

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

Moloney O'Beirne Architects
Oyster Point
Temple Road
Blackrock
Co. Dublin

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

Decision Order Number: 1533	Date of Decision: 29-Nov-2021
Register Reference: SD21A/0273	Registration Date: 05-Oct-2021

Applicant: Peamount Healthcare
Development: Demolition of single storey derelict hospital building known as St Annes & St Brendans unit and associated boiler room.
Location: St. Annes and St. Brendans Unit, Peamount Hospital, Newcastle, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 05-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. (A) The structure to be demolished is located within the curtilage of a Protected Structure. It is noted that the applicant has not indicated this on the site notice. The applicant is, therefore, requested to provide, via significant additional information, revised site notices and newspaper notices indicating that the site is within the curtilage of the protected structure.
(B) The Architectural Conservation Officer has raised concerns regarding the lack of information submitted to facilitate a full assessment to be carried out. The applicant is requested to submit the following:
 - (i) A photographic record providing full images of the existing units proposed for demolition.
 - (ii) A rationale/justification for the demolition of these buildings with regard to justifying demolition

within the curtilage of a Protected Structure.

(iii) A rationale/justification with regard to the embedded carbon and the potential reuse rather than demolition of these buildings.

The applicant should note, that although these buildings are not individually listed on the RPS they are located within the curtilage of one and are part of the wider complex of Peamount Hospital therefore full details should be provided.

2. (A) The Peamount Hospital Site is supported by SLO C11-1 'To support and facilitate the appropriate future development of Peamount Healthcare for rehabilitation and continuing care facilities'. The Planning Authority request that the applicant submit a rationale and justification for the demolition of the structure and indicate how it complies with the sentiment of the SLO to facilitate continuing care at this location. This should include:
 - (i) Details of the need for the structures to be demolished.
 - (ii) Details of any future proposals for the land,
 - (iii) Timeframe for any future development.(B) The Planning Authority has concerns in relation to the lack of clarity about the use/ condition of the site after the demolition. The applicant has not stated that the proposal would retain existing hardstanding or if supplementary planting would take place. The applicant is requested to provide details of planting (temporary or permanent) for the site (In the instance that there are no proposals to redevelop the site in the short term - if it is proposed to redevelop the site then details should be provided in accordance with Item A.)
3. In accordance with Section 11.6.5(iv) of the County Development Plan, 'Construction and demolition waste management plans should be submitted as part of development proposals for projects in excess of any of the following thresholds:
 - Demolition/renovation/refurbishment projects generating in excess of 100 cubic metres in volume of construction and demolition waste, andA Construction and Demolition Waste Management Plan, as a minimum, should include provision for the management of all construction and demolition waste arising on site, and make provision for the re-use of said material and/or the recovery or disposal of this waste to authorised facilities by authorised collectors. Where appropriate, excavated material from development sites should be re-used on the subject site'.

The applicant is requested to confirm, whether the proposal meets the above threshold. If so, the appropriate waste management plan should be provided. (Refer also to Item 1 of this Additional Information Request).
4. The Planning Department has concerns regarding the impact of the proposed development on existing trees and hedgerows. The applicant has not provided any information indicating the impacts on these features as part of the application.
 - (i) The applicant is requested to provide a detailed tree survey of the site comprising a plan and schedule indicating the precise location, species, spread, height and condition of each tree accurately plotted and showing those trees to be retained and those to be felled with a reason for felling
 - (ii) The applicant is requested to provide an Arboricultural Impact Assessment (AIA) which should provide information to show how trees/hedging worthy of retention would be sustainable and justification and mitigation measures for any tree removal proposed. The AIA shall identify areas to

be excluded from any form of development, specify protective fences for these exclusion areas and for individually retained trees, life expectancy of trees, recommendation for any remedial work, identify acceptable routes for all mains services in relation to tree root zones, identify acceptable locations for roads, paths, parking and other hard surfaces in relation to tree root zones, suggest location for site compound, office, parking and site access, identify location(s) for replacement planting and show existing and proposed levels.

5. The Planning Department has some concerns regarding the impact of the proposed development on existing ecology, including bats. The applicant is therefore requested to provide:
 - (i) A bat survey, to include the identification of the presence of a roost or identify the potential for a roost to be present (an experienced bat expert will know the evidence to look for in determining whether the buildings are used as a roost by local bats).
 - (ii) The Heritage Officer also raises concern that given the surrounding 'bat landscape', outdoor lighting could be an issue and requests the retention/enhancement of existing or new planting to screen lighting from the wider landscape. The applicant is requested to comment and confirm that no additional lighting is proposed.

All items above should be undertaken by a qualified and experienced bat expert at the appropriate time of the year and under the weather conditions appropriate for the survey for the survey of such species. The requirement of the Heritage Officer shall be ascertained in this regard.

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/0273

Date: 02-Dec-2021

Yours faithfully,

Brian Connolly
for Senior Planner