

Decision Order Number: 1357
Date of Decision: 14-Oct-2021
Register Reference: SD21A/0232
Registration Date: 20-Aug-2021
Applicant: Luxcare Limited

This report has been prepared to explain the Project Team's response to the comments recorded in the Decision issued by South Dublin County Council on 14 October 2021 in relation to the planning application reference SD21A/0232 and is intended to accompany the revised documentation listed as relevant to each response which should form part of the planning submission. Where a document is revised as part of this submission, the previous revision of the drawing/report should be discarded.

	SDCC COMMENTS	RESPONSE
1	The SDCC Architectural Conservation Officer requests that the following items be submitted:	
1a	It is considered that a Schedule of Works and Method Statement is required detailing the level of repair, conservation and new elements as part of the proposed works required to ensure the sensitive reuse of the Protected Structure as part of the proposed Care Home. It is proposed to replace the original windows, this is deemed unacceptable and the applicant should be reminded that all original architectural features should be repaired and any replacement of features will have to be justified and replacement 'like with like' will only be acceptable if deemed necessary. The Method Statement should include specifications for all repair and conservation works and any replacement where necessary that is deemed to be completely beyond repair should be clearly provided. Where any replacement features/elements are considered justified, this should be clearly identified and details provided with regard to design, profile and materials.	<p>Due to the unsafe state of the building, access has only recently been available to sections of the interior. A structural survey has been carried out and records that the building is unsafe and that a significant amount of fabric has to be removed including the roof structure. Detailed survey will be carried out to allow the replication of the existing fabric in the new design. The rear portion of the house is not original, is badly affected by water ingress and sit a few steps up from the main floor which cannot be incorporated into the care home function and as such this rear section is replaced with a contemporary extension suitable to the new use. All windows in the retained section will be retained and restored here possible.</p> <p>This detail is recorded in the following Cowal and Holmes Miller documents:</p> <p>Cowal Structural Inspection Report dated 29 November 2021. Holmes Miller Architectural Impact Assessment on Newbrook House dated 10 December 2021.</p>
1b	Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the existing structure will be protected during the proposed site works. A safety statement should be submitted as part of the Method Statement for the Protected Structure. Appropriate measures should be detailed with regard to safeguarding and protection of the Protected Structure and all associated architectural features.	<p>The fabric which can be retained after the necessary structural downtakings are removed will be protected in two ways:</p> <p>A harris fence safe perimeter will be established around the building to keep construction traffic away from the building.</p> <p>A scaffold will be erected prior to downtakings providing a temporary weatherproof cover over the existing building during the construction works.</p> <p>These two features will allow the retention of all fabric not damaged by water ingress and structural failure.</p> <p>This detail is recorded in the following Holmes Miller document:</p> <p>Architectural Impact Assessment on Newbrook House dated 10 December 2021.</p>
1c	(i) Details of the proposed glazed link from Newbrook House (Protected Structure Ref. 300) to the new Care Home building should be provided. Specifications on how the glazed link will be inserted and the required works to the original built fabric of the protected structure at this location should be fully detailed. (ii) Details of the proposed front glazed entrance to Newbrook House (Protected Structure. Ref. 300) should	<p>Detail of the glazed link and entrance lobby structure are described on Holmes Miller drawings and the images included within the report noted below</p> <p>Architectural Impact Assessment on Newbrook House dated 10 December 2021.</p>

	be provided along with specifications for this element and its insertion and the required work to the original built fabric at this location in detailing minimal intervention and justification for the insertion of this new element and design ethos to support same. It is considered that not enough detail has been provided for the two proposed new elements above. Detailed drawings showing how these elements will be inserted and abut the original fabric have not been provided along with specifications for the fixings and materials etc. All new works that directly impact on the original built fabric of the Protected Structure needs to be detailed and provided as part of a Schedule of Works and Method Statement along with design detail (including drawings and images) to include all new openings and new additions.	Drawing Number	Description
		4801-HML-ZZ-DR-A-10013-P02	Proposed floor plans and Elevations of Newbrook House
		4801-HML-ZZ-XX-DR-A-22001-P01	Wall connection detail to existing building.
		4801-HML-ZZ-XX-DR-A-22002-P01 - Roof	Roof connection detail to existing building.
