

Tom Phillips & Associates
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Dublin 2

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

Decision Order Number: 1410	Date of Decision: 07-Nov-2022
Register Reference: SD22A/0357	Registration Date: 12-Sep-2022

Applicant: Cape Wrath ULC

Development: The proposed development comprises amendments to a Strategic Housing Development scheme permitted under ABP Ref. ABP-308088-20. consisting of modifications to the previously permitted development (ABP Ref. ABP- 308088-20), comprising: replacement of 2 one bedroom unit with 1 two bedroom unit and an entrance lobby / concierge at ground floor level within permitted Block C; replacement of 3 three bedroom units with 3 two bedroom units and additional residential amenity spaces at first, third and fifth floor levels within permitted Block C; replacement of 2 two bedroom units with 2 one bedroom units and additional residential amenity spaces at ground and third floor levels within permitted Block D; and the provision of an enlarged stretcher lift through all floor levels of permitted Blocks C and D. The total number of residential units proposed will decrease from 224 to 223 as a result of the proposed amendments; The proposed development will also consist of: amendments to the permitted car parking areas at basement levels resulting in a total loss of 29 car parking spaces (151 car parking spaces are provided in total at basement level); the provision of c. 275sq.m of residential amenity space (incl. reception, office, staff amenities, multi-purpose spaces, meeting rooms and lobbies) at basement level of permitted Block C and D; minor elevation amendments to permitted Block D; the provision of a new external stair well to the eastern elevation of permitted Block D providing access from the ground floor level to the basement level; reduction of the roofed area above the basement ramp of permitted Block A and B; the provision of sprinkler tank rooms, landlord plants, comms room and attenuation tanks at basement level of permitted Blocks A, B, C and D; the provision of PV solar panel at all roof levels; amendments to hard and soft landscaping areas; and all associated site excavation and development works above and below ground.

Location: Garters Lane, Saggart, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 13-Sep-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. The applicant is requested to carry out a traffic and transport assessment to determine if the development will have an impact on the surrounding road network, if the development traffic flow exceeds the 5% threshold, then a junction analysis of the nearest junctions is required.
2. (a). The use of concrete attenuation tanks is heavily discouraged by SDCC Drainage section. The applicant is requested to submit a drawing and report providing alternative means of attenuating surface water through the use of SuDS (Sustainable Drainage Systems). Show on a drawing where attenuation is provided and what attenuation is provided in m3 for each SuDS element and attenuation system. Where SuDS has insufficient attenuation capacity only then shall surface water be attenuated by an arched type attenuation system.

Examples of SuDS include and this is not an exhaustive list:

- Green Roofs
- Swales
- Tree pits
- Permeable paving
- Grasscrete
- Green area detention basins
- Rain gardens
- Planter boxes
- Other such SuDS

(b). The applicant is requested to submit a drawing and report which goes into greater detail regarding the attenuation capacity provided on site. Details required will include a breakdown of the proposed attenuation capacity provided by drainage features given in units of m3. The applicant should also clearly show in the aforementioned report and drawing the locations of “green podiums” as stated in the original attenuation calculations submitted.

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/0357

Date: 09-Nov-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**