

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Brenda Butterly,
McGill Planning Limited
45, Herbert Lane
Dublin 2

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

Decision Order Number: 0601	Date of Decision: 11-May-2022
Register Reference: SD21A/0359	Date: 14-Apr-2022

Applicant: Jackie Greene Construction Limited
Application Type: Additional Information
Development: Construction of a residential development comprising 3 three to five storey blocks of 74 apartments (20 one bed, 48 two bed and 6 three bed) all with associated private balconies/terraces to the north/south/east/west elevations; vehicular and pedestrian access from Hayden's Lane to the north west of the site and closure of the second existing vehicular entrance at south west of site; pedestrian access from Griffeen Park to the south east of the site; provision of car and cycle parking, public and communal spaces, bin stores and all associated site development and clearance works, landscaping, boundary treatments and other servicing works.
Location: Hayden's Lane, Adamstown, Lucan, Co. Dublin

Dear Sir /Madam,

With reference to your planning application, additional information received on 14-Apr-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. In relation to Additional Information Item 1 the applicant is requested to submit:
 - (a) Revised documentation and drawing(s) (Proposed Site Plan - Area Designation) indicating the total usable communal open space.
 - (b) A revised Housing Quality Statement accurately reflecting the proposed development.

2. In response to Additional Information Items 1(d) and 4(b) single aspect north facing units are still proposed. The Planning Authority considers that single aspect north facing units should be omitted. The proposed units are not considered to overlook a significant amenity and therefore are not provided for under the 2020 Apartment Guidelines. The applicant is therefore requested to submit a revised proposed development omitting single aspect north facing units.
3. The Planning Authority still has concerns in relation to the impact of the proposed development on residential and visual amenity. The amendments and information submitted under Additional Information Items 3 and 6 are not considered sufficient to address these concerns. The applicant is requested to submit a revised proposal to improve the blocks' design and reduce their bulky and monolithic appearance. Some suggested amendments for improving the design include
 - omitting the use of glazing on balconies,
 - introducing further vertical articulation and elements (bays etc.),
 - providing a setback at the upper floor
 - changing window orientations and shapes,
 - Increasing the depth of window reveals
 - Variation of brick bonding typesThis would help break up the bulkiness of the buildings and create more visual interest. The applicant is also requested to submit additional photomontage(s) of the proposed development when viewed from existing residential development to the east of the subject site, at The Old Forge estate.
4. In relation to Additional Information Item 8 the Planning Authority and the Roads Department requests clarification of the following:
 - (a) The applicant is requested to confirm the total car parking spaces proposed and ensure this is reflected consistently across the submitted documentation and drawings.
 - (b) The applicant is requested to submit a layout of not less than 1:200 scale showing all items and areas for taking in charge as per SDCC's Appendix 6 of the TIC standards. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.
 - (c) A revised layout showing detailed designs of a pedestrian access to Hansted estate and pedestrian crossing point to the footpath on the west side of Haydens Lane.
 - (d) A revised traffic impact assessment highlighting the Hayden's Lane/Old Forge (The Avenue) junction.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

12-May-2022



for **Senior Planner**