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

Decision Order Number: 1134	Date of Decision: 07-Sep-2022
Register Reference: SD22A/0082	Date: 11-Aug-2022

Applicant: Suites Hotel Management CLG
Application Type: Additional Information
Development: Change of use from existing short term tourist accommodation units to full apartment type living accommodation units consisting of 10 two bed ground floor units and 10 two bed duplex type units at first floor level (20 units in total); also, include small elevational changes to facilitate balcony extensions at first floor level and new balcony areas at ground floor level in order to accommodate private amenity space for the individual units; omit Planning Condition 6 of Planning Ref. S01A/0051 (which links the use of units to the City West Hotel); new bicycle shelter and all associated site development works, parking, landscaping and boundary treatment works.
Location: Westpark Crescent, Garters Lane, Saggart, Dublin 24

Dear Sir /Madam,

With reference to your planning application, additional information received on 11-Aug-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. Insufficient information has been submitted in relation to Additional Information Item 2. Under section 8.7.3 of the 2022-2028 CDP the overall standard for public open space is 2.4 hectares per 1,000 population. This will be applied to all developments with a residential element, such as the subject proposal. Within that standard, there are specified percentages as set out in Table 8.2 which must, as a minimum, be provided on site. As per COS5 Objective 6 the occupancy rate for dwellings with two or fewer bedrooms is 1.5 persons. For the subject proposal of 20 no. dwelling units, this equates to 30 persons. At a rate of 2.4ha per 1,000 population, 0.072ha or 720sqm of public open space is required for the subject development.

Under Table 8.2 the specified percentage of open space for the proposed development is a minimum of 10% of the site area. In this instance, this equates to 0.046ha or 460sq.m of public open space to be provided on site at a minimum. This is included within the overall requirement of 0.072ha or 720sqm of public open space.

In terms of communal open space, Table 3.21 of the CDP requires a minimum of 6sq.m per 2 bed 3 person unit. This equates to a minimum of 120sq.m communal open space required.

The applicant is requested to clarify how they intend to comply or address the above requirements. If the open space onsite is intended as communal open space and the 720sq.m of public open space cannot be achieved onsite, the applicant is referred to COS Objectives 4 and 5 of the CDP. These objectives provide discretion to Council for the remaining open space requirement (720sq.m), to be made up by the provision or upgrading of parks or through financial contribution.

If the applicant intends to provide the full 120sq.m communal open space and 720sq.m public open space onsite, a significant redesign of the open space is required. This space should be of a higher quality, easily accessible from the public realm, with pedestrian and cyclist permeable, contribute to biodiversity etc. A taking in charge drawing may be required showing proposed areas of public open space as part of the applicant's response.

Regardless of the above, the Planning Authority and Public Realm Section would have concerns with the landscape layout and design as currently proposed. The applicant is requested to consider omitting part of the road to the north of the building (around the building), between the car parking spaces to the west of the building and to the rear (next to the bin store) and replacing this with open space. Pedestrian and cyclist access can be incorporated into the space to provide access to the stairwells at this location. Public Realm also require detail on the proposed tree pits and planting.

Public Realm have also raised concerns with the lack of information submitted in relation to the proposed play provision for the development. The landscape plan references connections to the open space and play area on the adjoining lands. These adjoining lands are outside the control of the applicant and the Council and therefore this adjoining open space and play area cannot be guaranteed going forward. It is therefore important the appropriate open space and play provision is provided within the site boundary.

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,

Pamela Hughes
for Senior Planner

07-Sep-2022