

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: 1618	Date of Decision: 15-Dec-2021
Register Reference: SDZ21A/0020	Registration Date: 21-Oct-2021

Applicant: Quintain Developments Ireland Limited

Development: Minor amendments to the development permitted under Planning Permission Ref SDZ21A/0007 comprising the following: repositioning of landscaped communal courtyard of Block G from first floor podium level to ground floor level due to removal of podium parking at Level 0, and the consequential relocation of 83 car parking spaces within the Block F multi-storey car park (as permitted under Ref SDZ20A/0008, amended by SDZ20A/0018 and as further amended under a concurrent application under Ref SDZ21A/0017) and to on-street locations immediately adjacent to Block G, all including ancillary site development and landscape works; modification of 174 apartments (74 one-bedroom units, 98 two-bedroom units and 2 three-bedroom units) arising from adjustments to structural grids in Block G consequent to repositioning of the car parking and the landscaped courtyard; adjustments to Block G2 consisting of a minor reduction to the footprint of the Block by 0.6m and the removal of the setback floor on the northern half of the block (level 5), the reduction in height (1 floor) to the northern half of Block G2 (now 5 storey), a minor reduction to the overall provision of residential units from 185 to 184 apartment units, a minor reduction to the overall provision of car parking spaces from 93 to 92 spaces, a minor reduction to the overall provision of bicycle parking spaces from 225 to 224 spaces, the introduction of 9 ground floor units, facilitated by the removal of the podium from the core, the introduction of an additional apartment unit on Level 1, adjustments to the location of the bicycle, plant, and waste stores serving Block G, including the provision of bicycle storage structures in the courtyard; the development now proposed in Block G comprises of 184 apartments in a mix

of 83 one-bedroom units, 99 two-bedroom units, 2 three-bedroom units, in two blocks (Block G1 ranges in height from 4 to 9 storeys and Block G2 ranges in height from 4 to 6 storeys; both including set back floors).

Location: Townlands of Gollierstown, Adamstown, Lucan, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 21-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 notices state that it is proposed to make modifications to 174 apartments (74 one-bedroom units, 98 two-bedroom units and 2 three-bedroom units) arising from adjustments to structural grids in Block G consequent to repositioning of the car parking and the landscaped courtyard, these modifications have not been clearly identified or delineated on the proposed plans, rather a red line has been drawn around the entirety of the two blocks. The applicant is requested to provide as much clarity on significant modifications arising – Specifically, the applicant is requested to clearly delineate on plan the proposed changes at first, fourth and fifth floor levels are requested.
(b) The applicant has submitted a ‘Quality Housing Assessment’ which indicates that all apartments meet the requirements in terms of kitchen/living area, aggregate bedroom area, storage and private amenity. However, this is contrary to drawing ADC-HJL-G-ZZ-DR-A-1950 (Rev P03) Open Space Schedule, which indicates that less than 5sq.m private amenity would be provided in some instances. The applicant is requested to confirm whether the requirements would be met in all instances or whether there would be deviations from this.
(c) Resizing of five apartments proposed at fifth floor level in Block G2 (G2S.501 and G2S.505). The apartment schedule indicates that these meet the minimum aggregate areas and it is apparent that they meet the minimum widths for living areas and bedrooms. Apartment no. 501 is a 1 bed 2 person apartment and 505 is a 2bed 4 person apartment. The applicant is requested to clarify that the bedrooms in these apartments meet the minimum 11.4sq.m requirement for bedroom size (Note: Minimum floor areas exclude built-in storage presses that are contributing to storage space).
(d) The Planning Authority also notes that an additional apartment has been provided at 4th floor. The applicant is requested to clearly identify all additional apartments on the floorplans and elevations.
2. (a) The principle of the design, with no car parking provided along the eastern avenue was permitted in the assessment of SDZ21A/0007 and predicated on the provision of on-site car parking. However, the current proposals provide for car parking off-site (located to the west of the site) with no provision for a set-down/drop-off for those living/accessing Block G2 from the east. The applicant is requested to consider a design solution to provide parallel parking/ a set-down/drop-off along the eastern avenue.
(b) For clarity, the applicant is requested to:
 - (i) Identify areas of parking within Block F for Block G and clarify the quantum of parking for Block

G that is contained with Block F.

