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

Decision Order Number: 1470	Date of Decision: 22-Nov-2022
Register Reference: SD22A/0372	Registration Date: 28-Sep-2022

Applicant: John Shenton & Margaret Hanlon

Development: Demolition of existing two storey detached dwelling house and outbuildings; Construct new purpose built three storey mixed used building with, a new physiotherapy practice, consisting of 5 consultation rooms, office space, staff areas as well as a rehab gym and studio area, all over two floors at ground and first floor levels; One bedroom apartment with own door access and dedicated private balcony area at the second floor level; 5 car parking spaces and secure bicycle parking for 6 bicycles all on site; Back lit signage to the front facade of the building; All associated site development works.

Location: Saint Claires Villa, Lucan Road, Lucan, Co. Dublin, K78 X0N1

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-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 provide a complete set of revised site layout, plan, sectional and elevational drawings demonstrating the following amendments:
 - (i) A more appropriate site layout plan with a car parking arrangement which would not result in unsafe vehicular movements which would cause a pedestrian or traffic safety hazard.
 - (ii) In re-designing the layout of the proposed development, the Applicant should make every effort to retain as much of the low stone wall as possible to negate the visual impact on the streetscape.
 - (iii) Having regard to the clear policy narrative within the Development Plan 2022-2028 to include energy efficient measures and green infrastructure in new buildings, the Applicant should provide

revised drawings which indicate the inclusion of measures such as green roofs and Photovoltaic panels.

(iv) Having regard to Section 12.8.3 of the Development Plan, the Applicant is requested to outline a consideration of alternative sites in the area and a justification for the demolition of the existing dwelling and removal of the stone wall boundary treatment.

(v) An urban design analysis carried out in accordance with the provisions of South Dublin County's Building Height and Density Guide. The analysis should aid in the determination of whether or not the proposed height increase is contextually appropriate. If the analysis demonstrates an adverse impact on adjacent properties, the proposed development should be re-designed to negate any adverse impact on adjacent properties. Should any re-design be necessary, the Applicant should provide a complete set of revised plans and particulars.

(vi) Adequate storage space for the apartment unit in line with the minimum requirements of Table 3.21 of the Development Plan.

2. The Applicant is requested to provide a detailed Daylight, Sunlight and Shadow Assessment and Report carried out by an appropriately qualified professional, including a detailed analysis of the proposed development and the potential impact on adjoining properties, with specific reference to the relevant BRE Guidance on impacts on sunlight, annual probable sunlight hours and average daylight factor.
3. The applicant is requested to provide the following information to facilitate a complete assessment of the proposed development:
 - (i) A Construction & Demolition Waste Management Plan (C&DWMP), to include details of the number of loads, haulage routes, times of works, etc.
 - (ii) A site layout plan of not less than 1:100 scale, showing a swept path analysis drawing (i.e. AutoTRAK or similar) demonstrating
 - (a) how cars safely access/egress the proposed new parking spaces.
 - (b) that fire tenders and large refuse vehicles can access/egress the site.
4. The applicant is requested to obtain:
 - (i) A Confirmation of Feasibility letter from Irish Water regarding the proposed water supply network and submit same to the Drainage and Water Services Department of South Dublin County Council.
 - (ii) A Confirmation of Feasibility letter from Irish Water regarding the proposed wastewater network and submit same to the Drainage and Water Services Department of South Dublin County Council.
5.
 - (i) The Applicant is requested to submit a drawing showing additional surface water attenuation for proposed development. Additional attenuation shall be by means of SuDS (Sustainable Drainage Systems).
 - (ii) The applicant is required to submit a revised drawing and report showing additional surface water attenuation provided by means of SuDS (Sustainable Drainage Systems) to include:
 - a) Above ground natural multifunctional (amenity, biodiversity, water treatment/quality and attenuation) sustainable natural drainage solutions such as blue/green roofs, permeable pavement, bioretention areas, rain gardens, filter drains, swales, bioretention tree pits.
 - b) Demonstrate the biodiversity value of SuDS - especially important given the site is in a Primary Green Corridor and next to a Core area.
 - c) Existing and modified flows.
 - d) Detailed design of SUDs features showing how they work.
 - e) 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.

f) Landscape and drainage proposals to be consistent in SuDS proposals.

6. The applicant shall submit and agree a comprehensive landscape and green infrastructure plan with SDCC Public Realm Section. The landscape and green infrastructure proposals shall include:
 - i) A Green Infrastructure Plan, which may consist of a simple landscape plan that includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone.
 - a) The Green Infrastructure Plans shall include:
 - Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;
 - Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;
 - Indicate how the development proposals link to and enhance the wider GI Network of the County;
 - Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.
 - ii) A Landscape Plan to scale of not less than 1:500 showing –
 - a) The species, variety, number, size and locations of all proposed planting.
 - b) Details of Hard landscape works, specifying surface material.
 - c) (Natural) SuDs features such as blue/green roofs, permeable pavement, bioretention areas, rain gardens, filter drains, swales, bioretention tree pits.
 - d) Details of (natural) SuDs features showing how they work.
 - e) Detailed Sections and Elevations
 - iii) Planting material where possible should be native and/or pollinator friendly Irish Grown Nursey Stock. The importation of foreign planting material should be avoided within the proposed planting scheme. Trees to be minimum 18-20cmg at planting.
 7. The Applicant is requested to submit an Architectural Impact Assessment carried out by a suitably qualified professional and a detailed justification for the proposed development including consideration of whether or not the existing dwelling could be adapted and re-purposed for the proposed development and whether the existing boundary wall could be fully or partially retained to lessen the impact on the streetscape.
 8. The Planning Authority would raise concern that the proposed development, if consented, would result in the land to the rear of the site becoming landlocked and therefore be unable to be developed in the future. The applicant is required to clarify the ownership of this site and demonstrate how the site could be developed in the future.

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/0372

Date: 24-Nov-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**