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**Cabinteely**  
**Dublin 18**

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

<b>Decision Order Number:</b> 1430	<b>Date of Decision:</b> 15-Nov-2022
<b>Register Reference:</b> SD22A/0364	<b>Registration Date:</b> 21-Sep-2022

**Applicant:** Noel Hughes  
**Development:** 11 apartments, one commercial unit and minor modifications to the existing Public House.  
**Location:** The Laurels, 186, Whitehall Road West, Perrystown, Dublin 12  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 21-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.

- (a) The applicant is requested to clarify the proposed use of the proposed commercial unit.
  - (b) The applicant is requested to address waste management and loading/unloading for the proposed commercial unit and existing public house and commercial unit.
- The applicant is requested to submit details of how they propose to comply with Section 96 of Part V of the Planning and Development Act 2000, as amended.
- The applicant is requested to submit the following information/drawings:
  - (a) A proposed site layout plan fully showing the proposed development and separation distances from adjacent dwellings. This should include the recently built house at 1a Rockfield Avenue.
  - (b) Full elevational drawings of all elevations including the south-eastern, eastern and northern elevations have been submitted. Contiguous elevational drawings should also be provided of these elevations.
  - (c) Drawing(s) that show the existing and proposed water supply and wastewater layouts of the proposed development.

4. The Planning Authority has concerns regarding the proposed development's impact on the existing amenity of surrounding residential properties:
  - (a) The proposed development in its current layout and form, in particular the three storey element in the southern part of the site, would have a significant negative impact on adjoining residential properties in terms of overbearing and visual impact. It would also potentially lead to overshadowing impacts on these properties. The applicant is requested to significantly redesign the three storey element to address these concerns. This might involve reducing the height of this element and providing adequate separation distances from these boundaries. The Planning Authority considers that additional height might be able to be accommodated at this site. However, not in the current proposed form due to the impact on residential amenity.
  - (b) The site would incorporate part of the gardens of 1 and 1a Rockfield Avenue. The applicant is requested to clarify the quantity and quality of private amenity space that would remain for these residential properties.
  - (c) Appropriate screening should be provided on balconies in proximity to adjoining residential properties.
5. Insufficient information has been submitted on the design and visual impact of the proposed development. While a contemporary intervention at the site is acceptable in principle, this should be of a high quality design and finish. The Planning Authority has concerns with the current design and form of the building. The applicant is requested to review the design of the proposed building in this regard. Further details on the proposed materials, colours, finishes and form are required. Further design and material cues should be taken from the surrounding existing development. Elevational drawings (including contiguous) and CGIs, both in colour, should be submitted for assessment.
6. Insufficient information has been submitted in relation to the standard of accommodation proposed. There are also concerns with the layout of the proposed development regarding the amenity of the future occupiers. In this regard the applicant is requested to submit the following:
  - (a) A Schedule of Accommodation and a Housing Quality Assessment in accordance with the requirements of the Sustainable Urban Housing: Design Standards for New Apartments (2020) and South Dublin County Development Plan 2022-2028.
  - (b) A statement demonstrating how the scheme has been designed for/and could be adapted in the future for older people/persons with a disability/or lifetime homes.
  - (c) The layout of Apartment No. 1.7 should be revised so that a sufficient level of privacy is afforded to the habitable rooms, including the bedroom.
  - (d) The area at first floor is not considered to contribute to communal open space given its shape and use as circulation space. The proposed development should be revised to provide for usable and quality communal open space in accordance with the Sustainable Urban Housing: Design Standards for New Apartments (2020) and South Dublin County Development Plan 2022-2028.
  - (e) No public open space is proposed onsite. Should the proposal be considered infill development, an omission/reduction in the required public open space may be appropriate. However, a clear justification for this should be provided, including in the context of the quality and quantum of private open space and the proximity of a public park.
  - (f) There are concerns regarding the proposed beer garden at ground floor. This may impact on the amenity of the future occupiers and surrounding residential properties in terms of noise and nuisances. The applicant is requested to submit further details on this space, including how the different uses of the site, commercial, public house and residential, would appropriately coexist in and around this space. Any required mitigation measures should be incorporated into the proposal and clearly

identified in the response.

7. The applicant is requested to submit the following additional information in relation to access and parking:
  - (a) Details on the proposed access to the rear car parking area, including the legal right to utilise this access for the uses proposed. Any existing wayleaves need to be shown on a revised Site Location Map.
  - (b) It is not clear for what use the car parking spaces would be provided for. A revised layout of not less than 1:200 scale showing the location and number of parking spaces to be provided at the development. Please refer to Table 12.26 Maximum Parking Rates (Residential Development) and Table 12.25: Maximum Parking Rates (Non-Residential) in the South Dublin County Development Plan 2022-2028.
  - (c) A revised layout of not less than 1:200 scale showing the location and number of bicycle parking spaces to be provided at the development. Please refer to Table 12.23: Minimum Parking/Storage Rates in the South Dublin County Development Plan 2022-2028. All external bicycle parking spaces shall be covered. Visitor spaces should be provided for.
  - (d) A revised layout of not less than 1:200 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.
  - (e) A revised layout of not less than 1:200 scale showing the location of bin storage.
8. 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 the following information:
  - (a) A detailed landscape design for the proposed development. The applicant should 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 following information should be provided:
    - i. A comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.
    - ii. A fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.
    - iii. The landscape plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDS features including swales and integrated/bio-retention tree pits.
    - iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
    - v. Demonstrate how natural SUDS features can be incorporated into the design of the proposed development.
    - vi. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.
  - (b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective. See link to the Green Space Factor Worksheet: Related Documents – SDCC.
  - (c) Elevational drawings specifying the proposed boundary treatment to the front of the site.
9. The applicant is requested to demonstrate compliance with the SDCC's SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the

South Dublin County Development Plan 2022-2028 in relation to sustainable drainage systems. The following information is requested:

- (a) Drawing(s) showing how surface water shall be attenuated to greenfield run off rates and what Sustainable Urban Drainage Systems (SUDS) are proposed for the development. Submit a drawing showing a flow route analysis for the site. Show what surface attenuation is provided in m<sup>3</sup> on the site.
- (b) A comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
- (c) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.
- (d) A report to show surface water attenuation calculations for proposed development as per the Greater Dublin Regional Code of Practice for Drainage Works. Surface water runoff should be to green field run off rates or 2 litres/second/hectare. Show the site area, and areas of different surface types in m<sup>2</sup> such as buildings, permeable paving green areas and their respective run off coefficients. Show what attenuation is provided and what is required in m<sup>3</sup>. Show on a report and drawing what surface water attenuation capacity each SUDS system has in m<sup>3</sup>. Also include the treatment train of SUDS and proposed natural flow controls for each SUDS system.

10. Additional information is required for the Environmental Health Department to adequately access this application. The additional information requested is:

- (a) An assessment for the potential for noise nuisance from the operational use of the public house and retail unit.
- (b) Proposals to negate noise nuisance from the operational use of the public house and retail unit must be submitted to ensure compliance with BS 8233 Guidelines for Sound Insulation and Noise Reduction for Buildings.

**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/0364

**Date:** 16-Nov-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**