
PROJECT: The Finches Development

FILE REF.: 9816_03_2311

CLIENT: Old Nangor Road Ltd.

DATE: 04/02/2022

RFI Response Document

Below are our comments/response to items raised in request for Further Information regarding Planning Ref: SD21A/0216

Further information items listed by SDCC in GREY and Italic

Our comments are highlighted in **BLACK**



Item 1

1. The Planning Authority has concerns in regard to the potential impact of the proposed development on existing residential development. This is particularly in regard to the impact on the three-storey building, Chaplain's Court, located immediately to the south and the three storey building, Chaplain's Place, located to the east. The proposed development is adjoining or located approx. 8.0 m from these buildings. Based on a planning history search of these neighbouring buildings they have windows on the upper floor levels to habitable rooms in apartments. Having regard to this the applicant is requested to submit the following:

(a) Given the proximity of the proposed development to the neighbouring building to the east, Chaplain's Place, the Planning Authority has concerns in regard to overlooking from the proposed apartments at the first and second floors and the eastern roof terrace at third floor level. Further information and a revised proposal should be submitted to address these concerns. At the third-floor

roof terrace screening across the full width of its eastern elevation should be provided. This could include the use of planting. The applicant is requested to liaise with the Parks and Public Realm Department prior to responding to this AI request.

Architects Response:

The windows in the eastern gable of the proposed development have been inserted after discussions with the Planning Department at our pre planning meeting to provide passive policing of the street below. These windows only serve kitchens and bathrooms, windows can be obscured or removed as a condition. However, it should be noted the upper floors of the western end of Chaplain's Place facing our proposed development are no longer residential.

The overlooking issue on the eastern elevation from the 3rd floor roof terrace has been dealt with by providing perimeter planting in raised planters in front of a 1500mm high glazed safety screen which keeps residence back from the roof edge, mitigating overlooking of neighbouring properties. We hope this is satisfactory but if there is continued concern about overlooking the glazed safety screen can be made of obscured glass.

See attached Landscape proposal prepared by Ronan MacDiarmada +Associates Ltd.

(b) Further detail on what the proposed 'open yard' in the south of the proposed development is intended to be used for. This yard is located directly under windows to habitable rooms on the adjoining building and so any potential nuisances related to the intended use of the yard should be addressed.

The open yard in the south will be used as bin storage for the Public House and we have revised our drawings to show it roofed in to mitigate any possible future disturbances. There will be no access to this roof from the adjoining courtyard.

Item 2

The Planning Authority has concerns in regard to daylight and sunlight access to the proposed development. (a) There are a number of north facing single aspect apartments and long corridors with no natural light. (b) The proposed communal area in the south at first floor would be located between the proposed building and the neighbouring Chaplain's Court. There are also concerns in regard to the impact the proposed development could have in terms of overshadowing the neighbouring buildings, particularly habitable windows on Chaplain's Place to the east. The applicant is requested to submit a report analysing the daylight and sunlight access to the proposed development. This report should also provide analysis of the shadowing impact of the proposed development on neighbouring buildings. Any recommendations from this analysis should be implemented and a revised proposal with a full set of revised drawings submitted.

- (a) The Scheme is designed to respond to the location of the site on an important corner in the neighbourhood centre of Neilstown by maintaining the building line of the adjacent buildings. As it a corner development with 2 street fronts, this has resulted in a number of north facing single aspect units which have been mitigated with corner windows to the main kitchen/dining/living rooms to provide a western aspect to catch the afternoon sunlight. We have updated the corner entrance lobby and stairwell to give improved natural light to the ground floor common areas. The additional glazing of the stairwell and the relocation of the lift shaft also gives improved natural light to the upper floor corridors. Glazing has also been added to the second escape stairs, which will provide natural light at the end of the corridors through internal fire glazed doors to the stairwell.

(B) Our apartment scheme is North of Chaplain's Court. This negates any adverse over shadowing to Chaplain's Court. The massing of building, steps down from a four storey building to a three building where it meets the neighbouring three storey buildings to further reduce any incidence of overshadowing and to tie in with the streetscape architecturally.

See accompanying Shadow Analysis by (IES) Integrated Environmental Solutions Ltd.

