

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Joe Lawrence,
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13 Fitzwilliam Square,
Dublin 2.

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

Decision Order Number: 0412	Date of Decision: 31-Mar-2022
Register Reference: SD22A/0032	Registration Date: 04-Feb-2022

Applicant: Dublin Vineyard CLG

Development: Change of use from a Bookmakers (from last used) to a community -based Resource Centre/Wellness Centre to be operated by Dublin Vineyard CLG. Internal alterations and modifications, including removal of internal walls and part levelling of floors to assist with achieving universal access. New hardwood sign fitted to the existing signage frame. Replacement of the two external doors to the street with new painted hardwood doors.

Location: 519, Main Street, Tallaght, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 04-Feb-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. (a) Items (b) to (c) contain requests arising from the SDCC Architectural Conservation Officer's appraisal of the proposed works. In addition to, or as part of, answering these requests, the applicant is requested to provide a written statement on the suitability of the proposed works from a Heritage consultant or Conservation Architect.
(b) The existing internal party wall at No. 519 Main Street should be retained and a central opening

formed to allow a connection at this location. This will allow original built fabric to be retained whilst allowing the adaptive layout/use of the property as part of the proposed new use. The applicant should provide revised drawings in this regard. Revised drawings should be submitted to show the party wall retained and proposed central opening for connection of the internal layout at this location. (c) Although the proposed new replacement doors will match the existing type, justification for their replacement has not been provided. It is considered that the timber plank front doors should be kept and repaired by a suitable joiner in order that they can be retained. The retention of the existing doors should be shown on revised drawings and details provided with regard to their repair and retention.

2. The applicant is requested to submit specific details on the proposed design, colour and lettering of the new proposed sign to be located on the existing signage frame.
3. The removal of the bollard to facilitate access to the building is acceptable. There is a concern regarding vehicular access to the public plaza and it is recommended that a low impact feature such as a plant box be installed in such a place to block vehicular access without blocking access to the door or interfering with pedestrian movements on the public footpath.
4. The applicant is requested to provide details of waste collection arrangements (including collection location, bin size, etc.).
5. The applicant is requested to show the provision of additional bicycle parking to facilitate the development, which should be so located as not to interfere with the character of the ACA or the designed public space.

Note: the applicant is invited to consult with the SDCC Public Realm Department and SDCC Architectural Conservation Officer, or to retain a suitably qualified conservation or heritage consultant to advise on possible impact on the ACA.

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/0032

Date: 04-Apr-2022

Yours faithfully,



for **Senior Planner**