



The Manager

SDCC,

County Hall

Tallaght

Dublin 24

12th October 2022

Reg.Ref: SD22a/0355

Applicant: Relmont Limited

Location: Edmondstown Mill, Edmondstown Road, Rathfarnham, Dublin 16

Proposed Development:

Works to previously granted planning application Reg Ref: SD17A/0407; In Building C, the works include, the material change of use from previously granted ground floor car park to 2 one bed apartments and one 2 bed apartment, the re-organised bin and bike store arrangement, the removal of previously granted pitched roof to allow for the construction of two additional levels above the previously granted second floor level. On the proposed third floor, there will be 3 two bed apartments and 1 one bed apartment with balconies and the proposed fourth floor will act as a penthouse level, consisting of 3 one bed apartments and 1 two bed apartment with roof terrace balconies, Associated elevational changes throughout to include the provision of 2 windows to the north elevation, next to building B, and 2 windows to the south elevation, and new door to proposed bike storage at ground floor level; Further works include, the relocation of the existing water tank from the roof of building C to the North side of Building A next to the vehicular entrance to the site, and proposed new signage to be erected on the relocated water tank, associated localised additional landscaping work throughout, including the addition of a total of 24 new external surface parking spaces to the 19 external surface parking spaces previously granted, including 4 car charging spaces, 5 visitor bicycle spaces all associated site works at a Protected Structure.

Dear Sir or Madam,

We wish to object to the application for the following reasons:

- The application was received by SDCC on the 8th September 2022 but yet it is only last week that documents were uploaded online – this is an appalling administrative practice that hinders public participation under Aarhus.

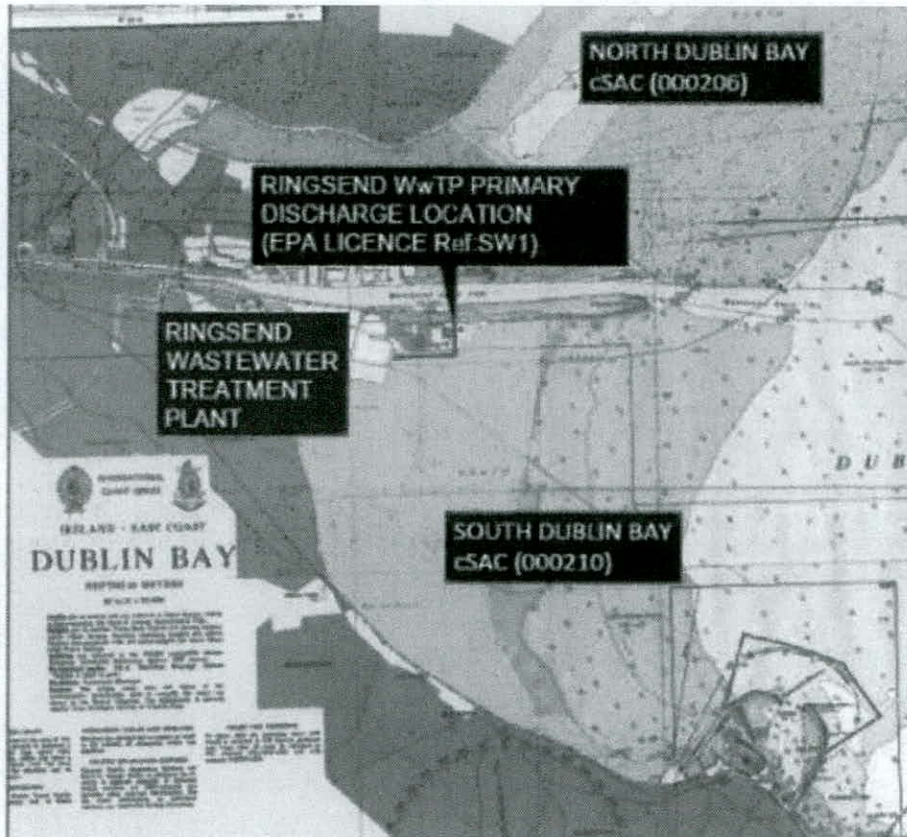
- This planning application is invalid as the site notice does not describe the extent of the proposed works onsite.
- The original grant of permission for which this applicant seeks to modify is not compliant with EU Law so any grant of any modifications as indicated on the site notice is legally flawed.
- We note that the previous planning application has not in any way commenced and it is respectfully suggested that this current application is indeed being used to extend the duration of previous planning permission by seeking modifications.
- This application seeks to rely on reports and surveys (from previous planning applications) that are out of date.
- It is contrary to the current SDCC Development Plan its policies and objectives.
- It is contrary to sustainable development and principles of proper planning
- It is contrary to the Planning & Development Act.
- It is contrary to the Architectural Heritage Protection Guidelines (DOEHLG).
- There is an inadequate Archaeological Assessment
- We are concerned about the impact this development will have on the otter population at this location – there is no survey included by the Applicant. The Owendoher the DCC Otter Survey 2019 have known otter populations in fact otter activity is deemed to be HIGH on the Owendoher.
- We also know that this area, has a large bat population and we are concerned about the impact this development will have on bat flying paths and nesting
- There is a family of badgers that live at this location and residents have reported sightings along this ecological corridor – there is no survey.
- This development is contrary to the Water Framework Directive
- We believe that this development is contrary to the EU Habitats Directive. This watercourse is hydrologically connected to a Natura 2000 site.
- This watercourse interconnects with the Glin/Whitechurch River downstream at two locations as a result of its industrial heritage and then enters the Dodder. The previous functions of the site as a boot polish factory which has not been decontaminated raises a clear risk of pollution for the River Catchment Area.
- The ‘cumulative effects’ of the other developments that abut this watercourse upstream and downstream and developments in the wider area have not been taken into account in respect of this development.
- This development we believe is contrary to the EIA Directive.
- The construction plan for this development has not been submitted.
- We believe that these residential units will be at risk of flooding and will pose a threat of flooding to nearby houses and further downstream. This site is a natural floodplain for this watercourse.
- The poor design, increased height, increased density and increased massing of these units is out of character with the pattern of development in the area and the protected curtilage and the protected structure itself. A more sympathetic design and a reduction in density would address this.
- The changes proposed including the additional massing of the buildings along Edmondstown Road should be avoided as it disrupts the existing character of the road with its treeline spectacle and the character of the protected industrial heritage onsite which is unique in terms of group significance and national significance. This is unique in its built and natural heritage function and the contribution it makes to the character of the area.

