

23 NOV 2022

South Dublin County Council



**PAMES**  
DEVELOPMENTS LIMITED

Office

Retail

Residential

Industrial

PAMES Developments Limited  
1<sup>st</sup> Floor | 60 Amiens Street  
Dublin 1 | +353 1 695 0204

Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght.  
Dublin 24.  
D24 A3XC.

21 November 2022

**Re:** Clarification of Additional Information Response  
**Planning Reference:** SD22A/0066  
**Site:** "Hillview", Dispensary Lane, Lucan, Co Dublin, K78 K2N1  
**Applicant:** John Pope

Dear Sir/Madam,

We make this submission on behalf of our client, John Pope, in response to South Dublin County Councils request for 'Clarification of Additional Information', dated 7 September 2022 on planning file register reference SD22A/0066.

Please note that this Clarification of Additional Information response letter should be read in conjunction with the attached drawings and reports by Pames Developments Limited and JBA Consulting Limited. We have followed the numbering used in the SDCC request of 7 September and respond as follows:

**1. Site located in Riparian Corridor**

The subject site is in a Riparian Corridor. The applicant was requested to undertake a Stage 2 'Scoping' assessment and if necessary, a Stage 3 'Detailed Assessment'. We engaged the services of JBA Consulting Limited to assist. 6 Copies of the JBA 'Hydromorphological Assessment' are enclosed. The report contains the Stage 2 assessment and concludes that a Stage 3 assessment is not required.

**2. Requirement to submit a 'Green Infrastructure Plan'**

The applicant was requested to submit a 'Green Infrastructure Plan'. We engaged the services of JBA Consulting to assist. 6 copies of the JBA 'Landscape Masterplan and Planting Schedule' are enclosed along with 6 copies of JBA's 'Green Infrastructure Plan' are enclosed in response to this request.

**3. Green Space Factor (GSF)**

The applicant was requested to submit a completed GSF worksheet which was provided as an excel template by SDCC. We have enclosed a completed worksheet. It has not been possible to

achieve the required GI score of 0.50. This we feel is directly related to the size and nature of this infill site.

#### 4. Timeline for response to AI Clarification

A request for Additional Information was first received on 20 April 2022 with a period of 6 months to respond. Following the receipt of the clarification request on 7 September we applied for an extension of the response period by 3 months. SDCC granted this 3-month extension on 10 October 2022. We have enclosed a copy of the letter approving the extension.

Along with the JBA Consulting supporting documents please see attached revised Pames Developments drawing **PL-003 Site Section, Contiguous Elevation- Additional Information Revision B**. This drawing complements all previous information submitted to the South Dublin City Council on the 6 September 2022, in response to the 'Additional Information Request' of 20 April 2022. We would be grateful if the local authority references the attached drawing 'PL-003 Revision B' and conditions accordingly.

The following documents are enclosed with this clarification response:

#### Drawings – 6 copies of each

Drawings	Description	Consultant
PL-003 revision B	Site Section, Contiguous Elevation	Pames Developments Ltd.
JFD-JBAI-XX-XX-DR-LA-0001-02	Landscape Masterplan and Planting Schedule	JBA Consulting
JFD-JBAI-XX-XX-MP-L-0002-S3-P01	Green Infrastructure Plan	JBA Consulting

#### Reports – 6 copies of each

Report	Consultant
Hydromorphological Assessment	JBA Consulting
Green Space Factor (GSF)	JBA Consulting

We trust that our submission satisfies the request of 22 April 2022 and the clarifications sought on 7 September 2022, and we look forward to the Council's decision in due course.

Should you require any further information please don't hesitate to contact the undersigned.

Yours faithfully,



Michael Tweed, FRIAI  
Pames Developments Limited

**South Dublin County Council**

**An Rannóg Talamhúsáide, Pleanála agus Iompair**

**Land Use, Planning & Transportation Department**

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Michael Tweed  
60, Amiens Street  
Dublin 1**

**Date: 10-Oct-2022**

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

**Register Reference:** SD22A/0066

**Development:** Retention permission for detached, single storey outhouse mono-pitch roof structure (4.7m high) containing a 1 bedroom dwelling with garage; retention permission also sought for a detached single storey steel shed structure (2.7m high) used as a home office ancillary to the main dwelling. Permission is sought for part garage conversion with internal modifications; external window and patio doors and associated siteworks to the outhouse structure.

**Location:** 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1

**Applicant:** John Pope

**App. Type:** Additional Information

Dear Sir/Madam,

Further to your request which was received on 04/10/22 regarding the above mentioned planning application, I wish to inform you that, by Order dated 10/10/22, the period for submitting a response to the request for **Clarification of Additional Information** has been extended up to and including **30/01/2023** in accordance with the provisions of Article 33 (3) of the Planning and Development Regulations, 2001 (as amended).

Yours faithfully,

*Pamela Hughes*  
\_\_\_\_\_  
for Senior Planner