1d	As part of the overall design rationale details should include an Architectural Impact Assessment in identifying the overall visual and physical impacts on the Protected Structure (Newbrook House). It is considered that an Architectural Impact Assessment should be provided assessing the overall impacts of the proposed development within the curtilage of the Protected Structure and in particular assessing how the new elements which impact directly on the original built fabric will be carried adhering to minimal intervention and best conservation and design practice.	An Architectural Impact Assessment has been prepared as below	
		Architectural Impact Assessment on Newbrook House dated 10 December 2021.	
1e	A photomontage should be included showing the front elevation and front site of the protected structure alongside the proposed new development. In particular the area where the Protected Structure links to the new build. A full front elevation image is required to show the Protected Structure in context with the overall development and proposed new landscaping and front entrance.	This photomontage is included within the Holmes Miller report noted below. The front elevation of Newbrook House is shown in context on the drawing noted below.	
		Architectural Impact Assessment on Newbrook House dated 10 December 2021.	
		Drawing Number	Description
		4801-HML-ZZ-ZZ-DR-A-10125 - P01	Taylor's Lane contextual elevation
1f	A floor plan of what is proposed to the first floor of Newbrook House.	The proposed floor plans of Newbrook House are shown on Holmes Miller drawing noted below	
		4801-HML-ZZ-ZZ-DR-A-10012-P01	Existing floor plans and Elevations of Newbrook House
		4801-HML-ZZ-ZZ-DR-A-10013-P02	Proposed floor plans and Elevations of Newbrook House
2	The applicant is advised that the SDCC Roads Department has serious reservations about traffic safety on Taylors Lane by reason of the provision of two entrances. The Roads Section recommends that one vehicular access be provided and requests the omission of the access at Circle K. It is the view of the Planning Department that the applicant be afforded the opportunity to address the concerns and demonstrate, if possible, that the two entrance approach will not create a traffic hazard.	The following Aecom document demonstrates the safe access at the north east corner of the site:	
		Rathfarnham Care Home Transportation Addendum	
3	The Planning Authority has concerns regarding the design of the proposed nursing home. In this regard the applicant is requested to submit the following information:		

<p>3a</p>	<p>The CGIs provided as part of the application are not considered sufficient to analyse the full visual impact of the proposal on the surrounding environment. There would also be part of a gable end of the rear element of the building facing Taylor's Lane, which is not desirable. The applicant is requested to submit additional CGIs taken further back from the site on Taylor's Lane. A contextual elevational drawing of the site along Taylor's Lane should also be submitted. The applicant is also requested to revise the proposed front building line, boundary position and design of the proposal facing Taylor's Lane (to address the gable end) in order to provide an increased public footpath of c2m and to reduce the visual prominence of the front of the building.</p>	<p>The Taylor's Lane frontage has been re-designed in accordance with these comments. This includes the move of the building 1m to the south, away from Taylor's Lane. The north east gable has been rotated away from the road. The increase of the pavement to 2m, the reduction in the projected bays at the north elevation. Increased planting along the street-front</p> <table border="1" data-bbox="802 387 1463 824"> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10100-P02</td> <td>Proposed Site Plan</td> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10218-P01</td> <td>Proposed Taylor's Lane Elevation</td> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10505-P01</td> <td>Proposed CGI Looking East along Taylors Lane</td> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10504-P01</td> <td>Proposed CGI Looking West along Taylors Lane</td> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10503-P01</td> <td>Proposed CGI Looking South East</td> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10500-P02</td> <td>Proposed CGI Looking East</td> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10501-P02</td> <td>Proposed CGI Looking West</td> </tr> </table>	4801-HML-ZZ-ZZ-DR-A-10100-P02	Proposed Site Plan	4801-HML-ZZ-ZZ-DR-A-10218-P01	Proposed Taylor's Lane Elevation	4801-HML-ZZ-ZZ-DR-A-10505-P01	Proposed CGI Looking East along Taylors Lane	4801-HML-ZZ-ZZ-DR-A-10504-P01	Proposed CGI Looking West along Taylors Lane	4801-HML-ZZ-ZZ-DR-A-10503-P01	Proposed CGI Looking South East	4801-HML-ZZ-ZZ-DR-A-10500-P02	Proposed CGI Looking East	4801-HML-ZZ-ZZ-DR-A-10501-P02	Proposed CGI Looking West
