

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

Brenda Butterly,
McGill Planning Limited
45, Herbert Lane
Dublin 2

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

Decision Order Number: 0255	Date of Decision: 24-Feb-2022
Register Reference: SD21A/0359	Registration Date: 22-Dec-2021

Applicant: Jackie Greene Construction Limited

Development: Construction of a residential development comprising 3 three to five storey blocks of 74 apartments (20 one bed, 48 two bed and 6 three bed) all with associated private balconies/terraces to the north/south/east/west elevations; vehicular and pedestrian access from Hayden's Lane to the north west of the site and closure of the second existing vehicular entrance at south west of site; pedestrian access from Griffeen Park to the south east of the site; provision of car and cycle parking, public and communal spaces, bin stores and all associated site development and clearance works, landscaping, boundary treatments and other servicing works.

Location: Hayden's Lane, Adamstown, Lucan, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 22-Dec-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. The applicant is requested to revise and provide the following drawings and documents:
 - (a) A map showing the land use zoning overlapped with the subject site boundary, block and site layouts.

(b) An updated Design Statement that fully complies with Section 11.2.1 of the South Dublin County Development Plan 2016-2022.

(c) A more comprehensive site layout plan should be submitted, 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.

(d) Correct the labelling of Blocks 2 and 3 across the drawings. Any associated documentation, such as the Housing Quality Assessment, should be updated to ensure all the information is correct. No single aspect, north facing units should be provided.

(e) Clarify if terraces or balconies are being provided at the ground floor levels of Blocks 2 and 3. The Planning Authority would prefer terraces. The drawings may need to be updated in response to this.

(f) Update the Ecological Impact Assessment, Bat Assessment and Appropriate Assessment Screening Report so that they reflect the proposed development.

2. The Planning Authority has concerns in regard to the subject site's ability to support a proposed density of 68 units per ha (gross)/85 units per ha (net). The Planning Authority considers that the site does not have appropriate access to existing public transport and local facilities and services to support the proposed density. The Planning Authority has concerns that the site is not located within a reasonable and useable walking distance of a town or suburban centre, employment location or high frequency public transport. Some existing routes are also not considered appropriate. The overall limited access to public transport services is a concern. The applicant is requested to submit a revised proposal with a reduced density more appropriate to the site's context.
3. The Planning Authority has serious concerns in relation to the potential impact of the proposed development on existing residential development within the vicinity. The proposed heights in proximity to existing residential development is not acceptable, in particular Blocks 2 and 3. A further setback or reduction in height of Block 2, in relation to dwellings to the east at The Old Forge, should be considered. Block 3 due to its height, design and proximity would have an unacceptable overbearing and overlooking impact on existing dwellings to the east on Hayden's Lane. There is also the potential for overshadowing impacts. The applicant is requested to revise Blocks 2 and 3 to address these concerns. This might involve setting Block 2 further back from residential development at the Old Forge. Block 3 should be significantly further setback and/or reduced in height from residential development at Hayden's Lane. A daylight, sunlight and overshadowing analysis of the proposed development and its impact on existing development should be submitted.
4. In terms of the proposed layout of the development the following should be addressed:
 - (a) At the closest point Blocks 2 and 3 would be approx. 9.0 m from each other. While it is noted these buildings are at different angles, there could still be a potential for overlooking between the blocks. The applicant is requested to submit a revised proposal addressing this.
 - (b) Omit any single aspect, north facing units.
 - (c) Omit, reduce or relocate the surface car parking spaces around the central eastern area of public open space.
5. No analysis of the proposed development in relation to the Childcare Facilities Guidelines for Planning Authorities (2001) has been provided. The applicant is requested to submit an analysis of the potential childcare demand from the proposed development and how this would be addressed.

