

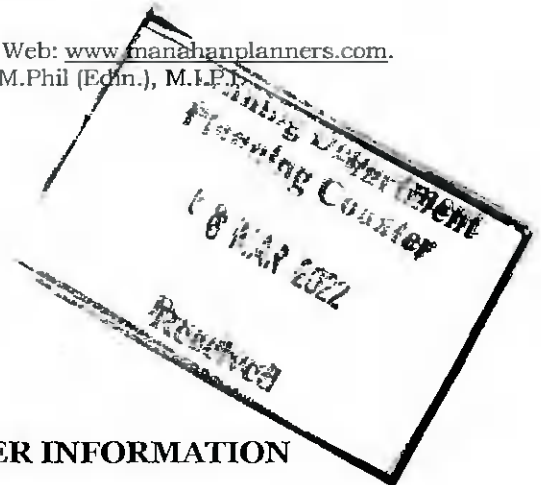
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7th March 2022

Land Use & Planning Department
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.



RESPONSE TO REQUEST FOR FURTHER INFORMATION

Re: Response to Request for Further Information regarding an application (Reg. Ref. SD21A/0323) for proposed development at Lucan Retail Park, Ballydowd, Lucan, Co. Dublin.

Dear Sir/Madam,

Further to the above application, we wish to make the following submission to support the application by New Ireland Assurance Company PLC. The following comments are in reply to the Request for Further Information dated 1st February 2022.

The four Items raised by the Planning Authority are set out below in italics followed by the response in each case.

Item One:

"While the Planning Authority does not oppose additional signage at this location to advertise the coffee shop, it is considered that the signage at roof level could be better incorporated into the building so as not to be so visually obtrusive. The applicant is requested to submit a revised signage proposal omitting the signage structure at roof level and revising the signage to fully comply with Section 11.2.8 and Schedule 6 Outdoor Advertising Strategy of the South Dublin County Development Plan 2016-2022."

Response:

A revised proposal omitting the signage structure at roof level has been prepared by JDA Architects. Please see enclosed drawing no. PL402, six copies of which are enclosed.

See overleaf CGI of the revised proposed single storey building

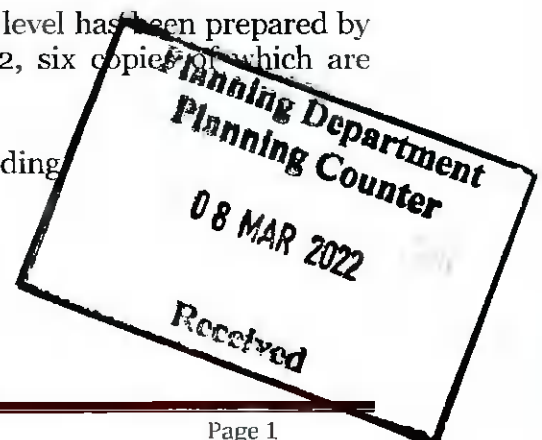




Figure 1: Proposed Perspective View – Site Entrance

Item Two:

“The applicant is requested to submit a detailed landscape plan, with full works specification, that accords with the specifications and requirements of the Council’s Public Realm Section. The Landscape Plan shall include hard and soft landscaping including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. Details shall include:

- i. a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;*
- ii. location, type and materials to be used for hard landscaping including specifications, where applicable for:*
 - (a) permeable paving*
 - (b) tree pit design*
 - (c) underground modular systems*
 - (d) Sustainable urban drainage integration*
- iii. a schedule detailing sizes and numbers/densities of all proposed trees/plants;*
- iv. specifications for operations associated with plant establishment and maintenance that are compliant with best practice; and*
- v. types and dimensions of all boundary treatments.”*

Response:

A detailed landscape masterplan and landscape rationale statement, responding to each of the points above has been prepared by Ronan MacDiarmada, landscape architect and 6 copies of the drawings are included with this response.

