



Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

ADDITIONAL INFORMATION FOR APPLICATION SD21A/0295

Planning application for permission for a 916m² 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; all at Newlands Garden Centre, New Road, Dublin 22 D22 PK06.

Dear Sirs,

I write further to your Additional Information request dated 16th December 2021 for the above application.

There were two items raised in your request

1. *The proximity of the proposed canopy to the adjoining neighbours – in particular nos 24, 26 and 28 St Brigid's Road.*

Response – The canopy has been pulled back away from the boundary so that it is now 9.960m from the boundary. The last bay has been removed and an additional bay has been added to the western side of the proposed canopy. The canopy is of modular construction and as such the extent of its reduction is limited by the standard bay sizes. This cut back provides a distance of over 16m from the ground floor and over 18m from first floor away from the residential properties along St Brigid's Road. Whilst there seems to be little guidance in respect of distance related to habitable rooms to a blank gable within the Development plan – in other jurisdictions it is set at between 12-16m depending on the local authority. It is considered that the proposed distance from the boundary does not now form any overbearing or overshadowing of the adjoining residential properties. Note that the extension of the canopy to the west will not impact on the existing surface water drainage in that area.

2. *Submit a landscape plan which will form a buffer between the proposed development and the existing adjoining residential properties.*

Response – It is assumed that the proposed buffer is required to soften the visual impact of the proposed canopy as any low level buffer cannot be seen by the adjoining neighbours. It is proposed to provide approx 3m high planting along the boundary with a mixture of different plants. The proposed solution needs to take into account that the planting along that boundary may block the sun as the residential gardens face south and that any substantive planting has its root system contained to avoid root damage to adjoining garden walls and drainage.

A mix of 3m high *Carpinus Betulus Pyramidalis* set in planters will form a leafy focus along the buffer's length. Also its is slowing growing and won't provide overshadow the gardens. This is punctuated by *Quercus Ilex Espalier* (Evergreen Oak) which will provide a 1.2 x 1.2m frame on top of a 1.6m high trunk set in a planter providing leafy squares which are not so dense and will allow dappled sunlight through into the gardens beyond whilst screening parts of the canopy. The spaces in between are to be filled with 3m high bamboo which if properly maintained – regularly thinned out - will provide a leafy screen which is not so dense as to provide a sun block. These also have a light root system.

The mixing of indigenous plants – hornbeam and oak - with the bamboo will give initial screening

with the bamboo whilst the indigenous slower growing trees mature.

We enclose 6 no copies of the following drawings in support of this application.

522-A-0001-PB Site plans

522-A-1002-PB Floor plans

522-A-2004-PA Landscaping details

I trust that these responses satisfies your queries and the application will be looked upon favourably however should you have any further queries please contact me.

Yours faithfully



T J Chapman MRIAI
Registered Architect
Director
Tim Chapman : architects
M Devitt - Newlands Nurseries