- We are concerned about the impact on the Green Infrastructure, wildlife habitat onsite and protected species. No attempt has been made to address the function of this site as an important ecological corridor.
- We note there is no bird survey
- We are concerned about the boundary treatment. The boundary treatment is exceptionally poor and unsympathetic. We have concerns regarding the design and boundary treatment particularly the front elevation as it faces Edmondstown Road and the proposed demolition and removal of protected structures (or part thereof) elsewhere within the site as they represent a placemaking landmark and should be omitted. Demolishing a boundary wall just for the sake of it is not a sustainable practice especially when the character of the Heritage Mill on the historical Edmondstown Road as a rural road is a planning objective. The workers of the Mills including Edmondstown Mill lived across the road in cottages – so there is a community of buildings that represent a group significance that has been ignored in this design. SDCC took an imaginative approach with Bolton Hall with all its outbuildings etc and it would be welcomed if such an approach could be incorporated here.
- There is an inadequate Traffic Impact Assessment.
- This development is clearly car dependent as there is insufficient frequency and capacity of public transport on this road. The Judgement by Judge Holland regarding a development on Edmondstown (Taylor's Lane SHD) is relevant here and it is interesting to note that the applicant has not referenced it.
- The provision and quality of the open space for recreational purpose is inadequate
- There is no play space area
- The proximity of this development to the river and its impact on riparian vegetation is detrimental to this important watercourse
- Very concerned regarding the installation of an attenuation tank at this location and should be avoided.
- Pathways via Ringsend Wastewater Treatment Plant

