

Holmes Miller

4801 – Rathfarnham Nursing Home

Response to Planning Comments

Date of Issue – 06.05.22

Decision Order Number **0197**
 Date of Decision: 15-Feb-2022
 Register Reference: SD21A/0232
 Registration Date: 20-Aug-2021
 Applicant: Luxcare Limited

This report has been prepared to explain the Project Team's response to the comments recorded in the Decision issued by South Dublin County Council on 15 February 2022 in relation to the planning application reference SD21A/0232 and is intended to accompany the revised documentation listed as relevant to each response, which should form part of the planning submission. Where a document is revised as part of this submission, the previous revision of the drawing/report should be discarded.

	SDCC COMMENTS	RESPONSE										
1	As part of the response to Additional Information Item 4, the number of proposed dwellings has been reduced from 5 to 4. Section 96 of the Planning and Development Act2000, as amended, does not apply if there is a granted Section 97 Certificate of Exemption for the site. It is noted that there is no granted, nor application in for, a Certificate of Exemption for the site. The applicant is requested to address this.	<p>Section 97 Application for Certificate of Exemption is submitted with this response as noted below.</p> <p>SDCC Application Form - completed</p> <p>Statutory Declaration - signed.</p> <p>Location Plan 4801-HML-ZZ-ZZ-DR-A-10001-P01</p> <p>Ownership Map 4801-HML-ZZ-ZZ-DR-A-10002-P01</p>										
2	It is still not clear from the additional information provided in response to Item 6 if the proposal would meet the relevant open space requirements for this development. The applicant is requested to submit in table form the percentage (%) and area in sqm the of the proposed private, semi-private and public open space provision within the site. The applicant should demonstrate compliance with the South Dublin County Development Plan 2016-2022 in relation to open space. If sufficient quality public open space cannot be provided onsite the applicant should submit information to justify this.	<p>Over 10% open space is provided on site which will be open to the public.</p> <p>The space behind Newbrook House will be open and available at all times and is not closed off in any way.</p> <p>A table demonstrating the open space is shown on the drawing listed below:</p> <p>Proposed Open Space 4801-HML-ZZ-ZZ-DR-A-10300-P02.</p>										
3	<p>The Roads Department requests clarification of additional information in relation to the following items under Additional Information Item 7:</p> <p>(a) A revised layout showing an unobstructed sightline at the north-western proposed access. SDCC's Architectural Conservation Officer has advised that the existing western boundary wall, that the Roads Department refer to as blocking part of the visibility splay from the western access, is of historic significance. Should a small extent of the western boundary wall need to be lowered to provide for a unobstructed visibility splay, a low stone wall shall be left to delineate the property. Full details of the amends to the western boundary to be provided.</p>	<p>The west boundary wall has been reduced to allow visibility. See documents below:</p> <p>Cowal</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>21-3406-C010-A</td> <td>Proposed General Arrangement Layout</td> </tr> </tbody> </table> <p>Holmes Miller</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10100 - P03</td> <td>Proposed Site Plan</td> </tr> <tr> <td>4801-HML-XX-00-DR-A-12001 - P01</td> <td>Proposed Alterations to Western Boundary Wall</td> </tr> </tbody> </table>	Drawing Number	Description	21-3406-C010-A	Proposed General Arrangement Layout	Drawing Number	Description	4801-HML-ZZ-ZZ-DR-A-10100 - P03	Proposed Site Plan	4801-HML-XX-00-DR-A-12001 - P01	Proposed Alterations to Western Boundary Wall
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3	(b) A revised layout showing, a revised car parking layout with the minimum clear distance to the rear of a perpendicular parking space to be 6.0m, and also allow for short reversing manoeuvres, particularly the most southern car parking location within 3 no .parking spaces provided for nursing home and 2 no. of separate parking spaces for the proposed dwellings.	<p>The parking arrangement at the residential terrace has been altered to create a clear 6m space behind all parking spaces and allow for short reversing manoeuvres. There has been no change to the number of spaces provided, with 3 No spaces are provided for the nursing home and 2 No spaces for the proposed dwellings.</p>										

