

Planning Department  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24



22<sup>nd</sup> April 2022

**RE: Additional Information Response – Planning Application Reg. Ref. SD21A/0271**

Dear Sir/Madam,

Downey Planning, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02RW64, on behalf of the applicant, Hollyville Investments Ltd., hereby wish to respond to South Dublin County Council's request for Further Information dated 25<sup>th</sup> November 2021 in relation to an application lodged under Reg. Ref. SD21A/0271 regarding a proposed development on lands at The Silver Granite pub, Palmerstown, Dublin 20. The development, as per the description contained within the statutory planning notice, provides for the following:

*“Demolition of the existing building on site and the construction of a 5-storey over partial basement mixed-use development comprising a gastro pub/restaurant with off-license, 2 retail units, associated bin stores, bike stores, 1 ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 50 apartments (25 one bed and 25 two beds) on the upper floors, all provided with private balconies/terraces; communal roof gardens; car parking; motorcycle parking; bicycle parking; landscaping and upgrades to public realm including upgrades to existing pedestrian crossing on Kennelsfort Road Upper; and all associated engineering and site works necessary to facilitate the development on lands at the Silver Granite pub, junction of Kennelsfort Road Upper and Wheatfield Road, and The Silver Granite car park adjoining Palmerstown Shopping Centre car park (accessed from Kennelsfort Road Upper via Palmerstown Park).”*

Each item contained within the further information request is now addressed below. Please note that this further information response document should be read in conjunction with all drawings and documents submitted in response to the further information request.

#### **Further Information Request No. 1**

*“The applicant is requested to submit revised drawings and documentation, including a revised Site Layout Plan of the car parking located to the west of Kennelsfort Road, clearly delineating the following:*

- (a) *The existing pedestrian access and east-west aligned walkway shall be closed and relocated as follows:*
- (b) *A new pedestrian access should be created at car parking spaces 12-13 from the Kennelsfort Road (to align with the upgraded crossing).*
- (b) *The relocated east-west walkway should connect the new pedestrian access (required under item a.) to the pathway to the west of car parking spaces 04-05.*
- (c) *Car parking spaces 04-05 and 12-13 should be omitted and relocated to the area created by the omission of the existing pedestrian entrance and walkway.*
- (d) *Proposals for the suitable landscaping of the new east-west walkway and pedestrian entrance should also be submitted."*

#### **Further Information Response No. 1**

In response to this request, the applicant hereby wishes to submit the following for the consideration of South Dublin County Council. In relation to Item 1 a-c, please refer to the enclosed architectural drawing, 525-001-AI-001 Proposed Site Layout Ground Floor Plan. This drawing confirms the following:

- The East West aligned walkway is re-located to the line of the proposed new pedestrian crossing;
- The previously numbered car spaces 04, 05, 12 and 13 have been re-located accordingly; and,
- Some associated landscape related modifications have been made.

Please also refer to the enclosed landscape drawing, 525-001-AI-610 Proposed Landscape Layout Plan, which also reflects these points.

In response to Item 1 (d), please refer to the enclosed landscape drawing, AI-618-East-west walkway detail, showing the landscaping of the new East West walkway and pedestrian entrance. The 'landscaping of pedestrian entrance' Elevation C-C on Landscape drawing, 525-001-AI-610 Proposed Landscape Layout Plan, shows this in more detail. Please also refer to the enclosed landscape drawing, 525-001-AI-616 Materials Finishes Sheet, which provides clarity on materials/finishes.

#### **Further Information Request No. 2**

*"The applicant is requested to submit:*

- (1) *A revised layout of not less than 1:200 scale showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 11.22: Minimum*

*Bicycle Parking Rates- SDCC County Development Plan 2016-2022. Please refer to Table 11.23: Maximum Parking Rates (Non-Residential) - from the SDCC County Development Plan 2016-2022. The revised layout should also indicate:*

