

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

Downey Planning
29, Merrion Square
Dublin 2
D02RW64

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

Decision Order Number: 1526	Date of Decision: 25-Nov-2021
Register Reference: SD21A/0271	Registration Date: 01-Oct-2021

Applicant: Hollyville Investments Ltd.

Development: Demolition of the existing building on site and the construction of a 5-storey over partial basement, mixed-use development comprising a gastro pub/restaurant with off-licence, 2 retail units, associated bin stores, bike stores, 1 ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 50 apartments (25 one beds and 25 two beds) on the upper floors, all provided with private balconies/terraces; communal roof gardens; car parking; motorcycle parking; bicycle parking; landscaping and upgrades to public realm including upgrades to existing pedestrian crossing on Kennelsfort Road Upper; and all associated engineering and site works necessary to facilitate the development on lands at The Silver Granite pub, junction of Kennelsfort Road Upper and Wheatfield Road, and at The Silver Granite car park adjoining Palmerstown Shopping Centre car park (accessed from Kennelsfort Road Upper via Palmerstown Park).

Location: Lands at the Silver Granite pub, Palmerstown, Dublin 20

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 01-Oct-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 applicant is requested to submit revised drawings and documentation, including a revised Site Layout Plan of the car parking located to the west of Kennelsfort Road, clearly delineating the following:
 - (a) The existing pedestrian access and east-west aligned walkway shall be closed and relocated as follows:
 - (b) A new pedestrian access should be created at car parking spaces 12-13 from the Kennelsfort Road (to align with the upgraded crossing).
 - (b) The relocated east-west walkway should connect the new pedestrian access (required under item a.) to the pathway to the west of car parking spaces 04-05.
 - (c) Car parking spaces 04-05 and 12-13 should be omitted and relocated to the area created by the omission of the existing pedestrian entrance and walkway.
 - (d) Proposals for the suitable landscaping of the new east-west walkway and pedestrian entrance should also be submitted.
2. The applicant is requested to submit:
 - (1) A revised layout of not less than 1:200 scale showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates- SDCC County Development Plan 2016-2022. Please refer to Table 11.23: Maximum Parking Rates (Non-Residential) - from the SDCC County Development Plan 2016-2022. The revised layout should also indicate:
 - (a) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users (specific regard to footpath along the eastern boundary with the laneway).
 - (b) All external bicycle parking spaces covered.
 - (c) Footpath layout providing adequate connectivity around the development and footpaths on the main road.
 - (2) Accurate plans demonstrating the provision of a visibility splay of 2.4m x 50m in both directions from the entrance to the east side (rear lane). Sightlines should be shown to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).
 - (3) A revised layout of not less than 1:200 scale showing 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points.
 - (4) A revised layout of not less than 1:200 scale detailing the removal of the existing vehicle access from the car park directly on to Kennelsfort road.
 - (5) A revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large refuse vehicles can access/egress the site. An Autotrack demonstrating how vehicles access the parking facilities within the shopping centre.
 - (6) A revised layout of not less than 1:100 scale, showing a suitable designated bin collection/delivery vehicle set-down spaces not on wheatfield Road or Kennelsfort Road, i.e., this should be located within the development.
3. The applicant is requested to submit a Drainage plan/SuDS strategy that are consistent with SuDS shown on the landscape plans. This should show how much water each/all of the SuDS features are attenuating and for SuDS to be retrofitted in the adjoining car park as indicated on the landscape

plans. At present, there are conflicts between the information on the Landscape Proposals (Downey Landscape Drawings 525-001-PL-610/525-001-PL-613) and the SuDS Layout Strategy (gdcl Consulting Engineers Drawing P-2012-C-105). SuDS proposals in the drainage strategy should be consistent with those in the Landscape Proposals. Some of the bioretention features are missing from the SuDS strategy including retrofitted bioretention SuDS tree pits in the car park across the Kennelsfort Road Upper.

4. The applicant states that 623sq.m public open space will be provided. The applicant has not indicated this area on drawings. The applicant is requested to clearly indicate the location of the 623sq.m public open space on a revised plan and provide clarity on the material finishes and taking in charge.
5. The applicant is requested to:
 - (1) provide a clearly labelled plan, indicating land within their ownership, as well as land where consent has been obtained to secure planning permission.
 - (2) detail whether there are any existing agreements which would restrict the parking area identified on the west side of Kennelsfort Road Upper from being used as parking as part of the current application.
6. The applicant is requested to submit a full schedule detailing how each apartment satisfies the minimum standards in Appendix 1 of the Apartment Guidelines 2020.
7. (a) The applicant is requested to provide a building lifecycle report in accordance with Section 6.13 of 'Sustainable Urban Housing: Design Standards for New Apartments' (2020).
(b) It is noted that no contiguous elevations have been provided for elevations 3 and 4. It is noted that these are not front facing/principal elevations, however, they are still necessary for a full assessment. The applicant is requested to provide these contiguous elevations.

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/0271

Date: 26-Nov-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**