

Planning Department,
South Dublin County Council,
County Hall,
Belgard Square North,
Tallaght,
Co. Dublin.

13th April 2022



FURTHER INFORMATION RESPONSE

APARTMENT DEVELOPMENT AT HAYDEN'S LANE, LUCAN CO DUBLIN.

DLRCC REG. REF:	SD21A/0359
DATE OF REQUEST FOR FURTHER INFORMATION:	24 TH OF JANUARY 2022
FINAL DATE TO RESPOND TO REQUEST:	22 ND OF JULY 2022

Introduction

McGill Planning Limited, 22 Wicklow Street, Dublin 2, is instructed by our client, Jackie Greene Construction Limited, to submit this further information response to the request letter issued by South Dublin County Council.

For convenience, we have listed items requested as they appear in the further information request letter dated 24th of January 2022.

Prior to addressing each of the FI items raised, it is noted that as a result of addressing the concerns raised the quantum and scale of development has been reduced. Specifically the height of Block 3 has been reduced by 1 full storey which brings the scheme down to 66 units in total. **The overall mix has also been changed to 18 no. 1-bed (27%), 45 no. 2-bed (68%) and 3 no. 3-bed (5%).**

A number of other modifications to internal layout, balcony design, elevational treatments, car parking, landscaping, retention of tree, etc are also proposed and elaborated further in the drawings and reports of Oppermann Architects and CSR Landscape Architects primarily.

Further Information Item no. 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.***

Applicants Response

In response it is noted that the quantum of residential development proposed has been reduced by 11% to 66 units. The density of the development therefore also reduces to 60 units per ha gross / 75 net.

We refer again to the *Sustainable Urban Housing: Design Standards for New Apartments (2020)* and refer to Section 2.4 which defines 3 locational topologies for considering higher density apartment development.

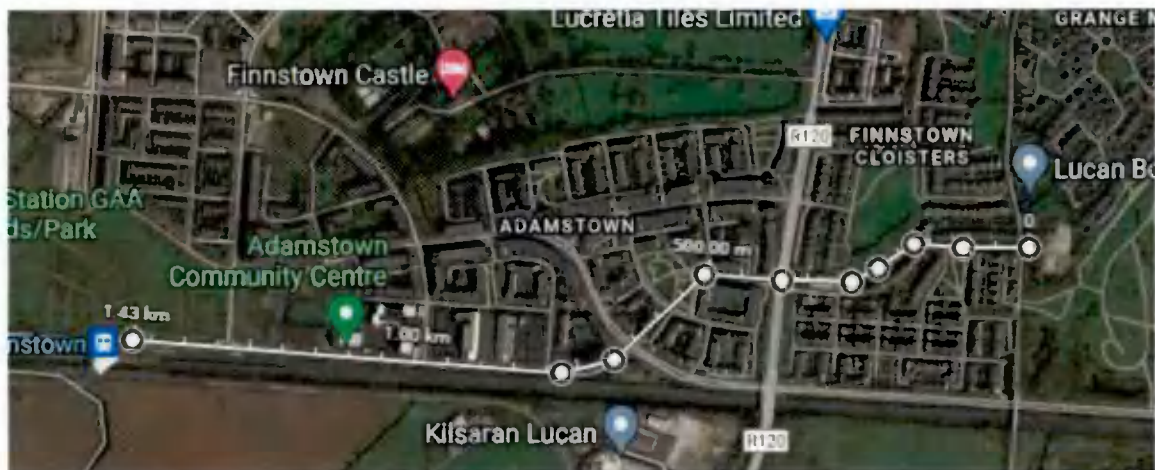
Intermediate Urban Locations are identified as follows:

*Such locations are generally suitable for smaller-scale (will vary subject to location), higher density development that may wholly comprise apartments, or alternatively, **medium-high density residential development of any scale** that includes apartments to some extent (will also vary, but broadly >45 dwellings per hectare net), including:*

- *Sites within or close to i.e. within reasonable walking distance (i.e. up to 10 minutes or 800-1,000m), of principal town or suburban centres or employment locations, that may include hospitals and third level institutions;*
- *Sites within walking distance (i.e. between 10-15 minutes or 1,000-1,500m) of high capacity urban public transport stops (such as DART, commuter rail or Luas) or within reasonable walking distance (i.e. between 5-10 minutes or up to 1,000m) of high frequency (i.e. min 10 minute peak hour frequency) urban bus services or where such services can be provided;*
- *Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) of reasonably frequent (min 15 minute peak hour frequency) urban bus services.*

The range of locations is not exhaustive and will require local assessment that further considers these and other relevant planning factors.

In this regard we note that the subject site will be accessible to Adamstown train station to the west and a number of bus routes in the area and in particular the C1 route between Adamstown and Sandymount via the city centre with frequency every 15 mins at peak. These are mapped out using Google Maps on the images below.



Presumably these works are being carried out in accordance with the Local Permeability Improvement Measures outlined in Section 6.3.2 of the Development Plan to optimise access to Griffeen Park from the Hansted estates.

The proposed development at the subject site can complement local permeability improvement measures and we note the inclusion of a new footpath along the site boundary with Hayden's Lane. The current site layout also indicates a dedicated pedestrian crossing across Hayden's Lane to the emerging Hansted Park pedestrian access.

Such measures will further improve accessibility to public transport and services to the west for future residents of the proposed development.

Given the above it is considered that the accessibility to public transport and local services from the proposed development justifies the revised density now proposed and is considered in accordance with the S28 national guidelines and with SDCC Development Plan policy, particularly Policy H8 Objective 1 which states:

"To ensure that the density of residential development makes efficient use of zoned lands and maximises the value of existing and planned infrastructure and services, including public transport, physical and social infrastructure, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009)."

Further Information Item no. 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.

Applicants Response

We note the proposed reduction in height to Block 3 which will improve the relationship to Hayden's Lane. Upon further inspection of distances to properties and development of cross sections, photomontages, shadow assessments, and by making a number of changes to the positioning and orientation of windows and balconies, it was considered that the positioning and transition in height of Block 2 is acceptable and will not unduly impact residential properties to the west.

We refer to the additional reports and surveys in this regard submitted the application which demonstrates in a variety of ways the acceptability of the revised scheme in terms of existing and future residential and visual amenity.

Applicants Response

A variety of amendments to the elevational design is proposed as shown on the drawings, described in the Design Report and illustrated in the photomontages and CGIs now submitted.

Further Information Item no. 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:**

- 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.**

Applicants Response

See attached acoustic report prepared by Amplitude Acoustics.

Yours sincerely,



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