ITEM 3

The Planning Authority requires further information in regard to the standard of accommodation to be provided for future occupiers of the proposed development. The applicant is therefore requested to submit the following information:

(a) The entrance to the apartments is adjacent to the proposed public house entrance, which is not considered appropriate. The apartment entrance is also overly narrow, concealed and is not of a significant design. The Planning Authority recognises that the location of the site at the important roundabout nodal point would require a more substantial design feature, which a redesigned entrance could deliver. In this regards the applicant is requested to submit a full redesign of the north-western corner of the development to provide for a more substantial and welcoming entrance to the apartments. This revised feature should be provided with ample natural light, which should also contribute to the lighting of the internal corridors.

We have updated the north-western corner in response to this request. We have reduced apartment 1 from a 2 bed apartment to a 1 bed apartment. This has allowed us to enlarge the entrance lobby and relocate the entrance doorway away from the Public House on Neilstown Road and over onto Collinstown Road. The stairwell has now been fully glazed which will form a striking architectural feature, addressing the corner of the site to the roundabout. The extent of glazing to the stairwell and the relocation of the lift shaft will enhance the entrance lobby and will provide natural light into the ground floor common areas and upper floor corridors.

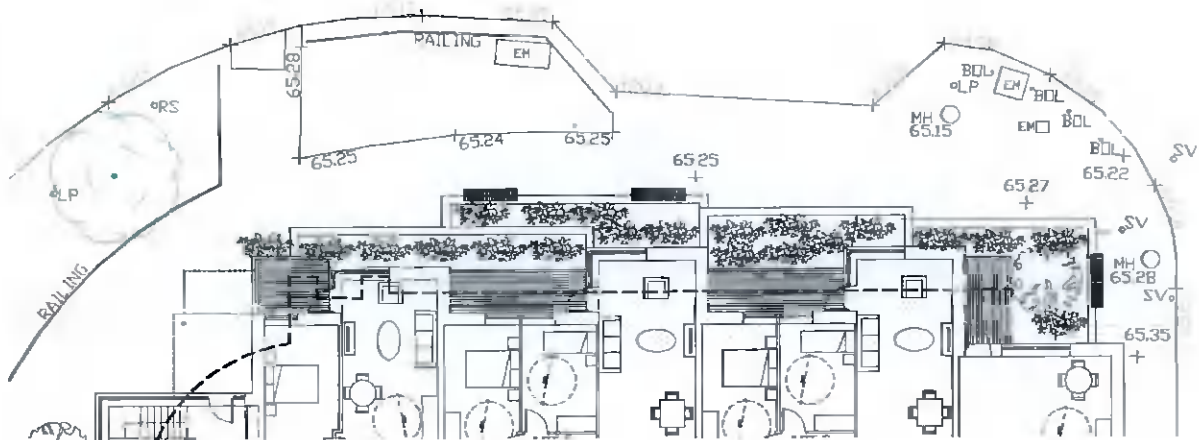


(b) The applicant is requested to investigate the use of own door apartments or a commercial use at the ground floor of the proposed development. This would align with Council policy and help enhance the public realm by bringing more active uses to the ground floor, particularly along the Collinstown Road frontage.

We have looked into the use of own door apartments and have explored the commercial viability of retail use at the ground floor of the proposed development.

Own door apartments would break up our proposed streetscape by creating further private space. This would detract from the public realm created by the current proposal for public seating and planting.

The existing Public House has been accounted for by providing a more contemporary neighbourhood Bistro within the development fronting Neilstown Road. The existing retail both on Collinstown Road and Neilstown Road provide enough commercial units for a typical neighbourhood centre. Therefore, it is considered that additional commercial units would not be viable to Collinstown Road.



However, we feel the enhanced entrance now dominates the corner of Neilstown Road and Collinstown Road and provides the desired architectural enhancement of the public realm at this point. The project now provides at street level an improved hospitality facility fronting Neilstown Road, an attractive corner feature and enhanced public realm fronting Collinstown Road.



(d) An acoustic assessment undertaken by a suitably qualified acoustic consultant describing and assessing the potential noise impact of the public house aspect of the proposed development on the apartments above and adjacent. The applicant should also confirm that patrons of the public house would not have access to the communal spaces of the apartment development.

The attached Acoustic Assessment by Searson Associates provides recommendations and requirements to ensure the compatibility of the proposed public house within the proposed residential development. Should South Dublin County Council look favourably towards this application, these recommendations should be incorporated as conditions.

