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

Decision Order Number: 0805	Date of Decision: 22-Jun-2022
Register Reference: SD22A/0126	Registration Date: 28-Apr-2022

Applicant: First Step Homes Ltd.

Development: Modifications to previously granted SD18A/0053 consisting of external and internal alterations to previously granted development of 2 three-storey buildings (linked at first and second floor levels), increase in area to (total of 6077.2sq.m gross floor area (including one basement level of 1,922sq.m gross floor area) accommodating 38 apartments, including alterations proposed to the previously permitted unit mix, resulting in an overall increase of 6 units in total, i.e. from 2 one-bed; 28 two-bed; 2 three-bed (32 units) to now provide 6 Studio; 9 one-bed; 23 two-bed (38 units); no additional floor is proposed, building remains at 3 storeys in height. Increase in the number of car parking spaces from 40 to 44 at basement level (no change to parking on Loreto Terrace). No change is proposed to SuDS, drainage, landscaping or site development works as granted under Reg. Ref. SD18A/0053.

Location: Junction of Grange Road, Nutgrove Avenue and Loreto Terrace Rathfarnham, Dublin, 14.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-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. Building Height.

(a) The proposal would raise the building's parapet height by approx. 0.5 metres. The applicant's drawings are labelled to suggest that the prior permitted parapet height was 60.35m OD, but this would appear to be referring to a lift overrun. The applicant should provide a rationale for the

proposed increase in height – why is it necessary – by way of additional information.

(b) The increase in parapet height should be noted in revised notices.

2. Privacy.

Proposed Apartments 37 and 38 are sited generally where apartment 201 was located in the permitted scheme. The south-west facing balcony of apt. 201 has been replaced with two south-east facing balconies on the south-east elevation of the building, facing the site boundary with 1A Loreto Terrace. It is inappropriate to have balconies at second floor level in this location due to the risk of overlooking and loss of privacy. The applicant should be directed to alter these proposals by way of additional information.

3. Material Treatment.

The applicant should provide a Building Life Cycle Report, or an update to any previous report, noting the benefits of the proposed material treatment vis a vie reliability and cost of maintenance going forward. This can be submitted by way of additional information.

4. 2-Bed, 3-Person Units.

The applicant is advised that as per section 3.7 of the 'Sustainable Urban Housing: Design Standards for New Apartments' (2020), a maximum of 10% of any scheme should be 2-bed, 3-person units. In this case, that is a maximum of 3 units.

The applicant is additionally advised that in the case of units 12, 14, 19, 20, 25, 27, 32 and 33, the Planning Authority has noted that these are compliant with, or in some cases very nearly compliant with, standards for 2-bed, 4-person units.

The applicant should therefore reconfigure those units numbered above (12, 14, 19, 29, 25, 27, 32 and 33) to ensure they meet the standards of 2-bed, 4-person units and this can be achieved by way of additional information.

5. Aspect.

The proposed development includes a number of north-facing single aspect units (units 2, 12, 14, 25 and 27). The applicant should reconsider and reconfigure the layout to avoid the use of north-facing single aspect units. This can be an item of additional information.

6. Sunlight/Daylight.

The reconfigured units are provided with a variety of shapes and layouts. There is concern regarding some of the units, in terms of levels of sunlight and daylight. The applicant should supply a Sunlight and Daylight Analysis by way of additional information which should assess the scheme against the BS EN 17037 standard.

The units of concern are:

- Units 9, 22 and 35 are long, narrow, single-aspect studio units. There is concern that the 'no sky line' and internal light levels would not be adequate.
- A number of single aspect units at ground level appear to be sited under an overhang at first floor. There is concern that the 'no sky line', vertical sky component, and internal light levels, would indicate insufficient lighting to habitable spaces. This applies to units 2, 3, 4, 5, 7, 8, 9 and 10.
- Unit 26 is provided with opaque glazing along one side which would be ok, but for the subdivision of the living space and lack of any view from the only window serving the main living area. This is not considered to be an appropriate treatment for a habitable room. Unit 26, which is provided in place of permitted unit 211, should be reconfigured to maximise the unobstructed light to living areas.

7. Parking.

The Roads Report calculates that the maximum parking allowance at this site is 35 spaces. The applicant should revise their basement car park plans by way of additional information to adhere to the maximum standards found in table 11.24 of the South Dublin County Development Plan 2016 – 2022. Provision of additional bulky storage areas at basement level would be a welcome replacement for car parking spaces and would improve the residential amenities available for prospective residents.

8. Larger Vehicles.

(a) In terms of access for larger vehicles, the applicant should show how they are compliant with the relevant regulations, to the extent that they would receive a fire safety certificate for the proposed layout. Plans should show, using swept path analysis, how fire tenders can access the site if required. This is an item for additional information. The applicant should have cognisance of DMURS section 4.3.3 and the occasional access requirements for larger vehicles.

(b) The applicant should also show by way of additional information how it is expected that refuse will be collected from the site and if bin lorry access is required on the site, provide swept path analysis showing that this is possible. The applicant should have cognisance of DMURS section 4.3.3 and the occasional access requirements for larger vehicles.

9. Charging of Electric Vehicles.

The Roads Report also raises the issue of ECV charging spaces. The applicant should address this concern, noting that SDCC typically seeks that 10% of parking spaces are provided with charging facilities initially, and that 100% of the spaces are made capable of being fitted with charging facilities in the future. This is an item for additional information.

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/0126

Date: 24-Jun-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**