

CQA Design and Build
Unit B4, Swords Enterprise Park
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Swords
Co. Dublin

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

Decision Order Number: 0725	Date of Decision: 08-Jun-2022
Register Reference: SD22A/0107	Registration Date: 14-Apr-2022

Applicant: Glenaulin Nursing Home Holdings Ltd.

Development: Retention of the change of use from residential to use as residential staff accommodation ancillary to the use of Lexington House Nursing Home; hard landscaping and the use of an area of rear garden as an overflow carpark to be incorporated in and accessed from Lexington House; a single storey detached storage shed to the rear of the existing house.

Location: 6, Bettysford Terrace, Monastery Road, Clondalkin, Dublin 22

Application Type: Retention

Dear Sir /Madam,

With reference to your planning application, received on 14-Apr-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 address the following deficiencies in the information and inaccuracies in the drawings provided:
 - (a) The information shown on the Site Layout Plan does not appear to accurately reflect the existing scenario on the ground, specifically the Site Layout Plan appears to show 4 No. car parking spaces in total and approximately 60 sq m of private amenity space associated with the existing dwelling surrounded by a 1.8m high concrete post and timber panel fence. However, it was observed during a site visit that there are approximately 8 No. spaces in total and no clearly demarcated private amenity space for the dwelling. There also appear to be a number of industrial sized bins located next to the generator in the north-western corner of the site, which are not shown on the Site Layout. The Applicant is requested to provide amended Site Layout drawings accurately showing original and

proposed (existing) layout of the subject site.

(b) The Applicant is requested to confirm the private amenity space provision for the dwelling and ensure that it is clearly demonstrated on the amended Site Layout drawings.

(c) The Applicant is requested to provide clarification regarding the intended use of the shed structure, whether it is ancillary to the main residential use or whether it is associated with the adjacent nursing home use.

2. Having regard to the industrial generator located in the northwestern corner of the subject site, the Applicant is requested to provide an Acoustic Assessment which must be undertaken by a suitably qualified acoustic consultant describing and assessing the impact of noise emissions from the generator, to include the accumulative noise impact from existing on-site activities. The investigation must include, but not be necessarily limited to, the following:
 - (a) The identification of any neighbouring noise sensitive receivers who may be potentially impacted by the proposal
 - (b) The purpose and operating hours of the generator and the likelihood that it could give rise to a public nuisance for the neighbouring noise sensitive receivers.
 - (c) Distances between the generator and the nearest noise sensitive receiver and the predicted level of noise (L_{Aeq}, 15min) from any activities when assessed at the boundary of that receiver.
 - (d) An assessment of the existing background (L_{A90}, 15 min) and ambient (L_{Aeq}, 15 Min) acoustic environment at the receiver locations representative of the time periods that any noise impacts may occur. NOTE: For the purposes of the assessment background noise includes; noise of the surrounding environment excluding all noise sources currently located on-site.
 - (e) A statement outlining any recommended acoustic control measures that should be incorporated to ensure the use of the generator will not create adverse noise impacts on the occupiers of any neighbouring noise sensitive properties

3. The Applicant is requested to submit a revised drawing showing the following information:
 - (a) If a section of wall was to be removed.
 - (b) Proposed carpark spaces numbered and dimensioned.
 - (c) Proposed access/egress to rear garden carpark with clear dimensions.
 - (d) AutoTRAK analysis of how vehicles would access and egress the proposed rear garden carpark from the adjacent site (SD17A/0007 - Nursing home).
 - (e) Distance between main nursing home building and sub-station; and all similar and relevant dimensions.

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/0107

Date: 13-Jun-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**