings submitted.
3. The Planning Authority requires further information in regard to the standard of accommodation to be provided for future occupiers of the proposed development. The applicant is therefore requested to submit the following information:
  - (a) The entrance to the apartments is adjacent to the proposed public house entrance, which is not considered appropriate. The apartment entrance is also overly narrow, concealed and is not of a significant design. The Planning Authority recognises that the location of the site at the important roundabout nodal point would require a more substantial design feature, which a redesigned entrance could deliver. In this regards the applicant is requested to submit a full redesign of the north-western corner of the development to provide for a more substantial and welcoming entrance to the apartments. This revised feature should be provided with ample natural light, which should also contribute to the lighting of the internal corridors.
  - (b) The applicant is requested to investigate the use of own door apartments or a commercial use at the ground floor of the proposed development. This would align with Council policy and help enhance the public realm by bringing more active uses to the ground floor, particularly along the Collinstown Road frontage.
  - (d) An acoustic assessment undertaken by a suitably qualified acoustic consultant describing and assessing the potential noise impact of the public house aspect of the proposed development on the

apartments above and adjacent. The applicant should also confirm that patrons of the public house would not have access to the communal spaces of the apartment development.

(e) A statement outlining recommended acoustic control measures that should be incorporated into the design and construction of the proposed residential units and/or public house to ensure the use will not create adverse noise impacts on the occupiers of the apartments.

(f) It is not clear whether the proposed bin store is for the apartments or the public house or both. The applicant is requested to clarify this and submit detail confirming sufficient bin store can be provided for both uses.

(g) The Planning Authority is concerned that the construction of the eastern building facade of the three-storey element up to the boundary with the access laneway, which is provided with a narrow footpath, rising and dropping (on the western side of the laneway) and with no pathway (on the eastern side of the laneway) would represent substandard design/development, especially considering the location of a ground floor bedroom at this location (Apartment No. 4). The applicant is requested to submit a full redesign of the development at this location to 1) increase the size of the footpath and 2) to provide a minimum of 0.9m privacy strip/defensible space between the footpath and the eastern façade. 3) provide windows open to increase natural light to the internal corridors.

(h) It is not clear how deliveries for the public house would be unloaded and loaded. The applicant is requested to clarify this.

(i) The Planning Authority notes services/extractor fans located on the northern elevation of the development located immediately to the south of the subject site. It is unclear where these items will be relocated to or how they will be accessed if development is constructed. The applicant is requested to comment on this item and submit design solutions.

4. (a) The applicant is requested to provide a fully detailed landscape plan with full works specification and a fully detailed planting plan that accords with the specifications and requirements of the Council's Public Realm Section.

The Landscape Proposals should include the following information:

(i) Landscape Masterplan

(ii) Detailed Planting Plan – planting should be predominantly native and pollinator friendly where possible. If street trees are proposed they should be a minimum 18-20cm girth and where possible should contain SUDS features.

(iii) Detailed Cross Sections/Elevations through the landscape proposals

(iv) Hard & Soft Landscape Details/Specifications

(v) % of Public Open Space provision. If no Public Open Space is proposed the applicant should provide a rationale for this including walking distances to proximate amenity areas and parks.

5. The applicant is requested to clarify the use and ownership of the accessway off Collinstown Road along the east of the site. If any right of ways exist the applicant should submit a revised Site Location Map showing this. The applicant is also requested to clarify why the site boundary (red line boundary) is irregular in the north-eastern corner of the site along this accessway. The boundary appears to project inwards at a point.
6. The applicant is requested to submit a drawing in plan and cross section showing design details of proposed SuDS on roof of proposed structure. Also submit a drawing showing what if any other SuDS are proposed for the development.

**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/0216

**Date:** 29-Sep-2021

Yours faithfully,

  
for **Senior Planner**