

MODULE

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

26th October 2022

South Dublin County Council
County Hall
Tallaght
Dublin 24.
D24 A3XC

The proposed development will consist of the demolition of an existing commercial two storey building and the construction of 2 no. commercial units with Plantroom on Ground floor level with 8 no. residential apartments comprising 2 no. 1-Bed apartments 3 no. 2-bed apartments and 3 no. 3-bed apartments all with private balconies over 4 floors. A communal roof garden is located on the fourth floor; enclosed bin stores for the commercial and residential units is located at the rear of the building; 5 total no. car parking spaces including 1 no. disabled car space is provided; 8 no. bicycle spaces are provided at the front for commercial units and 10 no. bicycle spaces at the rear for residential units. Sustainable drainage (SuDs) roof and roof garden are provided for the development and all associated engineering and site works necessary to facilitate the development.

Dear Sir/Madam,

On behalf of our Clients, Alan & Monica Holmes, intend to apply for permission for development at this site, Paintworld, 1-2 Ballymount Road Lower, Dublin 12.

The proposed development addresses issues raised in Additional Information request of the withdrawn previous application Ref: No: SD22A/0017 which include:

1a. *How the proposed development would be in keeping with the future development of this Local Centre zoned lands;*

A masterplan illustrating possible future development of the area is included in this application.

1b. *Demonstrate how the proposed development would comply with provisions of Objective CS6 SLO 1 of the South Dublin County Council Development Plan 2016-2022, which seeks to initiate a plan-led approach to the sustainable regeneration of the brownfield lands in the Naas Road/Ballymount REGEN zoned lands, as well as the Local Centre (LC) zoned lands at Walkinstown (otherwise known as City Edge Project).*

Architectural Design Statement is included with this application that addresses relevance of the proposed development to the City Edge Project.

2a. *Justification should be provided for allocating over 10% 1 bed units within the proposed development. Consideration should be given to provision of 3 bed units.*

Scheme has been redesigned reducing the number of 1-bed units while introducing 3-bed units in this application.

2b. *Clarify whether the applicant has legal access to the laneway to the east of the site. If there is a wayleave a revised site location map should be submitted showing this.*

Clarification of the status of the laneway by the client included with this application.

2c. *Clarify how bins for both the residential and commercial units would be collected. Revise the rear bin store so that it is enclosed and located away from balconies above.*

Refuse to be collected via the existing laneway. The rear bin store has been redesigned to make it enclosed.



- 2d. *Locate balconies away from the front (northern) elevation of the proposed building.*
- The building has been redesigned with the balconies relocated to southern elevation of proposed building.
- 2e. *Provide a privacy strip along the windows of apartments which are directly adjoining the communal roof terrace.*
- Planted shrubs act as privacy screen in redesigned building proposal.
- 2f. *Further information should be provided on the proposed uses/type of occupiers for the proposed ground floor commercial units. Clarify how these units would be serviced in terms of loading/unloading.*
- Letter from client specifying that the ground floor use to be retail included in planning pack. Services to the units to be via third party laneway.
- 2g. *The applicant is requested to submit a report analysing the daylight and sunlight access to the proposed development. This report should also provide analysis of the shadowing impact of the proposed development on neighbouring buildings. Any recommendations from this analysis should be implemented and a revised proposal with a full set of revised drawings submitted.*
- Daylight analysis submitted in application planning pack.
3. *The Planning Authority has serious concerns in relation to the design, bulk and mass of the proposed building. The front and side elevations are considered to be of a particular poor design quality. The lack in differentiation in the use of materials presents monotonous elevations, especially the front and side elevations. A revised proposal should be submitted that provides for better articulation in terms of materials and form. A full set of revised drawings of the revised proposed development should be submitted for assessment.*
- The building has been redesigned with revised complementary materials as contained in the Architectural Design statement and elevations.
- 4a. *There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SuDS features including swales and integrated tree pits. The proposed public realm area to the front of the building should be redesigned to provide for a higher quality and layout.*
- Landscape pack has been submitted with this application.
- 4b(i). *The applicant is requested to show further proposed SuDS features for the development such as Green roofs, grass areas, tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS features.*
- SuDS measures incorporated in the design is shown in the Landscape and Drainage reports enclosed with the application.
- 4b(ii). *a maintenance plan and the means for the scheme for its design life.*
- A maintenance plan is submitted with this application.
- 4c. *The applicant is requested to submit plans and associated documentation detailing how water will be managed within the development, including an explanation of the proposed SuDS, the reasons why certain SuDS have been ruled out and detailed information on materials and landscaping. The Council will expect developments to achieve a greenfield surface water run-*



off rate where feasible once SuDS have been installed. Surface water should be managed as close to its source as possible.

