

Register Reference: SD22A/0128 AI
Development: Amendment to Block D2, located towards the south-eastern corner of the site located north of Scholarstown Road called 'Two Oaks', formally incorporating dwellings known as 'Beech Park' and 'Maryfield (657sq.m) of the scheme granted under ABP Ref: 305878-19 and the non-material amendments permitted under ABP Ref: 311752-21; Block D2 as granted provided two retail units at ground floor level measuring 135sq.m and 112sq.m and a restaurant/cafe at first floor level measuring 271.5sq.m; The amendment proposes the provision of a single retail unit in Block D2 comprising the amalgamation of the two permitted ground floor units and the change of use of the first-floor unit from restaurant/cafe to ancillary retail floor area principally providing storage/back-of-house/office space for the retail unit at ground floor level; and all associated works. Retention permission is sought for minor elevational changes to Block D2.

Location: Site at Scholarstown Road, Rathfarnham, Dublin 16
Applicant: Ardstone Homes Limited
App. Type: Permission and Retention
Planning Officer: CAITLIN O'SHEA
Date Recd:
Decision Due Date:

Additional Information Requested by SDCC:

- 2. Considering the proposed amalgamation of the units in Block D2, and the potential increase in traffic generation, the car parking ratio for the development as a whole must be carefully considered. The applicant is requested to submit a car parking rationale including calculations used, and, if applicable, a revised car parking drawing.*

Applicant Submitted Response:

Response:

Within the original application, a total of 30 car parking spaces were allocated specifically to Block D2. This was due to the requirement to provide parking spaces for two separate retail units as well as a café/restaurant. This was also considered a conservative provision and complied with the maximum parking guidance from the SDCC development plan.

The proposed amendments to Block D2 comprise of the amalgamation of the two separate retail units into one retail unit and the removal of the café/restaurant which is being replaced in its entirety by back-of-house/ancillary

