

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1611	Date of Decision: 14-Dec-2021
Register Reference: SD21A/0287	Registration Date: 20-Oct-2021

Applicant: Stanford Woods Care Centre Ltd.

Development: Extension and alterations consisting of a 2 storey extension at the front main entrance of existing building (371.5sq.m ground floor addition & 367.5sq.m first floor addition); the extension will match the existing mansard roof profile; reorganisation of the first floor over an area of 272.2sq.m with the addition of 9 dormer windows; all associated services connections and ancillary site works.

Location: Kiltipper Woods Care Centre, Kiltipper Road, Bohernabreena, Dublin 24, D24A248

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-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. (1) There is no report showing surface water attenuation calculations for proposed development. It is unclear what available attenuation capacity exists if any in proposed/existing surface water attenuation system. It is also unclear if proposed soakaway is new or existing. Submit a report showing surface water attenuation calculations for the entire site and proposed new extension. The report shall show the site area in hectares or m², and each surface type. Include the

areas of each surface type such as buildings, roads, permeable paving, green areas in m² and their respective run off coefficients. Show what the Qbar in litres/second, SAAR (Standard Annual Average Rainfall) value is for proposed site and Met Eireann site specific rainfall data. If a soakaway is proposed to discharge water then submit a report showing percolation tests results as per BRE Digest 365 Standards.

Also submit a drawing in plan and cross sectional view showing design details of proposed soakaway as per BRE Digest 365 Standards. Such a soakaway shall have an over flow connect to the public surface water sewer.

(2) The surface water drawing is incomplete. Submit a revised drawing showing the surface water layout of proposed development and include SuDS (Sustainable Drainage Systems) as a means of attenuation.

SuDS should first be used as a means of attenuating surface water and where this is not sufficient additional arched type attenuation can be used or existing surface water attenuation if there is available capacity in same. Examples of SuDS include:

- Green roof
- Blue roofs
- Permeable paving
- Grasscrete
- Filter Drains
- Channell rills
- Swales
- Tree pits
- And other such SuDS.

2. The applicant is advised that the Planning Authority considers the continued access for the residents and the public from the subject site to the Kiltipper Park as a key consideration in the justification of the increased intensity of use on the site.
To ensure the future viability, the Council seeks the transfer of a small strip of land in the south west of the site at the boundary into Kiltipper Park that accommodates a section of the existing access to ensure the long term viability of the existing walking route through the site.
The applicant is invited to discuss the transfer with the Planning Authority and Public Realm Sections of the Council prior to a further information response.
3. The Planning Authority advises that the Roads Department has recommended refusal of the proposed development. The applicant is requested to provide the following:
 - (a) A robust car parking justification for the subject site, including the existing, in the context of the South Dublin County Development Plan 2016-2022.
 - (b) The applicant is advised that the upgrading of the existing walking route through the site to a walking and cycling route (i.e. a shared route) to facilitate use by cyclists would be a positive sustainable transport development and would reduce demand for car parking. The applicant is requested to include same.
 - (c) Swept-path analysis drawings (AutoTRAK) for emergency service vehicles and refuse collection.
 - (d) Staff & Resident numbers.

d). Revised drawings showing:

- 5% mobility car parking provision
- 10% electric car charging point provision

4. The applicant is requested to consider a natural grass lawn in place of the artificial grass. See below justification for a natural lawn by SDCC public realm as opposed to artificial grass in the courtyard:
 - i. A natural lawn acts as part of the natural landscape, nurturing and sustaining life, absorbing organic material, producing oxygen and helping maintain ground temperature equilibrium.
 - ii. Lawns actually sustain living organisms which help the soil to breathe. As such they are part of the eco-system.
 - iii. Artificial lawns are made from petroleum-based plastic which creates artificial waste in its manufacture.
 - iv. At the end of its 20 year life, artificial lawns cannot be recycled and end up in landfill, this is not sustainable.
 - v. In hot weather, a natural lawn has a cooling effect, the opposite of what happens with artificial grass.
 - vi. Aesthetics is not just about how things look. It is also about how things feel, and harmonising human and natural environments. A natural lawn connects people with the natural environment – something a plastic outdoor carpet cannot do.
5. Given the proximity of the Dodder Valley, a bat survey carried out by a suitably qualified professional is required.

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/0287

Date: 15-Dec-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**