There is a pathway from the site via wastewater and surface flows to the Natura 2000 sites in Dublin Bay, via the Ringsend treatment plant and the River Dodder respectively. The Ringsend wastewater treatment plant (WwTP), when functional, treats and then discharges into Dublin Bay. The plant is designed to serve a population equivalent (PE) of 1.64 million, but is currently operating above its capacity at 1.9m PE. The proposed development will increase the excess loading on the Ringsend Wastewater Treatment Plant. The Ringsend WwTP and its outfall are outside but adjacent to the boundaries of the South Dublin Bay and North Dublin Bay SACs and within the vicinity of 2 additional SACs. Irish Water data details that untreated wastewater has overflowed into Dublin Bay from the Ringsend Wastewater Treatment Plant (WWTP) more than 100 times since the beginning of 2015, with more than 9 billion litres of untreated waste water discharged into the Liffey estuary from storm holding tanks at Ringsend WWTP, including:

- ☒ 2.8 billion litres discharged on 30 occasions in 2015
- ☒ 3.1 billion litres discharged on 35 occasions in 2016
- ☒ 1.2 billion litres discharged on 14 occasions in 2017
- ☒ 2 billion litres discharged on 18 occasions in 2018
- ☒ 320 million litres discharged on seven occasions in 2019

The proposal will increase loading on the WwTP, leading to increased discharge incidents into Dublin Bay, therefore, in combination with other plans or protects. negatively impacting on the South Dublin Bay SAC, in contravention of the Habitats Directive.



2.1.4.2 Treatment Capacity Report Summary - Ringsend WWTP

Treatment capacity is an assessment of the hydraulic (flow) and organic (the amount of pollutants) load a treatment plant is designed to treat versus the current loading of that plant.

RINGSEND WWTP	
Peak Hydraulic Capacity (m ³ /day) - As Constructed	959,040
DWF to the Treatment Plant (m ³ /day)	274,076
Current Hydraulic Loading - annual max (m ³ /day)	832,269
Average Hydraulic loading to the Treatment Plant (m ³ /day)	458,641
Organic Capacity - Design / As Constructed (PE)	1,640,000
Organic Capacity - Current loading (PE) - peak week load	2,278,887
Organic Capacity – Remaining (PE)	0
Will the capacity be exceeded in the next three years? (Yes/No)	Yes

No flow or BOD data was discounted by IW for 2020.

- There is no shadow survey
- We have serious concerns regarding the standard of design as it impacts the residential amenities of any new resident

Please see attached receipt of payment for 20 euros which we note is contrary to EU Law.

Kind regards

Angela O'Donoghue

Chairperson

Ballyboden Tidy Towns CLG

ballybodenttgroup@gmail.com

Address for correspondence:

17 Glendoher Close, Rathfarnham, Dublin 16

Angela O'Donoghue,
Ballyboden Tidy Towns CLG
c/o 17 Glendoher Close
Rathfarnham
Dublin 16
D16N2Y0

Date: 13-Oct-2022

Dear Sir/Madam,

Register Ref: SD22A/0355

Development: Works to previously granted planning application Reg Ref: SD17A/0407; In Building C, the works include, the material change of use from previously granted ground floor car park to 2 one bed apartments and one 2 bed apartment, the re-organised bin and bike store arrangement, the removal of previously granted pitched roof to allow for the construction of two additional levels above the previously granted second floor level. On the proposed third floor, there will be 3 two bed apartments and 1 one bed apartment with balconies and the proposed fourth floor will act as a penthouse level, consisting of 3 one bed apartments and 1 two bed apartment with roof terrace balconies, Associated elevational changes throughout to include the provision of 2 windows to the north elevation, next to building B, and 2 windows to the south elevation, and new door to proposed bike storage at ground floor level; Further works include, the relocation of the existing water tank from the roof of building C to the North side of Building A next to the vehicular entrance to the site, and proposed new signage to be erected on the relocated water tank, associated localised additional landscaping work throughout, including the addition of a total of 24 new external surface parking spaces to the 19 external surface parking

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Location: Edmondstown Mill, Edmondstown Road, Rathfarnham, Dublin 16

Applicant: Relmont Limited

Application Type: Permission

Date Rec'd: 08-Sep-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named "**Notify me of changes**" and click on "**Subscribe**". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney
for **Senior Planner**