



Planning Department
South Dublin County Council

22.10.2021

J.O.T

Re: 'ADDITIONAL INFORMATION' 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.

Applicant: Oaklands Nursing Homes Ltd.

Planning Reg. No.: SD21A/0212

Our document ref.: 18109-CEA-FI-A-C003

Dear Sirs,

I hereby enclose a response to the request for further information issued to our office in relation to the project above on 23.09.2021

With regard to the issues raised...

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.*

Where the removal of trees is necessary for the construction of new works, it is intended to retain the existing wall behind the vegetation and replace the vegetation with a more formal line of canopy level leafing tree stands. See enclosed drawing no. 18109-CEA-FI-A-L005 rev. B.

Birch trees are proposed to replace the existing planting to provide a visual barrier to the neighbouring houses to the East while allowing sufficient light through as to remove any overshadowing or light blocking that may occur.

We will be proposing to replace the trees being removed and the existing gaps in the boundary which constitute 16 linear meters of boundary by planting a high and low level crowning tree to provide a visual break for the nursing home at the 3 – 6 m level and an attractive foliage which will allow light into the neighbouring gardens at higher levels. See enclosed drawing no. 18109-CEA-FI-A-L005 rev. B.

The effect of the weeping birch will enrich the seating area off of the dining room creating a dynamic and enclosed space for the enjoyment of the residents.

#3 - Betula Pendula 'Youngii' / Weeping Birch 'Youngii'

A small but wide deciduous tree with a dome shaped crown of arching branches that weep to the ground with typical birch leaves that turn a yellow colour in the autumn. A good option for fans of weeping trees, a lovely specimen

- Site:** Tolerates exposure
- Soil:** Any reasonably well-drained soil
- Position:** Full sun or partial shade
- Season of Interest:** Spring, summer, autumn, winter
- Hardiness:** Fully hardy
- Height:** 13-26ft (4-8m)
- Spread:** 13-26ft (4-8m)

#6 - Betula Pendula / Silver Birch

The silver birch is a graceful and attractive tree with its light airy foliage and distinctive white peeling bark. It has been an inspiration to writers, poets and artists in every season throughout the centuries. It is native to Ireland and its striking bark colour is one of the main reasons that the silver birch has become such a widely planted garden tree.

- Site:** Tolerates exposure
- Soil:** Any reasonably well-drained soil
- Position:** Full sun or partial shade
- Season of Interest:** Spring, summer, autumn, winter
- Hardiness:** Fully hardy
- Height:** 60ft (18m) after 20 years (Often smaller in a garden setting)
- Spread:** 13ft (4m) after 20 years (Often smaller in a garden setting)

See the attached revised site layout plan (drawing no. 18109-CEA-FI-A-L005 rev. B) showing the proposed location of the rejuvenated boundary treeline.



Google Maps 3D Imagery of the site with area highlighted



Google Maps 3D Imagery of the site with area highlighted

- 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.*

This is a mistaken reference to a previous project iteration where a southern extension was proposed. I can confirm that no trees forward of the front wall of the existing primary building (which features on Joe McConville Arboricultural survey) will be damaged or removed. Only shrubs and scrub down the eastern and northern sides of the building where works are proposed will be subject to this proposal.

- 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.*

Please see attached the existing site layout (drawing no. 18109-CEA-FI-A-L004 rev. B) showing existing parking spaces and proposed site layout plan (drawing no. 18109-CEA-FI-A-L005 rev. B) showing a revised parking commitment incorporating formalised accessible spaces and electrical charging points in accordance with the south Dublin county council development plan.

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|-----------------------------|--|
| Existing parking spaces | 10 |
| Proposed additional spaces | <u>11</u> |
| Total parking spaces | 21 as shown on drawing no. 18109-CEA-FI-A-L005 rev. B |

A bike store for 10 spaces has been supplied on site with separate compartments for visitor and staff cycling. See enclosed drawing no. 18109-CEA-FI-A-L600 rev. B.


As established in the Mobility management report submitted with the Application five of the additional spaces will be retained. Additional future spaces are available pending the outcome of the post occupation assessment.

Attached to this response are...

| <u>Drawing No.</u> | <u>Title of Documents</u> | <u>Scale</u> | <u>No. of Copies</u> |
|----------------------------|--|--------------|----------------------|
| 18109-CEA-FI-A-C003 | RFI Cover Letter | - | 2 |
| 18109-CEA-FI-A-L004 rev. B | FI Existing Site layout showing parking spaces | 1:500 @ A3 | 6 |
| 18109-CEA-FI-A-L005 rev. B | FI revised Site parking and Planting Plan | 1:500 @ A3 | 6 |
| 18109-CEA-FI-A-L600 rev. B | Bike Store GA Drawings | 1:50 @ A3 | 6 |

I trust that you will find this response in order and look forward to receipt of an acknowledgement at your earliest convenience. Please revert to us should you require further clarification in relation to any aspect of this application and we look forward to an early and favourable decision on this application.

Yours Sincerely,


 P.P. Steven Barry
 CEA Architects