We can confirm that patrons of the public house will not have access to the communal spaces of the apartment development. The communal spaces of the apartment development are only accessible from the stairwells within the apartment development. Access to apartment development will be only accessible to residents (via key access / pin access etc). Note the separated entrances on ground floor plan for the public house and for the apartment development.

The rear doors to the public House are only for the use of public house staff.

(e) A statement outlining recommended acoustic control measures that should be incorporated into the design and construction of the proposed residential units and/or public house to ensure the use will not create adverse noise impacts on the occupiers of the apartments.

The attached Acoustic Assessment by Searson Associates provides recommendations and requirements to ensure the use of the public house will not create adverse noise impact on the occupiers of the apartments. Should South Dublin County Council look favourably towards this application, these recommendations should be incorporated as conditions.

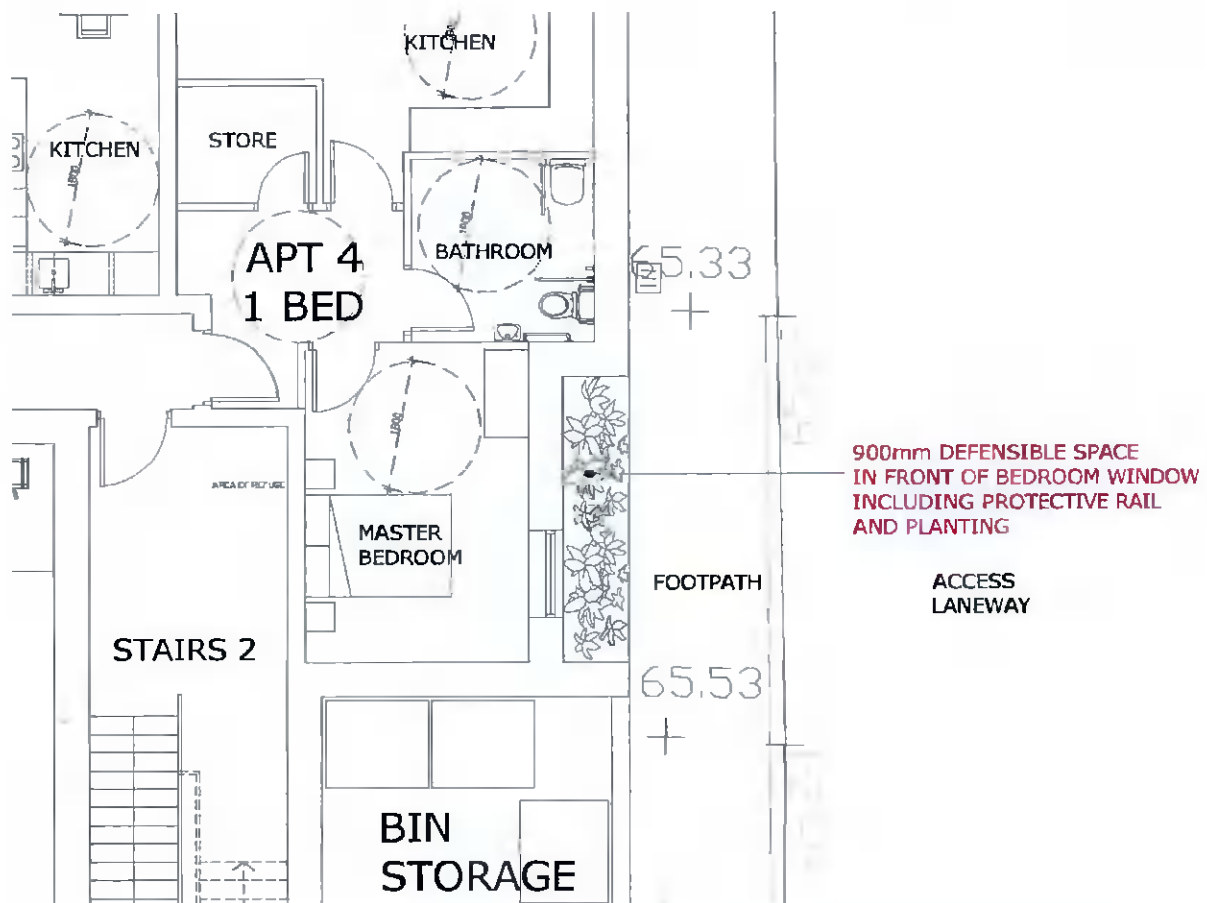
(f) It is not clear whether the proposed bin store is for the apartments or the public house or both. The applicant is requested to clarify this and submit detail confirming sufficient bin store can be provided for both uses.

