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Dublin 4

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

Decision Order Number: 1287	Date of Decision: 20-Oct-2022
Register Reference: SD22A/0346	Registration Date: 31-Aug-2022

Applicant: Old Nangor Road Ltd.

Development: Mixed development consisting of 1 public house and 26 apartments. The overall development will comprise the following; demolition of the existing single storey public house (area 910sqm), construction of a 4 storey apartment block within the footprint of the site (1267sqm) comprising of 26 apartments (4 one bedroom units, 22 two bedroom units) and smaller public house at ground level (area 156sqm and total area 2717sqm), all apartments have balconies/terraces. Car park for 12 cars (including 1 disabled space), bin stores and bicycle stands at ground level. Communal areas include 1st floor courtyard above carpark and 3rd floor roof terraces for apartments. Streetscape proposals within site boundaries to facilitate and enhance the public realm.

Location: The Finches Public House, Finches Shopping Centre, Neilstown Road, Clondalkin, Dublin 22, D22 H7X9

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 31-Aug-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. (a) On the western and northern elevations, ground floor Apartments 1, 2 and 3 would have windows to habitable rooms in close proximity to the public footpath with limited setback and privacy strip width provided. This is would not provide an appropriate level of privacy to these apartments and lead to a substandard form of development. These should be revised to provide a greater setback of these windows from the public realm and adequate privacy strip.

(b) Some further variation in material, colour and form would be welcomed, particularly on the northern elevation, given the site's prominent location. The circular form balconies on the corner of the building are not considered to be a visually acceptable design response and should be redesigned to a more appropriate form. The submission of CGI images or elevational drawings with colour would be welcomed in order to adequately assess the design of the proposed building.

2. The applicant is requested to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement in accordance with Policy G15 Objective 4 of the South Dublin County Development Plan 2022-2028. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet.
3. The applicant is requested to provide the following in relation to access and parking:
 - (a) A revised layout for provision of further car parking space(s) onsite.
 - (b) Revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large refuse vehicles can access/egress the site, and that that vehicles can exit the development in a forward direction if the car park is full. Detailing the location of refuse collection areas.
4. The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network. This is not permitted by SDCC drainage section so alternative means of discharging surface water must be submitted by the applicant.

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/0346

Date: 24-Oct-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**