- a) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users (specific regard to footpath along the eastern boundary with the laneway.*
  - b) All external bicycle parking spaces covered.*
  - c) Footpath layout providing adequate connectivity around the development and footpaths on the main road.*
- (2) Accurate plans demonstrating the provision of a visibility splay of 2.4m x 50m in both directions from the entrance to the east side (rear lane). Sightlines should be shown to the near side edge of the road to the right-hand side of entrance and to the centerline of the road to the left-hand side of the entrance (when exiting).*
  - (3) A revised layout of not less than 1:200 scale showing 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points.*
  - (4) A revised layout of not less than 1:200 scale detailing the removal of the existing vehicle access from the car park directly on to Kennelsfort road.*
  - (5) A revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e., Autotrack or similar) demonstrating that fire tenders and large refuse vehicles can access/egress the site. An Autotrack demonstrating how vehicles access the parking facilities within the shopping centre*
  - (6) A revised layout of not less than 1:100 scale, showing a suitable designated bin collection/delivery vehicle set-down spaces not on wheatfield Road or Kennelsfort Road, i.e., this should be located within the development."*

## **Further Information Response No. 2**

In response to this request, the applicant hereby wishes to submit the following for the consideration of South Dublin County Council:

In response to sub-item 1 of this request, please refer to the enclosed architectural drawings, 525-001-AI-001 Proposed Site Layout Ground Floor Plan and 525-001-AI-002 Proposed Site Layout Plan Footpaths & Carparking. The plans and legends show the bike parking and car parking provision. The letter from NRB Consulting Engineers illustrates how the standards are met.

In response to sub-item a of this request, please refer to the enclosed architectural drawing, 525-001-AI-002 Proposed Site Layout Plan Footpaths & Carparking, which shows the footpath widths. The minimum footpath width is 1.8m.

In response to sub-item b of this request, please refer to the enclosed architectural drawing, 525-001-AI-004 Proposed Bike Shelters, which shows the locations of the bike shelters and how they will be covered.

In response to sub-item c of this request, please refer to the enclosed architectural drawing, 525-001-AI-002 Proposed Site Layout Plan Footpaths & Carparking, showing adequate connectivity around the development. Please also refer to NRB Consulting Engineers' drawing, number NRB-RFI-001, and letter reflecting same.

In response to sub-item 2 of this request, please refer to the enclosed NRB Consulting Engineers drawing, number NRB-RFI-003, showing this.

In response to sub-item 3 of this request, please refer to the enclosed architectural drawing, 525-001-AI-001 Proposed Site Layout Ground Floor Plan. This shows:

- Of the 51 car spaces, 3 are provided for mobility impaired users which equates to 5.9% of the spaces.
- Of the 51 car spaces, 6 are provided with electrical charging points which equates to 11.8% of the spaces.

In response to sub-item 4 of this request, please refer to the enclosed architectural drawing, 525-001-AI-001 Proposed Site Layout Ground Floor Plan. This shows the removal of the access into the carpark directly from Kennelsfort Road removed.

In response to sub-item 5 of this request, please refer to the enclosed NRB Consulting Engineers letter and drawing, number NRB-RFI-004, showing swept path analysis showing how a fire tender can access/egress the site. Please also refer to the enclosed NRB Consulting Engineers letter and drawing, number NRB-RFI-002, showing swept path analysis showing how a large refuse vehicle can access/egress the site. Please also refer to the enclosed NRB Consulting Engineers letter and drawing, number NRB-RFI-005, showing swept path analysis showing how a large car can access the parking facilities within the shopping centre.

In response to sub-item 6 of this request, please refer to the enclosed NRB Consulting Engineers letter and drawing, number NRB-RFI-002, showing swept path analysis showing how a large refuse vehicle can access/egress the site and a set down location for bin collection within the development.

### **Further Information Request No. 3**

*"The applicant is requested to submit a Drainage plan/SuDS strategy that are consistent with SuDS shown on the landscape plans. This should show how much water each/all of the SuDS features areattenuating and for SuDS to be retrofitted in the adjoining car park as*

*indicated on the landscape plans. At present, there are conflicts between the information on the Landscape Proposals (Downey Landscape Drawings 525-001-PL-610/525-001-PL-613) and the SuDS Layout Strategy (gdcl Consulting Engineers Drawing P-2012-C-105). SuDS proposals in the drainage strategy should be consistent with those in the Landscape Proposals. Some of the bioretention features are missing from the SuDS strategy including retrofitted bioretention SuDS tree pits in the car park across the Kennelsfort Road Upper."*

### **Further Information Response No. 3**

In response to Item 3 of the request, the applicant hereby wishes to submit the following for the consideration of South Dublin County Council. Downey Landscape and Greg Daly Consulting Engineers have liaised to ensure that there is the same information on both sets of drawings. Please refer to the enclosed Landscape drawings, 525-001-AI-610 Proposed Landscape Layout Plan, 525-001-AI-613 Landscape Detail 01 & 525-001-AI-616 Materials Finishes Sheet, and Greg Daly Consulting Engineers drawing, P-2012-C-101-P1 Combined Underground Services. On Landscape detail 01 – 613 drawing, the planting beds to carpark were previously shown as bio-retention. These are now standard shrub planting beds as per GDCL drawings.