Separate bin store for public house is to be in the open yard to the south with access to the ground level carpark. The open yard is also to be roofed over. See revised drawings.

(g) The Planning Authority is concerned that the construction of the eastern building facade of the three-storey element up to the boundary with the access laneway, which is provided with a narrow footpath, rising and dropping (on the western side of the laneway) and with no pathway (on the eastern side of the laneway) would represent substandard design/development, especially considering the location of a ground floor bedroom at this location (Apartment No. 4).

The applicant is requested to submit a full redesign of the development at this location to 1) increase the size of the footpath and 2) to provide a minimum of 0.9m privacy strip/defensible space between the footpath and the eastern façade. 3) provide windows open to increase natural light to the internal corridors.

The existing ramp and railing on the western footpath which currently acts as a ramp for the existing emergency exit to the existing public house and reduces to 1700mm is no longer needed and will be removed. The existing public footpath is 2m wide and now will be level with the proposed development. 2m's wide is more than enough space further to the requirements of TGD M 2010 and would be adequate as a public footpath, especially in a low vehicular and pedestrian trafficked area.



In response to giving a defensive space to the bedroom of Apartment No. 4 we have updated our drawing to show a 900mm setback for the bedroom. This will be further secured with a protective railing and some planting at the edge of footpath.

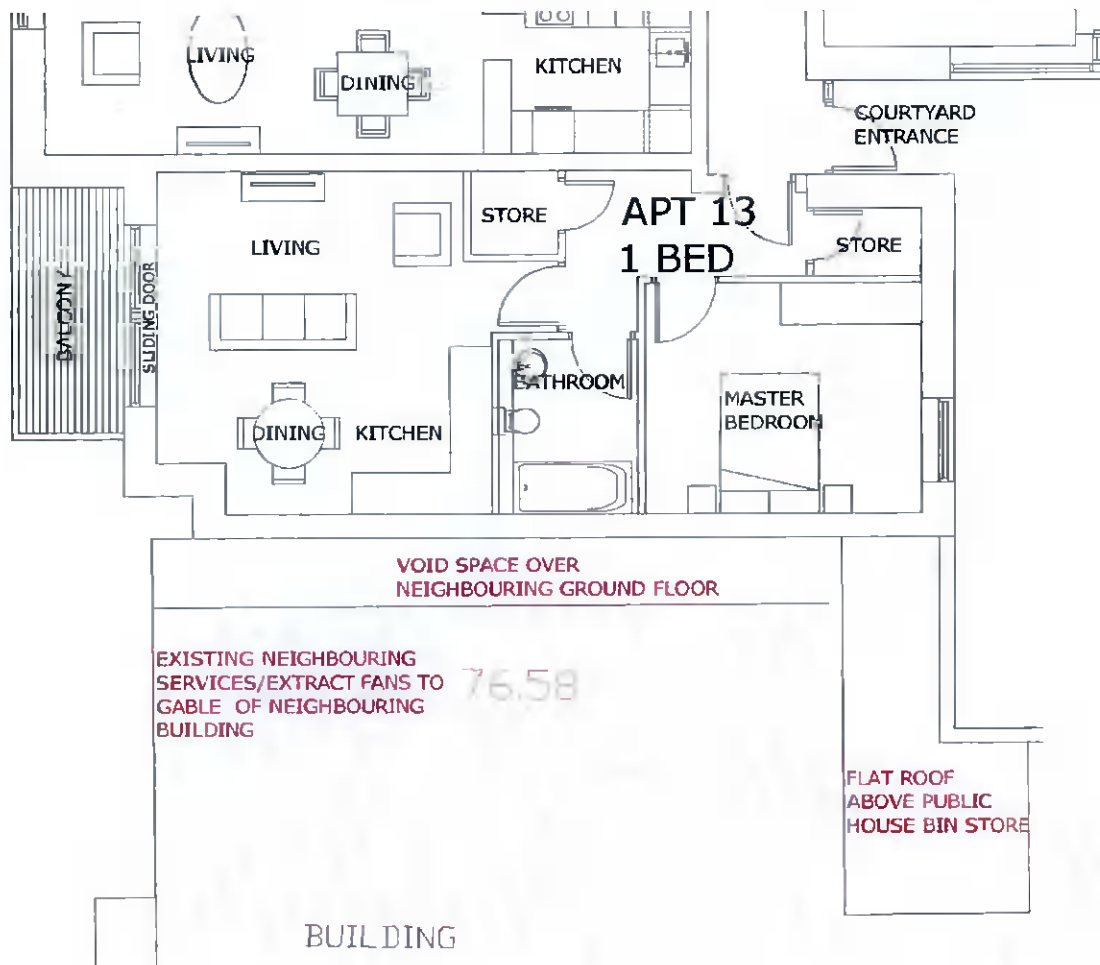
Refer to our response to item 3(a) in relation to increasing natural light to the internal corridors.

