



LAND USE, PLANNING
& TRANSPORTATION DEPT.
29 SEP 2022

September 27th 2022

Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24 YNN5

Ref. 1823/LTR/006/PKA

Re: Application No. **SD22A/0307**. Request for further information regarding proposed change of use of 2nr. existing ground floor retail units to educational.

ARCHITECTURE
CONSERVATION
INTERIORS
URBAN DESIGN

Dear Sir / Madam,

Further to your request for information dated 12th September 2022, in relation to the above referenced planning application, we respond as follows.

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T/A PAUL KEOGH ARCHITECTS
COMPANY SECRETARY: RACHAEL CHIDLOW
COMPANY NUMBER: 661535

1. *The applicant is requested to obtain a letter of confirmation of feasibility for proposed development in relation to wastewater from Irish Water.*

Response. This planning application refers to a change of use of the existing 2nr. ground floor retail units to educational. The proposed works use the existing wastewater disposal system serving the building. There are no new connections associated with this planning application. Please refer to enclosed existing and proposed drainage drawings for clarification.

2. *The application 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 drawings showing revised proposed drainage showing separation of foul and surface water drainage. If separation of surface water drainage systems is not feasible on 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.*

Response. This planning application refers to a change of use of the existing 2nr. ground floor retail units to educational. The proposed works use the existing wastewater disposal system serving the building. There are no new connections associated with this planning application. Foul and surface water run-off from the existing building are disposed to an existing combined sewer line. Please refer to enclosed existing drainage plan (1823/SV/051), proposed drainage plan (1823/PA/051) and, CCTV survey, cleaning and inspection of the existing wastewater system serving the building completed by A&T Drain Services Ltd.

3. a) The applicant has not proposed any SuDS 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 SuDS features for the development. Examples include but are 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 3nr. bike parking spaces in line with the minimum bicycle parking rates set out in Table 12.23 of the SDCC Development Plan 2022-2028.

Response. The proposed terrace layout is subject to an approved planning application of reference no.SD19A/0348. Notwithstanding the approved layout, we have considered the recently published SDCC SuDS Design Guide and are in agreement that the proposed upgrades to the existing terrace offers opportunity to introduce more sustainable surface water run-off measures. Please refer to enclosed drawing no.1823/PA/006 which outlines the proposed SuDS measures.

4. The layout 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 works'. The applicant is requested to clearly detail all works taking place to the front of the unit. Should any of these required planning permission, new notices would be required.

Response. The proposed external terrace layout is subject to an approved planning application of reference no.SD19A/0348. The redline boundary has been adjusted on the enclosed drawings to outline works only specific to this planning application. Please refer to enclosed drawings.

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.

Response. Please refer to enclosed drawing no.1823/PA/005 for shopfront elevation details regarding signage, materials and finishes.

I trust the above and enclosed documentation is in order and we look forward to your determination of this application in due course.

If you have any queries on the foregoing, please do not hesitate to contact the undersigned.

Yours sincerely,


Paul Keogh FRIAI