

Paul Keogh Architects
Cathedral Court
New Street
Dublin 8

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

Decision Order Number: 1151	Date of Decision: 12-Sep-2022
Register Reference: SD22A/0307	Registration Date: 19-Jul-2022

Applicant: Walkinstown Association for People with an Intellectual Disability Ltd (WALK)

Development: Change of use of 2 existing ground floor retail units to a Day Service Centre; new internal partitions to accommodate meeting rooms; open plan learning spaces and toilet and staff facilities; external works comprise replacement of the existing shopfront at ground floor level incorporating new windows, doors, fascia and signage.

Location: Coric House, Courthouse Square, Tallaght, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 19-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. The applicant is requested to obtain a letter of confirmation of feasibility for proposed development in relation to wastewater from Irish Water.
2. The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is requested to submit a drawing showing the existing Surface Water drainage network. The applicant is also requested to submit a drawing showing revised proposed drainage showing separation of foul and surface water drainage.

If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as SuDS features, then the applicant is requested to submit a Letter of agreement from Irish Water to the planning authority which clearly states that Irish Water

are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network.

3. a. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development and the Planning Authority considers that scope exists for SuDS features. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples include but are not limited to:
 - Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
 - Water butts
 - Permeable Paving
 - Grasscrete

The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

- b. The applicant is requested to provide landscaping details for the outdoor space to the front of the existing ground floor retail units. Within this space it is requested that SuDs measures be considered, as well as pollinator-friendly and native-species planting. The applicant is also requested to provide a minimum of 3 No. bike parking spaces in line with the Minimum Bicycle Parking Rates set out in Table 12.23 of the SDCC Development Plan 2022-2028.
4. The layout plan appears to describe a number of works to the entry area that are not referenced in the site notices, nor is it set out that there are 'ancillary site works'. The applicant is requested to clearly detail all works taking place to the front of unit. Should any of these require planning permission, new notices would be required.
5. The applicant is requested to submit:
 - full details of signage (advertisements), including any illumination
 - a schedule of materials detailing the final materials and finishes to the replacement shopfront

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/0307

Date: 12-Sep-2022

Yours faithfully,



for **Senior Planner**