(h) It is not clear how deliveries for the public house would be unloaded and loaded. The applicant is requested to clarify this.

Deliveries to the existing licensed premises are made through the service yard at the rear. It is proposed that the new Bistro will be continued to be serviced this way through the rear proposed carpark.

(i) The Planning Authority notes services/extractor fans located on the northern elevation of the development located immediately to the south of the subject site. It is unclear where these items will be relocated to or how they will be accessed if development is constructed. The applicant is requested to comment on this item and submit design solutions.

The services/extractor fans on the northern elevation of the development located immediately to the south of the proposed development belong to the neighbouring development and will remain in-situ. There is approximately 1 meter between the 1st floor of the neighbouring building and the gable wall of our proposed development. This distance has been confirmed by a recent survey and is 400mm wider than the 600mm distance we previously showed on our elevations. This has now been amended on our drawings.



ITEM 4

(a) The applicant is requested to provide a fully detailed landscape plan with full works specification and a fully detailed planting plan that accords with the specifications and requirements of the Council's Public Realm Section. The Landscape Proposals should include the following information: (i) Landscape Masterplan (ii) Detailed Planting Plan – planting should be predominantly native and pollinator friendly where possible. If street trees are proposed they should be a minimum 18-20cm girth and where possible should contain SUDS features. (iii) Detailed Cross Sections/Elevations through the landscape proposals (iv) Hard & Soft Landscape Details/Specifications (v) % of Public Open Space provision. If no Public Open Space is proposed the applicant should provide a rationale for this including walking distances to proximate amenity areas and parks.

See attached Landscape proposal prepared by Ronan MacDiarmada +Associates Ltd. and drawings D1691-D5-Rev PL1 from Kavanagh Burke Consulting Engineers.

ITEM 5

The applicant is requested to clarify the use and ownership of the accessway off Collinstown Road along the east of the site. If any right of ways exist the applicant should submit a revised Site Location Map showing this. The applicant is also requested to clarify why the site boundary (red line boundary) is irregular in the north-eastern corner of the site along this accessway. The boundary appears to project inwards at a point.

See attached letter and accompanying documents from "Hatstone (Ireland) LLP Corporate and Employment Solicitors" which clarifies the use of the right of way. This correspondence confirms,

No. 1: *"The applicant has the benefit of this right of way to pass and repass, access and egress its property it is clear that the parking proposed is within the curtilage of the applicants' own boundaries and causes no obstructions, interference or impedes the right of way in any way and its proposed use is consistent with the right of way."..... "the right of way is in existence to service access to this property and as such no consent of any adjoining landowner is required as the property enjoys the benefit of the right of way for access at the proposed location."*

No.2: *"We understand that the inward feature to the North East of the site is to facilitate a fire exit and the boundary delineation merely matches the as built property with a railing feature. There is a footpath in this area and a photo is attached which ought make that position clearer to the authority.*

ITEM 6

The applicant is requested to submit a drawing in plan and cross section showing design details of proposed SuDS on roof of proposed structure. Also submit a drawing showing what if any other SuDS are proposed for the development.

See attached updated drawing from Kavanagh Burke Consulting Engineers.

Drawing D1691-D5-Rev PL1 which shows the plan and details of the proposed green roof. Details of the other SuDS measures were outlined in the Drainage Design Report submitted at planning stage. As stated in the report "Due to the nature of this brown field site and the proposed high density development with car park underneath, attenuation ponds and storm water disposal through soakage in swales or wetlands are not applicable.

