

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Holmes Miller Architects
89, Minerva Street
Glasgow
Scotland
G3 8LE

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

Decision Order Number: 0197	Date of Decision: 15-Feb-2022
Register Reference: SD21A/0232	Date: 19-Jan-2022

Applicant: Luxcare Limited
Application Type: Significant Additional Information
Development: 3-4 storey nursing home building to consist of 111 bedrooms (with ensuite) and associated staff and resident welfare facilities, amenities and including extensive landscaped gardens. The protection and preservation of Newbrook House (a protected structure-Ref No 300) and incorporation with the construction of the new 3-4 storey nursing home. Formation of new vehicular access and pedestrian site access off Taylors Lane and associated landscaping works. Communal open space as well as other facilities open to the public such as hair salon, function suite and cinema. Provision of 18 parking spaces including 2 accessible spaces and 2 EV charging bays to service the nursing home. 24 short and long stay cycle parking spaces. 5 new 3 storey dwellings with associated parking landscaping and services.
Location: Lands to the south of Taylor's Lane, Ballyboden within the curtilage of Newbrook House

Dear Sir /Madam,

With reference to your planning application, additional information received on 19-Jan-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. As part of the response to Additional Information Item 4, the number of proposed dwellings has been reduced from 5 to 4. Section 96 of the Planning and Development Act 2000, as amended, does not apply if there is a granted Section 97 Certificate of Exemption for the site. It is noted that there is no granted, nor application in for, a Certificate of Exemption for the site. The applicant is requested to address this.
2. It is still not clear from the additional information provided in response to Item 6 if the proposal would meet the relevant open space requirements for this development. The applicant is requested to submit in table form the percentage (%) and area in sq.m the of the proposed private, semi-private and public open space provision within the site. The applicant should demonstrate compliance with the South Dublin County Development Plan 2016-2022 in relation to open space. If sufficient quality public open space cannot be provided onsite the applicant should submit information to justify this.
3. The Roads Department requests clarification of additional information in relation to the following items under Additional Information Item 7:
 - (a) A revised layout showing an unobstructed sightline at the north-western proposed access. SDCC's Architectural Conservation Officer has advised that the existing western boundary wall, that the Roads Department refer to as blocking part of the visibility splay from the western access, is of historic significance. Should a small extent of the western boundary wall need to be lowered to provide for a unobstructed visibility splay, a low stone wall shall be left to delineate the property. Full details of the amends to the western boundary to be provided.
 - (b) A revised layout showing, a revised car parking layout with the minimum clear distance to the rear of a perpendicular parking space to be 6.0m, and also allow for short reversing manoeuvres, particularly the most southern car parking location within 3 no. parking spaces provided for nursing home and 2 no. of separate parking spaces for the proposed dwellings.
4. Water Services request clarification of additional information in relation to the following items under Additional Information Item 8:
 - (a) All catchment areas that flow into the former millrace have not been taken into consideration for attenuation calculations. For example where does the surface water generated from areas West and South west of proposed development drain to. Examples include Palmer Park numbers 25 to 32 and the new primary health care development south west of proposed development Plan Reference SD13A/0222.
 - (b) It is still unclear what quantities of water flow through Mill Race passing through Site because all areas have not been considered. Submit a report to show surface water flows through former mill race channel for both dry and wet periods.
 - (c) There no report showing surface water attenuation and greenfield runoff rate calculations for each of the attenuated areas on site. Submit a report to show the surface water attenuation and greenfield runoff rate calculations for each separate catchment area being attenuated on site. The report shall show the catchment area, areas of buildings, green roofs, roads, pathways, permeable paving and grass in m² and their respective run off coefficients. Show what attenuation is required and what is provided in m³. Show the site area in Hectares.
 - (d) Show what SuDS (Sustainable Drainage Systems) are provided. Examples of SuDS include Green Roofs, Permeable Paving, Swales, Tree Pits, Rain Gardens and other such SuDS.
 - (e) Prior to resubmission of above information contact water services (South Dublin County

Council) to discuss revised submission and verification of surface flow route onsite with Council Official and Inspector.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

17-Feb-2022


for **Senior Planner**