

Register Reference: SD22A/0425 **Date:** 28-Nov-2022
Development: Alterations to previously approved development (Reg. Refs. 5D16A/0269 and SD18A/0285) comprising; Retention permission for: (i) an increase in the number of residential apartment units from 37 to 42 units now consisting of 2 one-bedroom units, 34 two-bedroom units, and 6 three-bedroom units, and; (ii) all associated site and engineering works necessary to facilitate the development; Planning permission for: (i) the amalgamation of unit nos. 22 and 23 and the amalgamation of unit nos. 34 and 33; (ii) internal alterations to provide for an increased quantum of storage space; (iii) alterations to private amenity spaces to provide for extension of ground floor private courtyards and balconies, of unit nos. 6-11, 17-20, 22-25, 27-30, 32-35, and 37-40 and the addition of private amenity spaces to unit nos. 12-16, 21, 26, 31, 36, and 41-42; (iv) the provision of fire escape stairs from the third floor to the fourth floor; (v) revisions to the permitted site layout to now provide for 50 car parking spaces (inclusive of 3 disabled parking spaces and 5 electric vehicle charging spaces); (vi) the provision of 110 residential bicycle spaces (88 residential bicycle spaces and 22 visitor bicycle spaces); (vii) relocation of bin store from eastern boundary wall to northern boundary wall; (viii) landscaping, including communal public open space comprising 1 playground (583sq.m total), and all associated boundary treatments, and; (ix) all associated site and engineering works necessary to facilitate the development.

Location: Larkfield House, Coldcut Road, Liffey Valley, Dublin 22
Applicant: Cavvies Limited
App. Type: Permission and Retention
Planning Officer: NEAL MURPHY
Date Recd: 10-Nov-2022
Decision Due Date: 16-Jan-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

Alterations to previously approved development (Reg. Refs. SD16A/0249 and SD18A/0285) comprising

- Retention permission for:
 - (i) an **increase in the number of residential apartment units from 37 to 42** units now consisting of 2 one-bedroom units, 34 two-bedroom units, and 6 three-bedroom units, and
 - (ii) all associated **site** and engineering works necessary to facilitate the development
- Planning permission for
 - (i) the **amalgamation of unit nos. 22 and 23 and the amalgamation of unit nos. 34 and 33**
 - (ii) internal alterations to provide for an increased quantum of storage space
 - (iii) alterations to private amenity spaces to provide for extension of ground floor private courtyards and balconies, of unit nos. 6-11, 17-20, 22-25, 27-30, 32-35, and 37-40 and the addition of private amenity spaces to unit nos. 12-16, 21, 26, 31, 36, and 41-42
 - (iv) the provision of fire escape stairs from the third floor to the fourth floor;
 - (v) revisions to the permitted site layout to **now provide for 50 car parking spaces (inclusive of 3 disabled parking spaces and 5 electric vehicle charging spaces)**
 - (vi) the **provision of 110 residential bicycle spaces (88 residential bicycle spaces and 22 visitor bicycle spaces)**
 - (vii) **relocation of bin store** from eastern boundary wall to northern boundary wall
 - (viii) landscaping, including communal public open space comprising 1 playground (583sq.m total), and all associated boundary treatments, and;
 - (ix) all associated **site** and engineering works necessary to facilitate the development.

Access & Roads Layout:

It is proposed to permanently close the barriered eastern vehicular entrance, and this is welcomed by the Roads Department.

A detailed layout of the proposed (western) dual entry/exit to be submitted as AI, of drawing scale no greater than 1:50, to include entrance width, lane widths, road markings/signage, vehicular gate type (automated/electrical/manual), pedestrian gate, tactile paving, and other relevant items that may be associated with this access point.

Roads have concerns, as expressed in previous roads reports (SD16A/0249 and SD18A/0285), that traffic travelling east towards the Coldcut junction may attempt to access the subject site by illegally turning right. The median at this location needs to be extended so that this would not be an option. Applicant to submit a revised drawing proposing an extended median accompanied with an AutoTRAK analysis showing safe vehicle movements at this location for traffic in all directions.

Car parking:

The principal for parking has been established under the two previous plannings and numbered 42 in total. 50no spaces are proposed under the current application. Roads department are satisfied that the increase of 8 spaces is not an issue given that there are an additional 5 units proposed under the retention application.

The requirement for:

- 5% of parking spaces to be allocated for mobility impaired users has been met
- **20% of parking spaces to be allocated for EV charging has not been met**
- **100% of carpark spaces to be ducted for future installation of EV charging points has not been met.** Applicant to submit a revised drawing which details the above.

Bicycle parking:

110no spaces are proposed which exceeds the min requirements as set out in the CDP 2022-28.

Bin storage location:

The storage area is located a significant distance from the main residential building which would prove an onerous journey for tenants. There is also no footpath link provided. Applicant to consider this issue and to submit an alternative location with good pedestrian linkage for consideration.

Roads recommend that additional information be requested from the applicant:

1. The applicant to submit a revised layout which shows:
 - a. the proposed dual entry/exit vehicular access point (of drawing scale no greater than 1:50) – to include entrance width, lane widths, road markings/signage, vehicular gate type (automated/electrical/manual), pedestrian gate details, tactile paving, and other relevant items that may be associated with this access point.
 - b. visibility splay triangles in both directions
 - c. an extended central median accompanied with AutoTRAK analysis showing safe vehicle movements at this location for traffic in all directions
 - d. alternative bin storage, located closer to the apartment block, with good pedestrian linkage.

Should the permission be granted, the following conditions are suggested:

1. All items requested above will be carried at the applicant/developer's expense.
2. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
3. Any gates shall open inwards and not outwards over the public domain.
4. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.
5. All items and areas for taking in charge shall be undertaken to a taking in charge standard
6. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed
7. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority
8. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the Public Lighting team of SDCC
9. Level of illumination, location, orientation of lamps lighting the grounds of this proposed development shall be reviewable at any time by the Roads Department and adjustments made by the applicant/developer at their own expense if required to do so by South Dublin County Council.
10. Any road sign proposed and or to be installed shall comply with most up to date Chapter 5 (REGULATORY SIGNS) of the Traffic Signs Manual.