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

<b>Decision Order Number: 1023</b>	<b>Date of Decision: 10-Aug-2022</b>
<b>Register Reference: SD22A/0126</b>	<b>Date: 14-Jul-2022</b>

**Applicant:** First Step Homes Ltd.  
**Application Type:** Additional Information  
**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.

Dear Sir /Madam,

With reference to your planning application, additional information received on 14-Jul-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. Operational Waste Management.

In relation to Item 8(b) of the request for additional information, the applicant has proposed that bins will be collected at street level having been transferred from basement level bin stores. The development will provide for a wide public footpath at Loreto Terrace and so the collection at street level is not unacceptable in principle; however, it is unclear how bins are to be transferred there as the only path from basement level bin stores to the street is via the vehicular access ramp, which turns a blind corner.

(A) The Roads Department has requested that the following information is clarified:

- o confirm bin sizes (shown as 1100 litres capacity in drawings)
- o clarify how refuse bins will be brought from both bin lobbies to the street (via basement exit ramp or by lift)

If exit ramp option:

- o provide a method statement and risk assessment
- o state the number of operatives required to bring each bin from lobby to street
- o provide an explanation as to how bins would be moved if ice had formed on the ramp in winter time.

(B) The applicant may comment on if direct collection from the basement has been considered and if so, why street level collection was considered to be favourable.

### 2. Single Aspect, North Facing Units.

The development is proposed on the site of a permitted development; utilising newer apartment standards, the proposed development will achieve a higher density on the site. In this context, it is particularly important to establish that the proposed dwellings will meet those other standards contained in the 'Sustainable Urban Housing: Design Standards for New Apartments' (2020) relating to single-aspect units. Units 2, 14 and 27 should be reconsidered, reconfigured or integrated with adjoining units to avoid having single aspect north-facing units in this development – in particular at ground level under overhanging features.

### 3. Lighting.

There are a number of issues with the Sunlight and Daylight Assessment report.

- The 3D model referred to in the report is not shown, and it is not clear that balconies / overhangs have been taken into account in all assessments.
- Reference image 8 does not appear to back up the claim that each room assessed on the ground floor meets BRE requirements for a 'no sky line'; however no legend is provided with the image.
- The assessment submitted does not assess the development against the BS EN 17037 standard as it relates to internal light levels.
- ADF calculations are rounded to the nearest whole percentage, i.e. 1% or 2%. This allows for measures to be up to 50% short of the minimum target standard while still presenting as meeting the standard. More accurate figures should be provided.

The development is proposed on the site of a granted development; utilising newer apartment standards, the proposed development will achieve a higher density on the site. In this context, it is particularly important to establish that the proposed dwellings will meet modern industry standards. Such standards should inform design and there should be transparency in how reports have arrived at their conclusions.

A revised Sunlight and Daylight Assessment should be provided to resolve the above issues and this should be provided as clarification of additional information.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

**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,

  
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*for* **Senior Planner**

12-Aug-2022