

Date: 23-Sep-2022

Register Reference: SD22A/0126 AI

Development: Modifications to previously granted SD18A/0053 consisting of external and internal alterations to previously granted development of 2 three-storey buildings (linked at first and second floor levels), increase in area to (total of 6077.2sq.m gross floor area (including one basement level of 1,922sq.m gross floor area) accommodating 38 apartments, including alterations proposed to the previously permitted unit mix, resulting in an overall increase of 6 units in total, i.e. from 2 one-bed; 28 two-bed; 2 three-bed (32 units) to now provide 6 Studio; 9 one bed; 23 two-bed (38 units); no additional floor is proposed, building remains at 3 storeys in height. Increase in the number of car parking spaces from 40 to 44 at basement level (no change to parking on Loreto Terrace). No change is proposed to SuDS, drainage, landscaping or site development works as granted under Reg. Ref. SD18A/0053.

Location: SD22A0126 AI - Junction of Grange Road, Nutgrove Avenue and Loreto Terrace Rathfarnham, Dublin , 14.

Applicant: First Step Homes Ltd.

App. Type: Permission

Planning Officer: COLM MAGUIRE

Date Received: 16-Sep-2022

Decision Due: 13-Oct-2022

Additional Information Requested by SDCC:

7. Parking.

The Roads Report calculates that the maximum parking allowance at this site is 35 spaces. The applicant should revise their basement car park plans by way of additional information to adhere to the maximum standards found in table 11.24 of the South Dublin County Development Plan 2016 – 2022. Provision of additional bulky storage areas at basement level would be a welcome replacement for car parking spaces and would improve the residential amenities available for prospective residents.

Applicant Submitted Response:

Response:

Please see drawings no. 3.1.105.

We have now provided 35 No. car parking spaces in the basement. The excess car parking spaces have now been replaced with bulky storage to improve the residential amenities.

Roads Department Assessment:

The applicant submission has met the criteria as set out in AI 7.

Additional Information Requested by SDCC:

8. Larger Vehicles.

(a) In terms of access for larger vehicles, the applicant should show how they are compliant with the relevant regulations, to the extent that they would receive a fire safety certificate for the proposed layout. Plans should show, using swept path analysis, how fire tenders can access the site if required. This is an item for additional information. The applicant should have cognisance of DMURS section 4.3.3 and the occasional access requirements for larger vehicles.

(b) The applicant should also show by way of additional information how it is expected that refuse will be collected from the site and if bin lorry access is required on the site, provide swept path analysis showing that this is possible. The applicant should have cognisance of DMURS section 4.3.3 and the occasional access requirements for larger vehicles.

Applicant Submitted Response:

(a)

It should be noted that in accordance with fire consultant advice, a fire tender does not need to access the site. Please see enclosed letter form GSP Fire Ltd.

(b) Applicant has not stated how the bins get from the bin lobby to the road.

Roads Department would like this to be clarified and also the bin sizes.

Reason: To ensure worker safety, in that large bins will not be transported up/down traffic ramp (Especially when frost/ice is present).

Roads Department Assessment:

AI 8 (a) is satisfactory.

The applicant will be required to clarify additional detail regarding AI 8 (b).

Additional Information Requested by SDCC:

9. Charging of Electric Vehicles.

The Roads Report also raises the issue of ECV charging spaces. The applicant should address this concern, noting that SDCC typically seeks that 10% of parking spaces are provided with charging facilities initially, and that 100% of the spaces are made capable of being fitted with charging facilities in the future. This is an item for additional information.

Applicant Submitted Response:

This Letter is to confirm our intention to have 10% of parking spaces fitted with EV chargers and to provide containment for EV chargers to all remaining parking spaces.

Roads Department Assessment:

Roads Department require a drawing setting out where the EV charging points will be positioned, and additional detail on the provision for future EV charging points.

Clarification of Additional Information Requested by SDCC:

1. Applicant to submit details of:
 - a. Bin sizes that will be contained in the bin lobby (1100 litre?)
 - b. How these bins will be transported from bin lobby to side of road
2. Applicant to provide a drawing showing:
 - a. Proposed EV charging point locations
 - b. Detail for the provision for future EV charging points