

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Dublin 2**

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

<b>Decision Order Number: 1636</b>	<b>Date of Decision: 16-Dec-2021</b>
<b>Register Reference: SD21A/0290</b>	<b>Registration Date: 22-Oct-2021</b>

**Applicant:** Peter McVerry Trust

**Development:** Demolition of Leabeg, the existing single storey detached dwelling with single storey extensions to the rear including the single storey rear ancillary shed, boiler house shelter and removal of septic tank; existing the Priory building not affected by this application, as per previously granted planning permission SD15A/0202; demolition of ancillary buildings on the Priory site, including the single storey detached rear building, gas boiler enclosure, boundary palisade/timber fences that connect both sites and the removal of septic tank; construction of 10 one bedroom, single storey houses in three blocks consisting of Block A (Gross floor area: 204sq.m), Unit No.1, Unit No.2, Unit No.3, Unit No.4. - Block B (Gross floor area 205sq.m), Unit No.5, Unit No.6, Unit No.7, Unit No.8. Block C (Gross floor area 104sq.m), Unit No.9, Unit No.10; demolition of existing boundary fence and entrance walls along Kiltipper road to both properties; establish a new site entrance with new boundary fences, piers and automatic gates; new pedestrian entrance route with a proposed pathway from entrance to the housing units; construct a new boundary with automatic gates to the current Leabeg site entrance; provision for 10 car parking spaces, including 2 disabled car parking spaces and 2 electric car charging ports; new connected driveway layout, new bicycle stands, new enclosed bin stores, new landscaped gardens and paving areas, covered pergola areas and all ancillary site development works and site services; sites are covered under development plan housing strategy 2022-2028 H1 Objective 3 and housing strategy H1 objective 5 2016-2022.

**Location:** Combined sites of 'The Priory' and 'Leabeg', Kiltipper Road, Old Bawn, Dublin 24

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 22-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) Regarding vehicular access on Kiltipper Road, it is considered that a proposal for a single access from the site, or retention of only the two existing accesses, would be appropriate. The applicant should provide a written rationale for the final proposal regarding vehicular access. The proposal should include sightlines which do not cross neighbouring properties or obstructions within the site. The Roads Department has sought the longer sightlines preferred by 'Transport Infrastructure Ireland'. However, noting that the character of this stretch of road is changing, and will soon accommodate buses, the standard of 65m provided in section 4.4.4 of DMURS may be acceptable. The applicant is requested to provide comments by way of additional information.  
(b) Alternatively, the applicant may wish to consider accessing the site from Elder Heath to the north, and provide revised plans in that regard and include consideration of the impact on open space. This would require also a letter of consent from the owners as that area has not yet been taken in charge.
2. With regard to the provision of pedestrian facilities, it is considered that pedestrian facilities are a necessity where intensification of development is proposed as with the subject application. This stretch of Kiltipper Road does not have footpaths either side of the carriageway. Approx. 100m to the east, a pedestrian crossing has been provided near the entrance to the Elder Heath estate, and a footpath provided on the southern side of Kiltipper Road, albeit behind an existing hedgerow. This brings pedestrians from Elder Heath into the public park. A number of alternative solutions present themselves:
  - A pedestrian crossing to bring residents directly into the public park to connect with the existing footpath;
  - A pedestrian footpath inside the site at its southern boundary to provide footpath here, which would extend eastwards if adjoining sites were developed;
  - Pedestrian access from the rear of the site into Elder Heath; or
  - A combination of the above.The applicant is requested to address the potential alternatives by way of additional information. The applicant is also requested to consult with the Roads and Economic Development regarding the feasibility of locating a pedestrian crossing here and legal consent to provide same as part of the proposed planning application.
3. The Roads Department has sought design changes to ensure that a fire tender can access the rear of the site. In the event of permission being granted, a Fire Safety Certificate will be required. The applicant is requested to comment on this aspect of the proposal. The applicant should show consideration of this by way of additional information and provide revised plans if necessary. If the applicant is of the view that the layout as proposed would received a fire safety certificate, no

alteration to the plans is necessary.