Item Three:

“The applicant is requested to submit the following:

- a) A record of consultation with Transport Infrastructure Ireland (TII) for the proposed development.*
- b) A revised layout showing a provision of bicycle parking spaces consistent with SDCC standards, please refer to “Table 11.22: Minimum Bicycle Parking Rates” of the South Dublin County Development Plan 2016-2022. All external bicycle parking spaces should be covered.*
- c) A revised layout showing a minimum 2.0m wide footpath to accommodate mobility impaired users at the proposed development. Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.*
- d) A revised layout showing provision for the charging of electric vehicles.*

Response:

In response to part a), there has been no consultation with TII in relation to the proposed development. This application is not on a national road, but rather is on a preexisting facility on a local road.

In response to part b), Minimum bicycle parking standards are *1 space per 5 staff and 1 space per 10 seats*. 12 bicycle parking spaces are proposed, 4 spaces for staff and 8 spaces for customers. This is over the minimum standards and therefore in accordance with the South Dublin County Development Plan 2016-2022. Please see enclosed drawing no. PL401, prepared by JDA Architects, which show plans, elevations and sections of the proposed covered bicycle shelters.

In response to parts c) and d), see drawing no. PL400, prepared by JDA Architects, which indicate 2 metre wide footpaths throughout the site and the provision for 2 no. spaces with electric charging points.

Item Four:

“Additional attenuation of 8% and 53% for 1 in 30 and 1 in 100 year respectively is required, however, overall surface water should be firstly managed by means of a Sustainable Urban Drainage System (SuDS). Only as a last resort should an arched type attenuation system be used to attenuate surface water. The applicant is requested to submit a revised report and drawing showing SUDS incorporated into the proposed development and an increased surface water attenuation. Examples of SuDS include:

- Green roof*
- Detention basins*
- Swales*
- Grasscrete, Permeable paving*
- Tree pits*
- Planter boxes*
- Other such SuDS.*

Response

An Engineering Services Report has been prepared by Lohan Donnelly Consulting Engineers (L&D). L&D have reviewed and considered what SuDS measures are feasible for incorporation into the proposed development.

SuDS Measure	Incorporated within Design?	Comments
Extensive Green Roof	N	Not suitable due to roof structure type
Intensive Green Roof	N	Not suitable due to roof structure type
Swales, Filter Drains, Infiltration trenches	N	Not suitable due to the space constraints of the site
Permeable Paving	Y	Permeable paving is proposed for the paved areas in the site area as well as a number of parking spaces
Petrol Interceptor	N	It is assumed that the existing surface water sewer system routes through a petrol interceptor prior to exiting the system
Surface Water Attenuation	Y	Attenuation storage is achieved through use of Stormtech SC-740 underground chamber system
Site Run-off Rates	Y	L&D Design follows approach 2 outlined in Section 3.3.1 <i>Ciria SuDS Manual 2015</i> , which indicates that where controlling runoff to greenfield volumes is considered unachievable then calculations should utilise a set discharge rate of 2 litres/second/hectare or $Q_{BAR(furall)}$, whichever is greater, is adopted for determination of attenuation storage. As Q_{BAR} is less than 2.0 litres/second/hectare, this is adopted for use in L&D Design
Rainwater Harvesting	N	No rainwater harvesting proposed within development
Detention Basins, Retention Ponds, Stormwater Wetlands	N	Not suitable due to space constraints
Bio-retention Systems	N	Not suitable due to space constraints
Tree pits	Y	Sunken tree pits are proposed in a number of locations around the site with local dropped kerbs to influence the flow of surface water into the tree pits.

See enclosed proposed SUDS Plan drawing no. 21192-LDE-ZZ-ZZ-DR-SC-1Co6 prepared by L&D.

Stormwater attenuation designs include for 20% increase in rainfall rates due to climate change and urban expansion as set out in the GDSDS. It is proposed to attenuate surface water on-site through the use of a Stormtech attenuation tank at below ground level. The proposed attenuation tank shall achieve a storage capacity of 41.613m³ and shall also be positioned to achieve in excess of the minimum 500mm freeboard to the lowest FFL as required by GDSDS.

Conclusion

We trust the submitted documents are an appropriate response to the Request for Further Information and to the satisfaction of South Dublin County Council. The revised proposed development omits the signage structure at roof level, accommodates sufficient bicycle parking and electric car charging points and includes detailed landscape design and SUDS attenuation information.

Accordingly we request that the Planning Authority proceed to grant permission.

Yours faithfully,



Tony Manahan
Manahan Planners