### **Further Information Request No. 4**

*"The applicant states that 623sq.m public open space will be provided. The applicant has not indicated this area on drawings. The applicant is requested to clearly indicate the location of the 623sq.m public open space on a revised plan and provide clarity on the material finishes and taking in charge".*

### **Further Information Response No. 4**

In response to Item 4 of the request, the applicant hereby wishes to submit the following for the consideration of South Dublin County Council. Please refer to the enclosed architectural drawing, 525-001-AI-002 Proposed Site Layout Plan Footpaths & Carparking, and Landscape drawings, 525-001-AI-610 Proposed Landscape Layout Plan, 525-001-AI-616 Materials Finishes Sheet and 525-001-AI-617 Taking in Charge Plan. The stated figure of 623sq.m. public open space in the planning application documentation has since been updated to 671sq.m. as per site updates. The extent of this space is indicated on drawing, 525-001-AI-002. Drawing 525-001-AI-616 provides clarity on material finishes. Landscape Plan drawing 525-001-AI-610's key plan has also been updated to provide detailed information on materials. The taking in charge plan, 525-001-AI-617, shows proposed taking in charge area.

### **Further Information Request No. 5**

*"The applicant is requested to:*

*(1) provide a clearly labelled plan, indicating land within their ownership, as well as land where consent has been obtained to secure planning permission,*

*(2) detail whether there are any existing agreements which would restrict the parking area identified on the west side of Kennelsfort Road Upper from being used as parking as part of the current application."*

#### **Further Information Response No. 5**

In response to Item 5 of the request, the applicant hereby wishes to submit the following for the consideration of South Dublin County Council. Please refer to the enclosed the Site Location Map drawing, 525-PL-001, submitted with the planning application. This is an accurate reflection of the land in the ownership of our client. Please also refer to the enclosed Folio maps DN14252F and DN3982F in our client's ownership showing how the extent of this ownership line was established.

#### **Further Information Request No. 6**

*"The applicant is requested to submit a full schedule detailing how each apartment satisfies the minimum standards in Appendix 1 of the Apartment Guidelines 2020."*

#### **Further Information Response No. 6**

In response to Item 6 of the request, the applicant hereby wishes to submit the following for the consideration of South Dublin County Council. Please refer to the enclosed 'Housing Quality Assessment' (525-001) document which has been prepared by Downey Architecture. This Housing Quality Assessment has been developed to detail all relevant figures and standards set out in Appendix 1 of the Apartment Guidelines 2020. The proposed development meets all standards and as such satisfies the Guidelines' requirements.

#### **Further Information Request No. 7**

*(a) The applicant is requested to provide a building lifecycle report in accordance with Section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments' (2020).*

*(b) It is noted that no contiguous elevations have been provided for elevations 3 and 4. It is noted that these are not front facing/principal elevations, however, they are still necessary for a full assessment. The applicant is requested to provide these contiguous elevations.*

#### **Further Information Response No. 7**

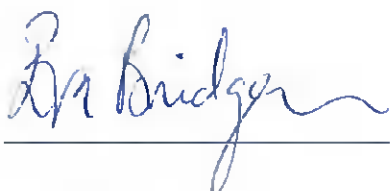
In response to Item 7 of the request, the applicant hereby wishes to submit the following for the consideration of South Dublin County Council. Please refer to the enclosed Architectural Building

Lifecycle report document which has been prepared by Downey Architecture. This document has been prepared in accordance with Section 6.13 of - 'Sustainable Urban Housing: Design Standards for New Apartments' (2020). Please also refer to the enclosed architectural drawing prepared by Downey Architecture, 525-001-AI-003 Proposed Contiguous Elevations 3 & 4, showing these contiguous elevations as required by this request.

**Conclusion**

The applicant has sought to address in full the further information requested by South Dublin County Council and has submitted a comprehensive response to the request. Accordingly, we respectfully request that planning permission is granted, subject to appropriate conditions, for the development at the application site.

Yours sincerely,



Eva Bridgeman MIPI  
Director  
*For and on behalf of Downey Planning*