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<p>3b</p>	<p>The development description states that there would be facilities open to the public such as hair salon, function suite and cinema. The proposed 24 sq.m cinema is located within the Level 0 of the proposed nursing home and the approx. 79.4sq.m dining/function suite would be at ground floor. It appears that if these uses were to be open to the public the only access is internally within the nursing home. The Planning Authority has concerns in regard to the accessibility of these uses. Within Newbrook House would be an approx. 35.7sq.m hair salon. The applicant is requested to clarify whether these uses are open to the public and if so how they would appropriately operate. The longevity of the uses within Newbrook House should be ensured as much as possible to promote its active reuse. Depending on the openness of the proposed uses to the public the applicant is requested to address car and bicycle parking provision for these as appropriate.</p>	<p>The operation of these facilities is described in the Applicant's letter as below. They are not open to the public and so no parking or cycle provision is required.</p> <p>Morrison Care Group Letter dated 30 November 2021.</p>														
<p>3c</p>	<p>The applicant is requested to confirm if the proposed areas of the nursing home comply with the relevant space requirements in regard to nursing homes.</p>	<p>The applicant can confirm that the proposed areas of the nursing home comply with the relevant space requirements in regard to nursing homes, particularly 'Relevant Standards National Standards for Residential Care Settings for Older People in Ireland' (2016) For example the following areas have been provided:</p> <table border="1" data-bbox="802 1503 1463 1648"> <tr> <th colspan="2">Bedrooms</th> </tr> <tr> <td>Area Required</td> <td>Area Provided</td> </tr> <tr> <td>12.5sqm</td> <td>Min 16.1sqm</td> </tr> <tr> <th colspan="2">Communal Area</th> </tr> <tr> <td>4 sqm per resident</td> <td>7.7sqm</td> </tr> </table>	Bedrooms		Area Required	Area Provided	12.5sqm	Min 16.1sqm	Communal Area		4 sqm per resident	7.7sqm				
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<p>4</p>	<p>The Planning Authority requests the following information in regard to the proposed five dwellings onsite:</p>															
<p>4a</p>	<p>There would be a blank side elevation facing nursing home. This is not considered visually acceptable and dual frontage should be provided for given its visibility within the site. The applicant is requested to submit revised drawings showing a redesign of this elevation to improve its visual impact.</p>	<p>The housing terrace has been reduced to four units and rotated 90 degrees such that the main frontage of the house (with windows) faces the Care Home. These alterations are shown on the following documents:</p> <table border="1" data-bbox="802 1850 1463 2110"> <tr> <th>Drawing Number</th> <th>Description</th> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10100-P02</td> <td>Proposed site Plan</td> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10205-P03</td> <td>Proposed House Plans</td> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10212-P02</td> <td>Proposed West Elevation</td> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10212-P02</td> <td>Proposed East Elevation</td> </tr> </table>	Drawing Number	Description	4801-HML-ZZ-ZZ-DR-A-10100-P02	Proposed site Plan	4801-HML-ZZ-ZZ-DR-A-10205-P03	Proposed House Plans	4801-HML-ZZ-ZZ-DR-A-10212-P02	Proposed West Elevation	4801-HML-ZZ-ZZ-DR-A-10212-P02	Proposed East Elevation				
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		4801-HML-ZZ-ZZ-DR-A-10210-P02	Proposed North Elevation
		4801-HML-ZZ-ZZ-DR-A-10211-P02	Proposed South Elevation
		4801-HML-ZZ-ZZ-DR-A-10502-P02	Proposed CGI Looking South East
4b	Further information is required in regard to the size of the rear gardens, boundary treatments between these and whether sufficient internal storage can be provided. A schedule demonstrating compliance with the standards of the County Development Plan shall be submitted.	All gardens are designed to be above minimum size. The garden area and boundary treatments are shown on the proposed site plan. The internal areas are shown on the house plans. As below:	
		Drawing Number	Description
		4801-HML-ZZ-ZZ-DR-A-10100-P02	Proposed site Plan
		4801-HML-ZZ-ZZ-DR-A-10205-P03	Proposed House Plans
4c	A greater setback distance between the proposed dwellings and existing dwellings at Palmer Park is required in compliance with the County Development Plan. The proposed dwellings would have two storeys with front and rear dormer projections at second floor level. A minimum separation distance of 22 m is therefore requested.	This rotation of the houses, as recorded above, removes this setback requirement (there are no buildings with windows facing in from the east neighbouring land).	
