

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER

Decision Order Number: 0295	Date of Decision: 07-Mar-2022
Register Reference: SD21A/0216	Date: 08-Feb-2022

Applicant: Old Nangor Road Ltd.
Application Type: Additional Information
Development: Mixed development consisting of 1 public house and 29 apartments comprising of: the demolition of the existing single storey public house (area 910sq.m); construction of a 4 storey apartment block within the footprint of the site (site area 1267sq.m), comprising a total of 29 apartments (9 one bedroom units, 20 two bedroom units) and smaller Public House at ground level (area 178sq.m), (total area 2562sqm); all apartments have balconies/terraces to all elevations; carpark for 14 cars (including 1 disabled space), bin store and bicycle stands at ground level; communal areas include 1st floor courtyard above carpark and 3rd floor roof terraces for apartment; streetscape proposals within site boundaries to facilitate and enhance the public realm.
Location: The Finches Public House, Finches Shopping Centre, Neilstown Road, Clondalkin, Dublin 22, D22 H7X9

Dear Sir /Madam,

With reference to your planning application, additional information received on 08-Feb-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. (a) The Daylight, Sunlight and Overshadowing Study submitted in response to Additional Information Item 2 does not include an analysis of the sunlight access to the proposed first floor communal courtyard. The applicant is requested to submit a revised analysis including this area.

Any recommendations from this analysis should be implemented and a revised proposal with a full set of revised drawings submitted.

(b) The Study also shows that the windows on the northern elevation of the proposed development would have winter and annual APSH values less than the recommended values. A number of the windows on this elevation are to single aspect units. This would lead to a poor standard for these units and is not acceptable to the Planning Authority. The applicant is requested to omit all north facing single aspect units from the proposed development.

2. No own door apartments have been provided in relation to Additional Information Item 3(b). The Planning Authority notes that the site is zoned Local Centre and is on a corner site. It would therefore be important to promote active uses at the ground floor. The applicant is requested to provide own door apartments along the ground floor of the northern elevation of the proposal. The Planning Authority considers that own door apartments can be provided while also providing for public planting and seating along this elevation. A full set of revised drawings should be submitted in this regard.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

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,


for **Senior Planner**

09-Mar-2022