SuDS measures is included in the Drainage reports submitted in this application.

- 4d. *The applicant is requested to justify the lack of usable public open space as part of the proposed development, in relation to the site's proximity to existing areas of public open space.*

There are several parks and open spaces within walking distance of the proposed development as shown in the Architectural Design statement submitted with this application.

- 5a. *Accurate plans demonstrating the provision of a visibility splay of 2.4m x 45m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centre line of the road to the left hand side of the entrance (when exiting).*

Plans demonstrating visibility splay and sightlines is shown on NRB drawings submitted in this application.

- 5b. *The applicant is requested to clarify if the laneway is to be used for any vehicles. If so, they may submit a revised layout of not less than 1:200 scale showing details of right-turning movement provision to/from the access laneway.*

This is addressed in NRB response letter submitted with this application.

- 5c. *A car parking strategy for the proposed development justifying the proposed car parking provision. Mobility Impaired Parking and EV charging spaces should also be provided. Please refer to the SDCC County Development Plan 2016-2022. Any details of the expected nature of the commercial units should be submitted in the context of assessing parking provision.*

This is addressed in NRB drawing and response letter submitted with this application.

- 5d. *A swept path analysis (i.e. Autotrack) showing how cars can safely access and egress the parking spaces.*

Swept path analysis drawn by Brian McMahon (Engr.) is submitted with this application.

- 5e. *A revised layout to include details of measures to prevent illegal/inappropriate on-street parking to the front of the commercial units (on Ballymount Road).*

This is addressed in the site layout plan and NRB drawing submitted with this application.

- 5f. *A swept path analysis (i.e. Autotrack) confirming that larger vehicles such as refuse trucks/fire engines will have sufficient access to the site.*

Swept path analysis is submitted with this application.

- 6a. *The applicant is requested to submit a drawing showing what SuDS are proposed for the development and show what surface water attenuation capacity proposed SuDS features have in m3.*

SuDS measures proposed is addressed in Surface water drainage drawing submitted with this application.

- 6b. *Where SuDS does not provide sufficient surface water attenuation show what other methods of attenuation are proposed such as an arched type attenuation system. Show the existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all A_j's, manholes, pipe size, material type and direction of flow. Show in a drawing what surface water attenuation is proposed in m³ for the development.*



SuDS measures proposed is addressed in Surface water drainage drawing submitted with this application.

- 6c. *Submit a report showing what SuDS are proposed for the development.*

Drainage report prepared by Once Engineers in submitted with this application.

- 6d. *Submit a report showing surface water attenuation calculations for proposed development. The report shall show the site area, the different surface area types such as green roofs, buildings, permeable paving, green areas in m2, the SAAR value and Met Eireann rainfall data for the site. Show what surface water attenuation proposed and required for the site in m3.*

Drainage report prepared by Once Engineers in submitted with this application.

7. *The side-facing windows from the proposed development should be omitted, so as not to prejudice the future development of adjoining sites. It is noted that this would result in the creation of north-facing single aspect units, which are not acceptable and should be omitted or redesigned.*

The building has been redesigned and all side facing windows removed. All units in this application are dual aspect units.

The proposed development is to be carried out in accordance with the enclosed documents that accompany this application, as follows:

1. Cover Letter
2. Planning Application Form duly completed
3. Newspaper Notice (The Irish Daily Star)
4. Copy of A4 Site Notice
5. Application Fee of €1,259.2
6. Drawing Schedule 6x copies
7. Drawings x 6 copies
8. Housing Quality Assessment 6x copies
9. Architectural Urban Design Statement 6x copies
10. Traffic Drawings and Report 6x copies
11. Surface Water Drainage drawings and Report 6x copies
12. DMURS sightlines drawings 6x copies

Best Regards,

Zubi Efobi B.Sc., Arch, M.Sc., Arch, MRIAI

For and on behalf of Module Design