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

Decision Order Number: 1116	Date of Decision: 29-Aug-2022
Register Reference: SD22A/0299	Registration Date: 04-Jul-2022

Applicant: Citywest Drive Limited Partnership

Development: The development will consist of amendments to the Strategic Housing Development permitted under An Bord Pleanála Reference TA065.305556. The proposed amendments comprise the provision of photovoltaic panels on the roofs of all 6 no. blocks, the provision of roof plant at Blocks A, B, C and D, the provision of an ESB substation at Block O that requires the relocation of no. 1 carparking space, and the reconfiguration of the ground floor of Block E to provide an enlarged plant room. These amendments are necessary to service the permitted blocks, improve the energy efficiency of the development, and to meet the requirements of ESB to serve the site. At Block A it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows; and a screen plant area accommodating an internal plant room of 13.24 sqm and an external plant area of 34.72 sqm surrounded. The proposed screened plant rises approx. 1 metre above the permitted lift overruns. At Block B it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 5-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 4-storey section of the building; and a screened external plant area of 29.2 sqm on the 4-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block C it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows on the 6-storey section of the permitted building; a red brick internal plant room of 10.3 sqm on the 5-storey section of the building; and a screened plant area of 32 sqm on the 5-storey section of the building. The proposed roof plant rises approx. 1 metre above the permitted lift over run. At Block D it is proposed to provide the following: 21 no. photovoltaic panels arranged in 3 no. rows; a screened with an

internal plant room of 13.5 sqm and an external plant area of 24.33 sqm; a c. 3-metre-high red brick ESB substation with LV switch room to the southwest of the Block D, and the ancillary relocation of 1 no. car parking space. The proposed screened plant rises approx. 2 metre above the permitted parapet level. At Block E it is proposed to provide the following; 18 no. photovoltaic panels arranged in 3 no. rows; and the reconfiguration of the ground floor to replace 1 no permitted retail unit with an enlarged Plant Room (117.15 sqm), ESB substation (13.6 sqm), a Generator Room (21.82 sqm), and a Low Voltage (L V) switchroom (13.71 sqm). These works require the removal of existing windows and doors at the permitted retail unit. At Block F it is proposed to provide 18 no. photovoltaic panels arranged in 2 no. rows. These, and all associated site works including landscaping at a site of 2.9 hectares.

Location: Citywest Shopping Centre, Fortunestown, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 04-Jul-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. Layout.

The submitted plans do not take account of the layout agreed as per conditions 2 and 3 of the parent permission. As per condition 1, these agreed layouts are to be implemented as part of the permission. The agreed and permitted layout has a much revised car parking and public realm layout around Block D, in particular around the location of the proposed ESB substation. The ESB substation as proposed in this application may therefore not be accessible given the revised layout - it may not be accessible, for instance. Furthermore, the car parking space proposed for relocation was removed/replaced elsewhere as part of the revisions under condition 3.

The applicant is requested therefore to provide as additional information, revised layouts for Block D, the ESB substation, and associated car parking. If alterations to the layout agreed under condition 3 are required, revised notices should be submitted and provide an accurate description of the proposed changes; this would be deemed significant additional information.

2. Material Finishes.

The applicant is invited to reconsider the material finishes to provide additional brick finishes to match the permitted buildings, on elevations visible externally to the site (west from Block D, south from Block C, east from Block B).

3. Water Services and SUDs.

The applicant is requested to:

(a) Submit a drawing to clarify where proposed sub station is relative to existing surface water network. The setback distance from any surface water pipe shall be as per the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(b) Submit a report to explain how surface water from additional hardstanding will be attenuated. Clearly show on a drawing where additional hardstanding is created and show how and where this

will be attenuated. Show in a report and drawing in m3 what additional surface water attenuation is required and what attenuation is provided.

Note: The applicant is invited to consult with SDCC Water Services prior to lodgement of 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/0299

Date: 01-Sep-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**