4d	It is not clear if the proposed dwellings would be associated with the nursing home in any way. The applicant is requested to clarify this and the proposed tenure for the houses. Depending on how the proposed dwellings relate to the nursing home further information is required on how the two uses would interface on the site. It should be clarified what access those living in or visiting the dwellings would have to the remainder of the site, in particular amenity areas.	The connection between the houses and the care home is clarified in the following Applicant's letter:	
		Morrison Care Group Letter dated 30 November 2021.	
5	The applicant is requested to submit:		
5a	cross sections to include the adjoining dwellings to the north, south and west. The cross sections should outline the existing ground levels on adjacent property and show the proposed and existing levels for the subject site.	This information is shown in the following Holmes Miller drawings:	
		Drawing Number	Description
		4801-HML-ZZ-ZZ-DR-A-10125	Contextual Sections
5b	a more comprehensive site layout plan that fully shows the adjacent dwellings on all sides. The site plan should detail the separation distances of the proposed development from the existing buildings.	This detail is recorded in the following Holmes Miller document:	
		Drawing Number	Description
		4801-HML-ZZ-ZZ-DR-A-10100-P02	Proposed Site Plan
6	The applicant is requested to submit a revised landscape plan and proposal that includes the following:	The revised TGP landscape plan has been submitted as follows:	
		The landscape layout has been updated to accord with changes made to the proposed levels and topography located within the southern end of the site, along with changes to the building layout and parking bays.	
		The southern space in particular has been overhauled to accord with the new swale design and amendments to levels found along the southern boundary of the site. The planting schedules and layouts have been amended to work alongside these levels. A fence is proposed to demarcate the public amenity space from the wider garden area.	
		Drawing Number	Description
		2045 L01	Proposed Landscape Plan
		2045 L02	Courtyard Design
		2045 L04	Boundary Planting
		2045 L05	Courtyard Scheme
		2045 L07	Southern Space

		2045 L08	Eastern Housing Area
6a	A provision of 10% public open space on the site. The accessibility of open spaces should be clearly identified in terms of private, semi-private or public.	Public open space is provided at the south west corner and south west of the housing. Other open space is private to either the care home or the housing. Please refer to the drawing noted below for details.	
		Drawing Number	Description
		4801-HML-ZZ-ZZ-DR-A-10300-P01	Proposed Open Space
6b	The landscape plan should be revised to reflect the recommendations and mitigation measures of the Bat Survey report and Ecological Impact Assessment, particularly in regard to the retention of mature trees along the southern boundary for foraging bats. A tree survey and arboricultural impact assessment should be submitted and any recommendations from this assessment incorporated in the proposals. a more comprehensive site layout plan that fully shows the adjacent dwellings on all sides. The site plan should detail the separation distances of the proposed development from the existing buildings.	The revised TGP landscape plan has been updated to show this information: Due to the accommodation of the new swale, along with the placement of a 1800mm wide path running through the public space, there was a need to remove 3no. trees, namely 0592, 0593 and 0594. These trees were identified within the tree survey as having conditional issues, with offsetting for their removal occurring in the placement of new trees throughout the site. Dwg. 2045 L09 outlines the intention to retain 3no. trees in close proximity to the proposed swale, along with retaining the group of 7no. trees located along the southern boundary.	
