

**Proposed Residential Development at the
Former Filling Station, Nutgrove Avenue,
Rathfarnham, Dublin 14**

**Response to Clarification of Additional
Information**

November 2021

Document Control

Document Number 202252 - RC Response

Status	Revision	Description	Date	Prepared	Checked	Approved
A0	C01	Draft	18/11/2021	M Richardson	M Richardson	M Richardson

Table of Contents

1.0	Introduction.....	1
2.0	Compliance with Further Information Items of Application No. SD21A/0101, Decision Order No. 1343 dated 21/06/2021.....	1
2.1	Response to Further Information Item 1 (a).....	1
2.2	Compliance with Further Information Item 1 (b).....	1
2.3	Response to Further Information Item 1 (c).....	1
2.4	Response to Further Information Item 2.....	2
2.5	Response to Further Information Item 3.....	2

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 Response with Further Information Items of Application No. SD21A/0101, Decision Order No. 1343

2.1 Response to Further Information Item 1 (a)

Further Information Item:

The applicant is requested to clarify their response to Item 1(1). The Roads Department reiterates that a Traffic and Transport Assessment of the development is required which takes account of the impact of the development on the surrounding network - in particular capacity analysis and junction analysis as appropriate. The applicant is requested to carry out a TTA.

Response:

Following consultation with SDCC Roads Department, it is noted that the TTA submitted with the FI response is accepted.

2.2 Compliance with Further Information Item 1 (b)

Further Information Item:

The applicant is requested to clarify their response to Item 1(3) and clarify the proposed arrangement of the junction. The drawings provided suggest that the curved corner of the junction will be contained entirely within the site - this would be an inappropriate arrangement given the public footpath and cycle path. Works will be required outside the red line of the planning application, i.e. in the public domain, and the applicant should propose a junction layout which includes such works. The sightlines provided should also be adjusted if the position of the 'stop' line changes, as necessary.

Response:

The junction layout has been modified. Please refer amended drawings submitted.

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 Response to Further Information Item 1 (c)

The applicant is requested to clarify how the footpath to the front of the development will interact with the public footpath, to ensure that there are not segregating features between

the two, that privacy strips as necessary are provided within the site, and to show which areas should be taken in charge.

Responses:

Please refer Architectural / landscape architectural responses to this FI. PUNCH site drawings have been incidentally changed to accommodate site plan change.

2.4 Response to Further Information Item 2

The proposed alterations to the balconies are acceptable. The applicant is requested to clarify the

new dimensions as proposed, by indicating these dimensions on architectural drawings.

Responses:

Please refer Architectural responses to this FI.

2.5 Response to Further Information Item 3

The applicant is requested to clarify the arrangement for bin storage and collection. The proposed layout and arrangements suggest the location of bin stores to the front of the site, and collection from within the site to the rear. The Waste Management Plan provides for bins from both bin stores to be taken to collection areas within the site prior to collection. Bins from the north-west bin store are proposed to be taken to the car park to the rear, while bins from the north-east bin store are proposed to be left just outside the store. This is a considerably more difficult arrangement than simply providing for bin stores to the rear of the site - where they would preferably be located, away from the street - and having them collected there. The applicant is requested to assess alternative arrangements for the location of a bin store (or stores) to the rear of the site, and if this is feasible or not considering any site constraints or impact on resident amenities

Responses:

Please refer Architectural responses to this FI.

It is noted that the bin store has been relocated such that collection is simpler. The car parking layout has also been rearranged. Please refer to amended PUNCH layout drawings that reflect this new site layout.

Our Ref:			
Job No.	202252		
	202252-PUNCH-XX-XX-RG-C-0001		
File Type	DR	Role	C
Sheet No.	DR-1-A		

Job title: NUTGROVE AVENUE RESIDENTIAL DEVELOPMENT

Document No.	Status Code	Rev	Document Title	Size	Revision History				
202252-PUNCH-XX-XX-DR-C-0100	A0	C03	PROPOSED GROUND FLOOR DRAINAGE LAYOUT	A1 C01			C02	C03	
202252-PUNCH-XX-XX-DR-C-0101	A0	C01	EXISTING AND PROPOSED WAYLEAVES COMPARISON	A1 C01					
202252-PUNCH-XX-XX-DR-C-0102	A0	C03	COMBINED EXISTING AND PROPOSED SERVICES OVERLAY	A1 C01			C02	C03	
202252-PUNCH-XX-XX-DR-C-0150	A0	C03	PROPOSED SUDS LAYOUT	A1 C01		P01	C02	C03	
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	C03	PROPOSED WATERMAIN LAYOUT	A1 C01			C02	C03	
202252-PUNCH-XX-XX-DR-C-0450	A0	C03	PROPOSED ROAD MARKINGS LAYOUT	A1 C01			C02	C03	
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	C03	VEHICLE SWEEP PATH - STANDARD DESIGN VEHICLE - SHEET 1	A1 C01			C02	C03	
202252-PUNCH-XX-XX-DR-C-0601	A0	C03	VEHICLE SWEEP PATH - STANDARD DESIGN VEHICLE - SHEET 2	A1 C01			C02	C03	
202252-PUNCH-XX-XX-DR-C-0602	A0	C03	VEHICLE SWEEP PATH - STANDARD DESIGN VEHICLE - SHEET 3	A1 C01			C02	C03	
202252-PUNCH-XX-XX-DR-C-0603	A0	C02	WASTE COLLECTION VEHICLE SWEEP PATH	A1	P01	P02	C01	C02	
202252-PUNCH-XX-XX-DR-C-0604	A0	C02	FIRE APPLIANCE VEHICLE SWEEP PATH	A1	P01	P02	C01	C02	
202252-PUNCH-XX-XX-DR-C-0605	A0	C02	VEHICLE SWEEP PATH - STANDARD DESIGN VEHICLE - SHEET 4	A1		P01	C01	C02	
202252-PUNCH-XX-XX-DR-C-0625	A0	C03	VISIBILITY SPLAY - SET BACK FROM ROAD EDGE	A1 C01			C02	C03	
202252-PUNCH-XX-XX-DR-C-0626	A0	C03	VISIBILITY SPLAY - SET BACK FROM EDGE OF CYCLE LANE	A1 C01			C02	C03	
Status Code (Suitability Code):				A0	S2	S2	A0	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.

Medium: P=Paper E=Electronic PE=Both Paper & Electronic E E E P P

Alternative Issue print size:

Schedule: S - Relevant Bending Schedule:

File type: MZ=2D AutoCAD Drawing Issued:

Date of Issue	D	19	30	09	16	18
	M	04	07	08	09	11
	Y	21	21	21	21	21
Issued By:		DAP	DAP	DAP	DAP	DAP

Distribution: D=Dublin L=Limerick C=Cork G=Galway Gl=Glasgow Issued From :

SDCC		D	D	D	D	D
CLIENT		X	X	X		
ARCHITECT		X	X	X		
PLANNING CONSULTANT		X	X	X	X	X
LANDSCAPE ARCHITECT		X	X	X		