4. (a) The location of the bin store within the site is considered to be detrimental to the residential amenity of unit No. 9. The applicant should attempt to improve this either by relocation of the bin store, relocation of the access doors to the store, or additional screening, or a combination of these measures. This should be addressed by additional information.  
(b) The applicant should also show where waste will be collected from the site and the size of bins to be used.
5. (a) The proposed surface water attenuation of 81m<sup>3</sup> is undersized by approximately a factor of 1.6 for a 1 in 30 year storm event and undersized by approximately a factor of 2.3 for a 1 in 100 storm event. The applicant is requested to submit a revised report showing surface water attenuation calculations for the proposed development. The report should include the site area in hectares and areas of different surface types such as buildings, permeable paving, green areas in m<sup>2</sup> and their respective run off coefficients. Attenuation should be provided by SuDS (Sustainable Drainage Systems) where possible and where this is insufficient then attenuation can be provided by an arched type system. A concrete tank is not acceptable for attenuation due to maintenance issues. Example of SuDS include and not limited to:
  - Green roofs
  - Swales
  - Permeable paving
  - Rain gardens
  - Planter boxes
  - GrasscreteThe report should include details of site specific rainfall data from Met Eireann, SAAR (Standard Annual Average Rainfall) value, Qbar litres/second/hectare and soil value.  
(b) The applicant is requested to submit a drawing showing a revised surface water layout of proposed development. Show the type and size (Capacity in m<sup>3</sup>) of attenuation systems proposed.  
(c) The Environmental Services Department has also recommended the use of water butts.
6. The Bat Assessment Report recommends some mitigation measures which may impact on the design of the scheme. The applicant is requested to illustrate or comment on the implications of the 'Dark Skies' area and lighting requirements recommended in the report.
7. The Architect's Design Statement provides a number of CGI images in section 16. These images show the proposed development from inside the site. It would be useful to view similar images of the development as seen downhill from the Elder Heath estate. The removal of mature trees on the site will impact the landscape character at this site, which in a transitional area between urban South Dublin and the Athgoe and Saggart Hills landscape areas. The applicant is requested to provide relevant images and commentary via additional information.
8. The proposed development includes minimum private amenity space at 5sq.m per unit. It is considered reasonable to reach a compromise regarding amenity standards subject to details in relation to the proposed resident groups and a proposed agreement in relation to restricting the use and future sale. Please note Section 11.3.1 of the County Plan in relation to reduced standards on infill sites for specific groups.

It is considered individual units should at least be provided with defensible privacy strips, either landscaped or fenced amenity spaces, around the outside of the unit on each side. Furthermore, while it is recognised that secure private spaces might not be in the applicant's view the best solution, the provision of low-fenced areas for each block, providing a degree of segregation and a shared amenity space among neighbouring residents, may be a more equitable compromise than to simply provide open and undefined space on all sides of the development. The applicant should consider their approach in this regard and provide a response as additional information.

9. Section 11.3.2(i) Infill Sites of the Development Plan outlines that:  
'Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area.'  
In this context, the demolition of the existing habitable dwelling has not been justified by the applicant. The retention of the existing building and its subdivision into 1-bed units should be considered. The applicant is requested to respond to this via additional information.
10. It is noted that third parties have raised concerns in relation to the hostel use in 'The Priory' house. The most recent permission at the site does not provide for a change of use from dwelling house to hostel, and there is no record of a Section 5 declaration request as to whether such a change of use would be exempted development or not. It should be noted that there is no obligation on the applicant to apply for a Section 5 declaration under the 2000 Planning Act regarding exempted development. The applicant is requested to provide additional information to clarify. The submission should include information on the number of rooms, number of staff, and the capacity of the hostel to aid the assessment of the subject application.

**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/0290

**Date:** 17-Dec-2021

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**