		Drawing Number	Description
		2045 L01 2045 L06 2045 L09	Proposed Landscape Plan
6c	A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. The applicant shall demonstrate through information and a drawing how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.	This detail is recorded in the following Cowal document: Drawing Number 21-3406-C-004 Proposed Overland Flow Layout 21-34-6-C-020 Proposed External Levels Layout 21-34-C-031 Existing Underground Drainage Remediation Layout 21-34-C-032 Proposed Underground Drainage Layout	
6b	The landscape plan should be revised to reflect the recommendations and mitigation measures of the Bat Survey report and Ecological Impact Assessment, particularly in regard to the retention of mature trees along the southern boundary for foraging bats. A tree survey and arboricultural impact assessment should be submitted and any recommendations from this assessment incorporated in the proposals. a more comprehensive site layout plan that fully shows the adjacent dwellings on all sides. The site plan should detail the separation distances of the proposed development from the existing buildings.	The revised landscape plan has been updated to show this information as shown in the following TGP document: Drawing Number	
		2045 L01	Proposed Landscape Plan
7	The SDCC Roads Department requests the following items:		
7a	The applicant shall submit a revised layout, showing a detailed design of the vehicular access points at north western corner of the site onto 'Taylor's Lane' road, including a swept path analysis showing how Emergency Vehicles can access egress the proposed site from the main road.	This revised layout is shown on the following Cowal drawings: 21-3406-C-010 Proposed General Arrangement Layout 21-3406-C-020 Proposed External Layout Levels 21-3406-C-SK-050 Proposed Autorack Layout Emergency Vehicle 21-3406-C-SK-051 Proposed Autorack Layout Refuse Vehicle	
7b	The applicant is advised that the Planning Authority considers there is scope to increase the carparking to provide a total of up to 35 car parking spaces to cater for visitor, staff, residential homes parking requirements. (Note: 25 car parking spaces for care home and 10 car parking spaces for residential houses).	The Aecom document below demonstrates that the proposed layout showing an increase to 20 parking spaces for the Care Home and 8 additional spaces for the houses. Rathfarnham Care Home Transportation Addendum	

7c	The applicant shall submit a revised layout showing a redesign for the north western vehicular access as main access to the proposed development, the proposed design shall incorporate visibilities splay in both directions, and removal/relocating of the utility pole away from the access to a suitable location. The redesigned access shall incorporate a continuous pedestrian footpath along the frontage that connects the neighbouring footpaths.	<p>This revised layout is shown on the following Cowal drawings:</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>21-3406-C-010</td> <td>Proposed General Arrangement Layout</td> </tr> <tr> <td>21-3406-C-SK-050</td> <td>Proposed Autorack Layout</td> </tr> <tr> <td></td> <td>Emergency Vehicle</td> </tr> <tr> <td>21-3406-C-SK-051</td> <td>Proposed Autorack Layout Refuse Vehicle</td> </tr> </tbody> </table>	Drawing Number	Description	21-3406-C-010	Proposed General Arrangement Layout	21-3406-C-SK-050	Proposed Autorack Layout		Emergency Vehicle	21-3406-C-SK-051	Proposed Autorack Layout Refuse Vehicle		
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7d	The applicant shall provide information with regards to their proposed bin/waste collection arrangement and bin storage and collection locations, including auto track analysis showing how bin truck can access and egress the site safely.	<p>The refuse is collected inside the refuse store, in the lower ground floor of the south wing of the building, which accesses out to the central courtyard. A parking layby is created at the eastern access road for the Council refuse truck to park. The bins are taken from the refuse store up 1:15, 1600mm wide ramps to the parking layby. A turning head is created at the access road to the housing to allow the truck to turn and drive forward out of the site. This detail is recorded in the following drawings.</p> <p>Cowal</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>21-3406-C-010</td> <td>Proposed General Arrangement Layout</td> </tr> <tr> <td>21-3406-C-SK-051</td> <td>Proposed Autorack Layout Refuse Vehicle</td> </tr> </tbody> </table> <p>Holmes Miller</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10100-P03</td> <td>Proposed Site Layout</td> </tr> <tr> <td>4801-HML-ZZ-00-DR-A-10105-P02</td> <td>Proposed Lower Ground Floor Plan</td> </tr> </tbody> </table>	Drawing Number	Description	21-3406-C-010	Proposed General Arrangement Layout	21-3406-C-SK-051	Proposed Autorack Layout Refuse Vehicle	Drawing Number	Description	4801-HML-ZZ-ZZ-DR-A-10100-P03	Proposed Site Layout	4801-HML-ZZ-00-DR-A-10105-P02	Proposed Lower Ground Floor Plan
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7e	The applicant shall submit revised layout showing covered/sheltered surface bicycle parking spaces. Any shelter structure to the bicycle parking spaces located to the front of Newbrook House should have full cognisance of any impact on the Protected Structure. Any changes to vehicular accesses should consider access to internal bicycle storage.	<p>The bicycle shelter has been moved to sit against the boundary wall, away from Newbrook House. This detail is recorded in the following Holmes Miller drawings:</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10100-P03</td> <td>Proposed Site Layout</td> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10130-P01</td> <td>Proposed Bicycle Parking</td> </tr> </tbody> </table>	Drawing Number	Description	4801-HML-ZZ-ZZ-DR-A-10100-P03	Proposed Site Layout	4801-HML-ZZ-ZZ-DR-A-10130-P01	Proposed Bicycle Parking						
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7f	The applicant shall submit detailed retaining walls designs for the proposed development.	<p>This detail is recorded in the following Cowal drawings:</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>21-3406-C-010</td> <td>Proposed General Arrangement Layout</td> </tr> <tr> <td>21-3406-S-01</td> <td>Proposed Retaining Wall Detail Drawing</td> </tr> </tbody> </table>	Drawing Number	Description	21-3406-C-010	Proposed General Arrangement Layout	21-3406-S-01	Proposed Retaining Wall Detail Drawing						
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8	Insufficient information has been provided in regard to the proposed watercourse (mill race) running through the site. The SDCC Water Services section requests the following further information:	The alignment of the Mill Race has been reprofiled to a drainage swale in accordance with the revised flood risk assessment.												
