

Land Use Planning & Transportation

20 DEC 2022

DDA DUIGNAN | DOOLEY  
ARCHITECTS AND PLANNING CONSULTANTS

Job Ref: 22-004

19<sup>th</sup> Dec 2022

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**Development:** Proposed two storey construction (366.2m<sup>2</sup> total) comprising of a 2-storey own door Coffee Shop (133.80m<sup>2</sup>) with connection to existing Centra, 2no. own door ground floor shops to the rear of 48.0m<sup>2</sup> each with 2no. first floor offices above of 48.0m<sup>2</sup> each, a new pedestrian footpath and all associated site works

**Location:** Site (c. 0.0303ha) at Whitechurch Shopping Centre, Whitechurch Green, Dublin 16

Dear Sir/Madam,

On behalf of my clients, Damien & Peter Furey, please find attached the information requested in the letter dated 29<sup>th</sup> June 2022 (attached) for the above development. I enclose the following information for your appraisal:

*1. The applicant is requested to submit the following information regarding Roads requirements:*

*(a). A scaled and dimensioned drawing clearly showing the road markings within the shopping centre complex to be reinstated to an appropriate standard.*

**Please refer to 22-004-FI-2.001 Proposed Site Layout Plan**

*(b). A TTA (Traffic & Transport Assessment) Report with information relating to the existing parking and traffic arrangements (including the existing number of parking spaces in the centre, no. of trips, peak demand etc).*

**Please refer to Traffic & transport Assessment by Stephen Reid Consulting**

*(c). A detailed drawing showing the traffic priority (with requisite road markings and signage) where the church entrance and shopping centre entrance occur.*

**Please refer to 22-004-FI-2.001 Proposed Site Layout Plan**

*(d). Written consent from the owner of the centre regarding the use of the private roads and existing parking spaces*

**Letter of consent from Terry Lydon of Edmondstown Management Company to follow**

*(e). a drawing with the calculated number of car park spaces to be provided. CDP 2016-22 Table 11.23 & 11.24 – Max no. carparking spaces to be provided.*

*- 5% of these parking spaces for mobility impaired users*

*- 10% parking spaces to be equipped with electrical charging points*

The Centre parking provision including the new parallel spaces will total 40 marked out spaces including:

05 spaces are allocated with charge points

02 spaces are for mobility impaired users

**Please refer to 22-004-FI-2.001 Proposed Site Layout Plan & to Traffic & transport Assessment by Stephen Reid Consulting**

*(f). a drawing with the calculated number of bicycle parking spaces shown. Calculations made using anticipated staff and seat numbers to be included. CDP 2016-22 Table 11.22 Min Bicycle Parking Rates.*

*(g). a drawing which demonstrates how pedestrians will move safely within the shopping centre, and especially so within the carpark (pedestrian crossings, kerbing, dished kerbing, footpaths, etc).*

**Please refer to 22-004-FI-2.001 Proposed Site Layout Plan & to Traffic & transport Assessment by Stephen Reid Consulting**



(h). A TIC (Taking in Charge) drawing should be provided showing any areas that are intended to be offered for Taking in Charge.

**No areas are to be offered for TIC as all fall under the control of the Edmondstown Management Company**

(i). a drawing which demonstrates how emergency vehicles will access the development.

(j). a drawing which demonstrates how bin trucks will access the development, and where bin storage will be located for all proposed units.

**Please refer to 22-004-FI-2.002 Proposed Site Layout Plan with Vehicle Movement & to Traffic & transport Assessment by Stephen Reid Consulting**

2. The applicant is requested to submit the following information regarding signage requirements:

Full detailed planning drawings of proposed signage to include signage lettering, logo dimensions, colours, materials, finishes and illumination type to comply with Table 11.19 of the County Development Plan which provides design criteria for signage. For fascia signs, the design criteria sets out that this type of signage "Should not be internally illuminated. Lettering should be no more than 400mm in height."

**Please refer to 22-004-P-2.020 Proposed Signage Details**

3. The applicant is requested to submit the following information to the Planning Authority regarding SuDS (Sustainable Drainage Systems):

(a). The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

(b). The applicant is requested to include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Green Roof
- Other such SuDS

**Please refer to 22-004-FI-2.010 Proposed Green Roof & Suds Details**

We trust this is satisfactory, but should you have any further queries, please do not hesitate to get in touch.

Yours sincerely,

*ALAN CLOAKE*

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Alan Cloake

On behalf of DDA Architects