

Michelle Dodrill

From: Planning - Registry
Subject: FW: Message from SDCC for Planning Application SD22A/0322 at Lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin

From: Grainne Mowlds <gmowlds@SDUBLINCOCO.ie>
Sent: Friday 9 September 2022 13:47
To: Sarah Watson <swatson@SDUBLINCOCO.ie>
Cc: Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: FW: Message from SDCC for Planning Application SD22A/0322 at Lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin

Hi Sarah,

I have reviewed the Submissions for the above planning application.

I have no objection to the above development, However the standard Public Lighting Condition should be applied to ensure a Public Lighting compliant with SDCC's Taking in Charge requirements and the Public Lighting Specification. I also recommend that the Developer is required to install additional lighting on both Hazelhatch Road and Main Street to address the additional traffic movements at the access points to the proposed development.

The current submission does not refer to the Council's Public Lighting Specification, does not include any electrical design drawings, and does not refer to any impacts on the existing lighting provision.

These issues will need to be resolved either through further information or via a detailed compliance submission. For information I have included the agreed standard Public Lighting Condition below.

"A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall have lodged with the Planning Authority:

(i) A Public Lighting Scheme including all electrical design, for the development as approved, designed to provide for high quality public lighting throughout the public realm of the site, prepared by competent public lighting design consultants to the current editions of both the European Lighting Standard ISEN13201 and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: along with:

(ii) Written confirmation from the Council's Public Lighting Section that the scheme is fully in compliance with the above standards applicable, and

(iii) A written commitment to implement the agreed Public Lighting Scheme in full, and maintain it to taking in charge standards in perpetuity or until taken in charge by the Council,

(iv) All the above requirements have been acknowledged in writing as acceptable by the Planning Authority.

The public lighting scheme shall be contained exclusively within the public realm of the development as approved, entirely in areas to be offered for taking in charge or subject to the responsibility in perpetuity of an approved management company.

Appropriate natural or artificial lighting or both shall be provided and maintained throughout car parking areas. The external lighting scheme shall be designed to minimise potential glare and light spillage and shall be positioned and/or cowed away from residential properties, public roads and any bat roosts or areas with bat activity. No lighting column shall be located within the eventual canopy spread of any proposed street tree or other tree as the case may be. The public lighting design consultants should consult with the Council's Public Realm section in this regard.

In addition, no dwelling unit/commercial unit shall be occupied on any street until the public lighting provided for that street is operational fully in accordance with the agreed Public Lighting Scheme for the overall development. The applicant, owner or developer may consult with the Council's Public Lighting Section before lodging the required plan to them for agreement.

REASON: In the interests of public safety and amenity, to prevent light pollution and in the interests of the proper planning and sustainable development of the area."

Regards,
Gráinne