8a	It is unclear what quantities of water flow through Mill Race passing through Site. The applicant is requested to submit a report showing a hydrological assessment and flow details in dry and wet periods for the site Mill Race.	<p>There is no flow through the Mill Race with the route having been historically cut off west of the site. The Technical Note prepared by IE Consulting provides a detailed response.</p> <p>IE Technical Note</p>												
8b	A drawing showing what areas upstream of site are draining to existing Mill Race passing through site.	<p>This information is recorded in The Technical Note prepared by IE Consulting</p> <p>IE Technical Note</p>												
8c	Detail demonstrating that the proposed channel diverting mill race would have a setback distance of 10m from proposed development to edge of channel. Proposed culvert setback distance would require a 6m setback distance from outside diameter of 1m diameter culvert to proposed development.	<p>There is no need for a "channel" as there is no flow in the Mill Race and so no need for any set back. The drain pipe is now reduced to catching overland flow and is 300mm diameter. This pipe is kept at least 3m from the building perimeter. The revised drainage is shown on Cowal Drawing.</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Description</th> </tr> </thead> </table>	Drawing Number	Description										
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		21-3406-C-032	Proposed Underground Drainage Layout
8d	Right angle bends of diverted surface water channel removed and replaced with 45 degree bends.	This detail has been incorporated into the revised design and is shown on the following Cowal document:	
		Drawing Number	Description
		21-3406-C-032	Proposed Underground Drainage Layout
8e	A report showing surface water attenuation calculations for proposed development. The report should show: The surface water attenuation required in m3 The surface water attenuation provided in m3 The site area in Ha or m2 The area in m2 of each surface type such as buildings, green roofs if any, roads pathways, permeable paving, green areas and their respective run off coefficients. Qbar rate in litres/ second for the site.	These calculations are shown in the following Cowal document:	
		Drawing/Document Number	Description
		21-3406-C-03 21-3406-C-04	Existing overland Flows Proposed overland Flows
8f	drawing showing a cross section of area between proposed building and proposed surface water channel.	This detail is recorded in the following Cowal drawing:	
		Drawing Number	Description
		21-3406-C-032	Proposed Underground Drainage Layout Swale now being used as no requirement for a drainage channel
8g	drawing showing the location of surface water attenuation systems and their surface water attenuation capacity in m3.	This detail is recorded in the following Cowal drawing:	
		Drawing Number	Description
		21-3406-C-032	Proposed Underground Drainage Layout
9	The applicant is requested to submit a pre-connection enquiry with Irish Water in regard to water supply and foul water connections. The applicant is requested to obtain and submit a letter of confirmation of feasibility from Irish Water for the proposed deveopment.	This confirmation is recorded in the following document: Irish Water letter dated 17 August 2021	
10	The ownership of the subject site has been queried. A letter of consent was submitted with the application. However, the applicant is requested to clarify the ownership of the site and consent to submit the application. It is noted that, in any event, under Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.	The ownership of the site is clarified in the following documents: Morrison Care Group Letter dated 30 November 2021. Attached Holmes O'Malley Sexton LLP letter dated 4 November 2021.	
11	The existing buildings on the site, aside from Newbrook House, are proposed for demolition. Plans and elevations of these buildings have not been provided. The development description does not specify the demolition of the existing buildings. The applicant is requested to revise and advertise statutory notices to include the demolition of buildings. Floor plans and elevational drawings of the existing buildings for demolition are requested.	These structures are not proper buildings and are partial constructions of basic blockwork. They are described in photographs in the following Cowal report: Structural Inspection Report dated 29 November 2021.	

