

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 0621	Date of Decision: 18-May-2022
Register Reference: SD22A/0082	Registration Date: 24-Mar-2022

Applicant: Suites Hotel Management CLG

Development: Change of use from existing short term tourist accommodation units to full apartment type living accommodation units consisting of 10 two bed ground floor units and 10 two bed duplex type units at first floor level (20 units in total); also, include small elevational changes to facilitate balcony extensions at first floor level and new balcony areas at ground floor level in order to accommodate private amenity space for the individual units; omit Planning Condition 6 of Planning Ref. S01A/0051 (which links the use of units to the City West Hotel); new bicycle shelter and all associated site development works, parking, landscaping and boundary treatment works.

Location: Westpark Crescent, Garters Lane, Saggart, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 24-Mar-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. The applicant is requested to:
 - (a) Clarify the existing use i.e. whether the units are currently being used as residential apartments. If so, the change of use from short term tourist accommodation to residential apartments should be applied for as retention permission. If this is the case, revised statutory planning notices should be submitted as part of the additional information response.
 - (b) Clearly detail and number the apartment types and specify what type each apartment is.
 - (c) Submit a revised proposed development that increases the size of the private amenity spaces to comply with the (2-bed 4-person apartment) requirements of the South Dublin County Development Plan 2016-2022 and Sustainable Urban Housing: Design Standards for New Apartments (2020).
2. In relation to landscaping and open space the applicant is requested to submit the following:
 - (a) Documentation/drawings identifying the area(s) of usable communal open space for the proposed development (within the subject site). The applicant should also address how public open space has been considered.
 - (b) Comprehensive and detailed landscape proposals for the development, prepared by a qualified Landscape Architect. Such proposals should include a scaled landscape plan(s) with cross-sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals shall be accompanied by specifications for materials, workmanship and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings. The landscape plan shall be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause. The Landscape Proposals shall provide the following detailed information:
 - A. A Landscape Masterplan to scale of not less than 1:500 showing –
 - i. The species, variety, number, size and locations of all proposed planting
 - ii. Details of Hard landscape works, specifying surface material and furniture
 - iii. Details of natural SuDs features
 - iv. Details of proposed play provision
 - v. Detailed Sections and Elevations
 - B. Specifications for mounding, levelling, cultivation and other operation associated with plant and grass establishment
 - C. A timescale for implementation
 - (c) A detailed Tree and Hedgerow Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report should be carried out by an independent, qualified Arborist and shall include all of the following:
 - (i) Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
 - (ii) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy
 - (iii) Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of

the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).

(iv) Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate

(v) Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.

(vi) Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.

(vii) Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.

(viii) Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.

(ix) The applicant is requested to submit pictures of the existing trees/hedgerows subject to any tree protective fencing. This shall include a location map of where each picture was taken from.

(d) Natural SUDS features should be incorporated into the proposed drainage system. The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. A comprehensive SUDS Management Plan should be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation. In addition, the applicant is requested to:

- show further proposed SuDS features for the development such as Green roofs, grass areas, tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS
- demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

3. The applicant is requested to submit the following:

(a) A revised proposed development showing 30 covered bicycle parking spaces.

(b) Taking In Charge Map that distinguishes between all areas to be offered to SDCC. All roads, paths, relevant services to be constructed to a taking in charge standard.

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/0082

Date: 18-May-2022

Yours faithfully,


for **Senior Planner**