6. The proposed blocks are considered to be bulky and monolithic. The variation in height and materials is welcome, however, it not considered to go far enough for the proposal to be acceptable visually. In line with the requested amendments in relation to density and impact on residential amenity, the applicant is requested to revise the design of the buildings to reduce their bulk and monolithic appearance. Photomontages and CGIs of the proposed development should be submitted. These should include views from Hayden's Lane, surrounding residential estates and the adjoining public park.
7. SDCC's Public Realm Section request the following additional information:
 - (a) A revised and fully detailed landscape plan, proposals and details that addresses the main concerns outlined above, i.e.
 - (i) Retention of the mature willow tree (T013) with bat roost potential. Appropriate measures such as no dig solutions and/or revised path layout to be proposed. It is important that every effort is made to retain as much of the existing mature planting.
 - (ii) Incorporation of additional street trees within the car parking areas to break up hardstanding. SDCC require street trees every 5 perpendicular car park spaces.
 - (iii) SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to contact Public Realm section for tree pit details and refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022'.
 - (iv) Landscaping details of the conveyance swale referred to on Drainage Drawings to be included in the landscape plans. This swale should also act as an attenuation feature, holding water back close to where it falls and creating opportunity for habitat. Planting proposals are required, for example, riparian wildflowers.
 - (v) Planting plan and section through southern attenuation swale showing profile and planting on southern side for safety reasons. Refer, 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022'.
 - (vi) Proposed external lighting to ensure there is no conflict with proposed tree planting and light is not cast onto areas of ecological sensitivity.
 - (vii) Removal of the proposed timber post and rail fence along the southern boundary of the site with the Parkland and removal of the proposed fencing alongside the perimeter dry ditch to allow access for maintenance.
 - (b) In relation to bridge design, detail including section of the proposed crossing of the water feature. This is indicated as an earth bank in the landscape plan and as a bridge in the cross-section on page 11 of the Landscape Rationale. Although SDCC do not normally fence off watercourses in Parkland, the proposed flat bar metal railing boundary treatment could continue beyond the site access to the site for a short stretch along the water feature where it interfaces with the public open space to create an access feature.
 - (c) Detailed lighting proposals are required that comply with the recommendations of the Bat Eco Services Bat Assessment (2021) who has highlighted this element of the application as an important aspect in relation to local bat populations.
 - (d) Detailed play proposals should include accessible play features. The following is requested:

- (i) An accessible play feature - the proposed carousel could be replaced with an accessible carousel.
 - (ii) Tree trunks to be seasoned hardwood, logs to be branched and minimum 4m long
 - (iii) Large (1 tonne) boulders to be placed flat-side up to enable play
 - (iv) Engineered wood chip is the preferred safety surface for natural play areas.
 - (v) Details of play proposals to be agreed with Public Realm.
 - (vi) Details of all play equipment, and safety surface, along with specifications and proof that all equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing shall be submitted. It is noted that post installation certification by the Register of Play Inspectors International (RPII) will also be a requirement for all play areas.
8. SDCC's Roads Department requests the following additional information:
- (a) In line with the requested amendments to density the applicant is requested to submit a revised car parking strategy. This should provide for a higher car parking ratio than proposed. Please refer to Table 11.23: Maximum Parking Rates (Residential) – from the South Dublin County Development Plan 2016-2022.
 - (b) Taking in Charge maps as per SDCC's Appendix 6 of the TIC standards.
 - (c) A revised layout showing a pedestrian access to Hansted estate and pedestrian crossing point to the footpath on the west side of Haydens Lane.
 - (d) A revised/updated traffic impact assessment highlighting the Hayden's Lane/Old Forge junction and the Griffeen Avenue roundabout junction.
9. The H.S.E. Environmental Health Officer requests the following:
- (a) A noise impact assessment, carried out by appropriately qualified acoustician and competent persons, must be submitted in order to assess the potential impact of environmental noise from traffic on Haydens Lane if the proposed development is completed.
 - (b) In addition the proposed noise assessment must assess if noise from the nearby train line will impact on the proposed development. Where deemed necessary a statement outlining recommended acoustic control measures that should be incorporated into the design and construction of the proposed residential units and/or site to ensure against adverse noise impacts on the occupiers must be included.
 - (c) The South Dublin County Council Environmental Noise Action Plan 2018 – 2023 recommends that the noise impact assessment should demonstrate that all facets of the UK 'Professional Practice Guidance on Planning & Noise' (2017) (ProPG) have been followed.

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/0359

Date: 28-Feb-2022

Yours faithfully,



for Senior Planner