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

Decision Order Number: 1613	Date of Decision: 15-Dec-2021
Register Reference: SD21A/0295	Registration Date: 27-Oct-2021

Applicant:	Newlands Nurseries Ltd.
Development:	916sq.m new canopy overall height 5.8m over existing external retail area to the north of the existing polytunnel structure together with all associated site works.
Location:	Newlands Garden Centre, New Road, Clondalkin, Dublin 22
Application Type:	Permission

Dear Sir /Madam,

With reference to your planning application, received on 27-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. Noting the 'RES' Zoning of the site in the South Dublin County Council Development (2016-2022) with an objective 'To protect and/or improve residential amenity', the planning authority has concerns with regards to the scale of the proposed development, with specific reference to the distance of the 5.8m high structure from existing residential rear amenities (most notably No.s 24, 26 and 28 St Brigid's Road), its location to the south of these properties and the varying levels between the site and the said properties to the north, which may give rise to overshadowing and overbearing appearance, which may be injurious to the amenities of the said properties, from loss of light and a sense of enclosure which may exacerbate by the noise of the extended retail area. The Planning Authority therefore requests the applicant to reconsider the proposed development and submit a revised design and layout demonstrating that the proposed development will mitigate any negative impact on the

residential dwelling to the north and also take into account the Residential Zoning Objective within the SDCC Development Plan (2016-2022) 'To protect and/or improve residential amenity.
In this regard, the proposed structure should be pulled away from the northern boundary of the site by a minimum of 5m. This could be offset by extending the proposed canopy area either to the west or the east (or in both directions). The applicant should exercise caution in proposals to the west due to existence of an 'Existing Surface Water Drainage System' (as noted in drawings) running along the western boundary of the site.

2. The applicant is requested to submit a proposed landscape plan that includes a buffer to the north of the site between the proposed development and the existing adjoining residential properties.

NOTE: The applicant should note that any submission made in repsonse 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/0295

Yours faithfully,

Date: 16-Dec-2021

Brian Connolly
for **Senior Planner**