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4	<p>Water Services requests clarification of additional information in relation to the following items under Additional Information Item 8:</p>	<p>The exiting drainage has been surveyed with CCTV equipment in the presence of SDCC representatives. This has proven that the mill race drainage channel has residual connection to our development. The following revised Development Impact Assessment Report documentation submitted confirms these elements and detailed responses to each part are included below.</p> <p>Cowal</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>21-3406-C002</td> <td>Existing Topographical Survey</td> </tr> <tr> <td>21-3406-C003</td> <td>Existing Overland Flow Layout</td> </tr> <tr> <td>21-3406-C004-A</td> <td>Proposed Overland Flow Layout</td> </tr> <tr> <td>21-3406-C020-A</td> <td>Proposed External Levels Layout</td> </tr> <tr> <td>21-3406-C030</td> <td>Existing Underground Drainage Layout</td> </tr> <tr> <td>21-3406-C031</td> <td>Existing Underground Drainage Remediation Layout</td> </tr> <tr> <td>21-3406-C032-A</td> <td>Proposed Underground Drainage Layout</td> </tr> </tbody> </table> <p>Document</p> <p>Development Drainage impact Assessment Report</p> <p>Holmes Miller</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10100 – P03</td> <td>Proposed Site Plan</td> </tr> <tr> <td>4801-HML-ZZ-ZZ-DR-A-10125 – P02</td> <td>Site Sections</td> </tr> </tbody> </table>	Drawing Number	Description	21-3406-C002	Existing Topographical Survey	21-3406-C003	Existing Overland Flow Layout	21-3406-C004-A	Proposed Overland Flow Layout	21-3406-C020-A	Proposed External Levels Layout	21-3406-C030	Existing Underground Drainage Layout	21-3406-C031	Existing Underground Drainage Remediation Layout	21-3406-C032-A	Proposed Underground Drainage Layout	Drawing Number	Description	4801-HML-ZZ-ZZ-DR-A-10100 – P03	Proposed Site Plan	4801-HML-ZZ-ZZ-DR-A-10125 – P02	Site Sections
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4	<p>(a) All catchment areas that flow into the former millrace have not been taken into consideration for attenuation calculations. For example, where does the surface water generated from areas West and South west of proposed development drain to. Examples include Palmer Park numbers 25 to 32 and the new primary health care development southwest of proposed development Plan Reference SDI3A/0222.</p>	<p>Refer to IE Consulting Technical Note Rev 02 dated May 2022, overland flows and surrounding hardstanding areas with Mill Race catchment area have been calculated into the drainage channel / swale baseflow of 50.6 Litres/Sec. for 1 in 100 Storm Event plus Climate Change. We have also surcharged our swale system to determine the maximum surface water flow capacity provided within our de-culverting division design. According to our Micro Drainage Calculations we believe the proposed design is capable of containing a Surface Water flow Rate of 162.1 Litres/Second under surcharged condition without on-site flooding issues occurring. Please refer to Item 7.4 & 7.5 & Appendix F within the Development Drainage Impact Assessment Report dated May 2022.</p>
4	<p>(b) It is still unclear what quantities of water flow through Mill Race passing through Site because all areas have not been considered. Submit a report to show surface water flows through former mill race channel for both dry and wet periods.</p>	<p>Refer to IE Consulting Technical Note Rev 02 dated May 2022, CCTV Survey has been carried out on-site and confirms a positive connection exists between the Mill Race drainage channel and our development. Please refer to Item 3.1 & Appendix F within the Development Drainage Impact Assessment Report dated May 2022. (Please refer to CCTV Survey Report has been submitted to support our findings).</p>
4	<p>(c) There no report showing surface water attenuation and greenfield runoff rate calculations for each of the attenuated areas on site. Submit a report to show the surface water attenuation and greenfield runoff rate calculations for each separate catchment area being attenuated on site. The report shall show the catchment area, areas of buildings, green roofs, roads, pathways, permeable paving and grass in m2 and their respective runoff coefficients. Show what attenuation is required and what is provided in m3. Show the site area in Hectares.</p>	<p>Please refer to Appendix B within the Development Drainage Impact Assessment Report dated May 2022 containing our drawings 20-3406-C-003 - Pre-Development Surface Water Runoff Layout, 20-3406-C-004 A - Post Development Surface Water Runoff Layout and 20-3406-C-032 A - Proposed Underground Drainage Layout 01 indicating the SUD's design for this development (Appendix C contains the Micro Drainage Calculations).</p>
4	<p>(d) Show what SuDS (Sustainable Drainage Systems) are provided. Examples of SuDS include Green Roofs, Permeable Paving, Swales, Tree Pits, Rain Gardens and other such SuDS.</p>	<p>Please refer to Appendix B within the Development Drainage Impact Assessment Report dated May 2022 containing our drawing 20-3406-C-032 A - Proposed Underground Drainage Layout 01 indicating the SUD's design, denoting treatment and storage volumes for this development (Appendix C contains the Micro Drainage Calculations).</p>
4	<p>(e) Prior to resubmission of above information contact water services (South Dublin County Council) to discuss revised submission and verification of surface flow route on site with Council Official and Inspector.</p>	<p>We arranged a meeting on 01st March 2022 with South Dublin County Council to discuss Surface Water Management proposals and agree scope of works for the CCTV Survey / site investigation works to determine existing drainage networks etc. We believe South Dublin Country Council inspectors attended site during these investigation works. Please refer to CCTV Survey Report for confirmation of existing infrastructure surrounding our development.</p>

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