(c) The Design Statement states 'Increase in N-S road that runs between Blocks F and G has increased in width relative to the Masterplan scheme (Section 02 Site Strategy of the Design Statement) – Section 2 Site Strategy Block G Site Layout, Point 4. It is not apparent from the submitted layout plans that there is any change between the permitted and proposed layout of the street between Blocks F and G. As a minimum, the proposed layout should indicate compliance with Condition 2 of SDZ21A/0007, which states:

'Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) Revised on-street parking layout for the western street to ensure adequate reversing distance behind the on street car parking spaces.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.'

The applicant is requested to clarify the above issue, submitting a detailed cross section and demonstrating compliance with DMURS so that a full assessment can be carried out.

3. The ground floor layout for the entirety of the Block G tile has been amended substantially. The under-podium car parking has been relocated to an 'off-site' location. An east-west pedestrian access is proposed through Block G1 via an indistinguishable façade, (narrow and located alongside a waste facility). This link will have the important and crucial role acting as the primary link between the relocated car parking proposed in Block F and the heart of the Tile G (Blocks G1 and G2). The Planning Authority has reservations about this aspect of the proposal. This development will look westward for all its functions and needs. Therefore, any proposed east-west link should be expected to clearly demonstrate a safe, highly functional, well overlooked and comfortable pathway for all users in a westerly direction and be highly legible; it is not considered that this is achieved in the current proposals.

The applicant is requested to:

(1) Clearly show, on plan, the pedestrian link between the car parking on the third floor of Block F to various locations within blocks G1 and G2. This plan should show true desire lines for pedestrians (i.e. lines that pedestrians will take and not those they will be corralled to take) for example show desire lines where they would cross the western north-south street once exiting the exit doors from Block F, and overlay these onto 'Junction - Location Plan'. Once the desire lines have been overlayed onto the 'Junction – Location Plan' the Planning Authority request the design team to modify the proposals and layout to incorporate more direct routes to the Block G development from the District Centre in general and the car parking in Block F specifically (with particular reference to the most direct routes to both the entrances at 1) the east-west penetrator in the western block and 2) the south-west entrance. This may require the relocation of pedestrian crossing/significant raised tables/change in street materials or changes in the location of the proposed pedestrian access in Block G1. Of significant concern is the vehicular access to Block F, which appears to be situated at an important movement pathway that links Blocks G with activities associated with the wider District Centre. In this regard, the red line of the boundary as shown in the Site Layout Plan may need to be increased to incorporate these required works.

(2)(a) The east-west penetrator located in the western block (Block G1) connecting the north-south link street into the communal open space should be redesigned to provide greater legibility and should be strengthened to create a more functional through-way. As a minimum the entrance should be significantly widened and should incorporate design features that will make this important connection point more welcoming and legible.

(b) The waste facility room at the east-west penetrator in Block G1 should be significantly redesigned, to provide for a much-widened pedestrian connection or alternatively should be fully relocated.

4. The most northerly located bicycle parking structure (measuring approximately 79.95sq.m) is considered to be substantial and will dominate the northern end of the open/communal space. An alternative location should be sought for this bicycle storage. The applicant should investigate the incorporation of all bicycle storage within the building blocks/built fabric (similar to waste storage) and possibly omit an apartment to accommodate bicycle parking. If this is not possible, the applicant is requested to provide a sustainably 'greened' structure incorporating natural planting and green solutions within the design.
5. (a) Sustainable Drainage Systems (SuDS) are proposed within the central courtyard area on submitted landscaping plans for the development however these features are not shown on submitted surface water drainage plans. The applicant is requested to submit a revised surface water drainage layout drawing showing the inclusion of SuDS on site including within the central courtyard area. The drawing shall demonstrate how all SuDS features are integrated into the surface water drainage network on site.
(b) The applicant is requested to submit cross sectional details of all proposed SuDS features for the development including but not limited to:
 - Permeable pavement
 - Tree pits
 - Swales
 - Rain Gardens
 - Green/Blue roofs(c) There is an opportunity to seek above ground water attenuation and additional SUDS features within the communal space at ground level. The applicant is requested to revisit this aspect and incorporate green infrastructural items that function in conjunction with SUDS.

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: SDZ21A/0020

Date: 16-Dec-2021

Yours faithfully,

Brian Connolly
for Senior Planner