

South Dublin County Council
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

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| Decision Order Number: 0366 | Date of Decision: 22-Mar-2022 |
| Register Reference: SD22A/0017 | Registration Date: 26-Jan-2022 |

Applicant: Alan and Monica Holmes

Development: Demolition of an existing commercial two storey building and the construction of 2 commercial units with plantroom on ground floor level with 10 residential apartments comprising of: 1 studio apartment, 4 1-bedroom apartments and 5 2-bedroom apartments all with private balconies over 4 floors. A communal roof garden is located on the fourth floor; bin stores for the commercial and residential units are located at the rear of the building, 6 car parking spaces are provided for the development. 8 bicycle spaces are provided to the front for commercial units and 10 bicycle spaces at the rear for the residential units, and all associated engineering and site works necessary to facilitate the development.

Location: Paintworld, 1-2 Ballymount Road Lower, Dublin 12

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 26-Jan-2022 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 Planning Authority notes that the subject application would propose a form of development, in terms of height, scale and massing, which is a significant departure from its existing context. The suitability of the proposed design approach is required to be demonstrated, and the Planning Authority would maintain serious concerns the subject development could prejudice the future redevelopment of the surrounding lands.

In this regard and in accordance with Section 11.2.1 of the South Dublin County Development Plan 2016-2022, the applicant is requested to submit a Design Statement that includes (but is not limited to) a Concept Plan/Masterplan, which demonstrates the following;

- (a) How the proposed development would be in keeping with the future development of this Local Centre zoned lands;
- (b) Demonstrate how the proposed development would comply with provisions of Objective CS6 SLO 1 of the South Dublin County Council Development Plan 2016-2022, which seeks to initiate a plan-led approach to the sustainable regeneration of the brownfield lands in the Naas Road/Ballymount REGEN zoned lands, as well as the Local Centre (LC) zoned lands at Walkinstown (otherwise known as City Edge Project).

This masterplan should show that the applicant has considered the proposed development in the context of the future potential development of adjoining and surrounding sites within this area. Consideration should be given to the potential provision of public realm and open space, building heights, form and relationships with potential development adjacent to the subject site. This will ensure that the proposed development would not prejudice the development of these sites.

2. The applicant is requested to submit a revised proposed development that provides for the following:
 - (a) Justification should be provided for allocating over 10% 1 bed units within the proposed development. Consideration should be given to provision of 3 bed units.
 - (b) Clarify whether the applicant has legal access to the laneway to the east of the site. If there is a wayleave a revised site location map should be submitted showing this.
 - (c) Clarify how bins for both the residential and commercial units would be collected. Revise the rear bin store so that it is enclosed and located away from balconies above.
 - (d) Locate balconies away from the front (northern) elevation of the proposed building.
 - (e) Provide a privacy strip along the windows of apartments which are directly adjoining the communal roof terrace.
 - (f) Further information should be provided on the proposed uses/type of occupiers for the proposed ground floor commercial units. Clarify how these units would be serviced in terms of loading/unloading.
 - (g) 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.
3. The Planning Authority has serious concerns in relation to the design, bulk and mass of the proposed building. The front and side elevations are considered to be of a particular poor design quality. The lack in differentiation in the use of materials presents monotonous elevations, especially the front and side elevations. A revised proposal should be submitted that provides for better articulation in terms of materials and form. A full set of revised drawings of the revised proposed development should be

submitted for assessment.

4. (a) There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully 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 landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated tree pits. The proposed public realm area to the front of the building should be redesigned to provide for a higher quality and layout. The landscape proposals to be prepared by a suitably qualified landscape architect.
(b) There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features should be incorporated into the proposed drainage system. The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The applicant is requested to provide the following additional information:
 - (i) The applicant is requested to show further proposed SuDS features for the development such as Green roofs, grass areas, tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS features.
 - (ii) a maintenance plan and the means for the scheme for its design life.
 - (c) The applicant is requested to submit plans and associated documentation detailing how water will be managed within the development, including an explanation of the proposed SuDS, the reasons why certain SuDS have been ruled out and detailed information on materials and landscaping. The Council will expect developments to achieve a greenfield surface water run-off rate where feasible once SuDS have been installed. Surface water should be managed as close to its source as possible.
 - (d) The applicant is requested to justify the lack of usable public open space as part of the proposed development, in relation to the site's proximity to existing areas of public open space.
5. SDCC's Roads Department requests that the applicant submit the following information:
 - (a) Accurate plans demonstrating the provision of a visibility splay of 2.4m x 45m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).
 - (b) The applicant is requested to clarify if the laneway is to be used for any vehicles. If so, they may submit a revised layout of not less than 1:200 scale showing details of right-turning movement provision to/from the access laneway.
 - (c) A car parking strategy for the proposed development justifying the proposed car parking provision. Mobility Impaired Parking and EV charging spaces should also be provided. Please refer to the SDCC County Development Plan 2016-2022. Any details of the expected nature of the commercial units should be submitted in the context of assessing parking provision.
 - (d) A swept path analysis (i.e. Autotrack) showing how cars can safely access and egress the parking spaces.
 - (e) A revised layout to include details of measures to prevent illegal/inappropriate on-street parking to the front of the commercial units (on Ballymount Road).
 - (f) A swept path analysis (i.e. Autotrack) confirming that larger vehicles such as refuse trucks/fire

engines will have sufficient access to the site.

6. (a) The applicant is requested to submit a drawing showing what SuDS are proposed for the development and show what surface water attenuation capacity proposed SuDS features have in m³.

Examples of SuDS include:

- Green Roofs
- Blue Roofs
- Rain Gardens
- Green detention areas
- Swales
- Permeable Paving
- Tree Pits
- Grasscrete
- Channell rills
- Planter boxes with overflow connection to the public surface water sewer

(b) Where SuDS does not provide sufficient surface water attenuation show what other methods of attenuation are proposed such as an arched type attenuation system. Show the existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. Show in a drawing what surface water attenuation is proposed in m³ for the development.

(c) Submit a report showing what SuDS are proposed for the development.

(d) Submit a report showing surface water attenuation calculations for proposed development. The report shall show the site area, the different surface area types such as green roofs, buildings, permeable paving, green areas in m², the SAAR value and Met Eireann rainfall data for the site. Show what surface water attenuation proposed and required for the site in m³.

7. The side-facing windows from the proposed development should be omitted, so as not to prejudice the future development of adjoining sites. It is noted that this would result in the creation of north-facing single aspect units, which are not acceptable and should be omitted or redesigned.

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: SD22A/0017

Date: 24-Mar-2022

Yours faithfully,



for **Senior Planner**