

Downey Planning
29, Merrion Square
Dublin 2
D02RW64

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

Decision Order Number: 1616	Date of Decision: 20-Dec-2022
Register Reference: SD22A/0412	Registration Date: 01-Nov-2022

Applicant: Dublin Simon Community

Development: Social housing development consisting of 10 one bed units in a two to three storey apartment building, associated car parking and bicycle parking, bin store, water pump house, new vehicular access onto Old Nangor Road, new pedestrian access onto Old Nangor Road, landscaping, boundary treatments, public lighting and all associated site and engineering works necessary.

Location: Lands at, Old Nangor Road, Clondalkin, Dublin 22

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 01-Nov-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 Planning Authority has concerns regarding the proposed development located directly over an existing culverted stream. It is council policy to open culverted streams where possible and to require a minimum setback distance of 10m to a structure.
 - (i) the applicant is required to investigate the culvert and to provide further details with relation to its location, quality, flow and course.
 - (ii) the applicant is required to explore alternative design solutions to provide for a minimum 10m setback from the culvert or alternatively demonstrate that development as proposed is appropriate by including all necessary mitigation measures or engineering details / design solutions to ensure that the proposal would not result in an unacceptable impact on the culverted stream or riparian zones.The applicant shall and also address the following points:
 1. Details of compliance with the Greater Dublin Regional Code of Practice for Drainage works.

2. Details of SuDS proposed in the development to attenuate surface water.
 3. Details of surface water attenuation calculations to determine what attenuation in m3 is required for the site.
 4. Clarification and provide details of the existence of a public surface water sewer northeast of site. The applicant is advised to consult with the Water Services Section prior to responding
2. An Irish Water pipe intersects directly through the site from west to east, and there should be a 3m setback distance from the existing water main.
- (i) The applicant is requested to liaise with Irish Water regarding the provision of a 3m setback distance from the existing water main or with regards to an alternative solution, which could include relocating the pipe, details of which should be provided to the Planning Authority.
 - (ii) The applicant shall obtain confirmation of feasibility letter from Irish Water for the proposed development and submit a pre-connection enquiry with Irish Water for proposed development for both Water and foul.
3. 1. Landscape Design Proposals
- 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 detailed landscape design for the proposed development. The applicant shall 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 applicant shall provide the following additional information:
- i. The applicant shall submit 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. The applicant is requested to submit 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/bioretention 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.
2. Provision of Public Open Space
- No public open space is proposed onsite in accordance with COS5 Objective 4 with the CDP 2022-2028. 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.
3. Sustainable Drainage Systems
- (A) The applicant should demonstrate compliance with the SDCC 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.

(B) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

(C) SUDs Management - The applicant is requested to submit 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.

(D) 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.

(E) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m³. Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

4. Green Infrastructure and Green Space Factor (GSF) The applicant is requested to provide additional information as follows and in accordance with the

quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:

(a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

(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

5. Boundary Treatment

The applicant is requested to submit elevation drawings specifying the proposed boundary treatment to the front of the site.

4. 1. The applicant shall submit a revised layout of not less than 1:200 scale, showing boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 2. The applicant shall submit 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 – from the SDCC County Development Plan 2022-2028.
 3. The applicant shall submit accurate plans demonstrating the provision of a visibility splay with a 2.4 meter set back at a 1.05-meter height from ground level and 49 meters sight lines in both directions from the entrance. Sight lines should be shown to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).
 4. The applicant is requested to submit a revised layout not less than 1:200 scale showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 12.23 Minimum Bicycle Parking Rates– SDCC County Development Plan 2022-2028.
- The minimum width of footpaths shall be 2.0m wide to aid mobility impaired users.

- All external bicycle parking spaces shall be covered.
- Footpath layout shall provide adequate connectivity around the development and to footpaths on the main road.

5. The applicant shall submit 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. The drawing should also show how vehicles can access the parking spaces.

5. The drawings submitted regarding the boundary of the site need more detail regarding the existing retained and proposed built front boundary wall for a full assessment. The Planning Authority considers that the applicant must demonstrate further that the proposed development will not adversely impact the nearby Architectural Conservation Area.
 - (i) The applicant shall submit a revised detail of the works involved in the boundary wall and include colour hatching of the proposed and retained elements; in contiguous and sectional drawings.
6. There are concerns with the layout of the proposed development regarding the private amenity space of the future occupiers of ground floor apartments 3 and 4. The area of private space appears to be open and contributes to communal open space given its shape and use as circulation space. The proposed development boundary treatment and/or 'privacy strip' should be revised to provide distinctly private and usable communal open space in accordance with the Sustainable Urban Housing: Design Standards for New Apartments (2020) and South Dublin County Development Plan 2022-2028.

In this regard, the applicant is requested to submit the following:

- (a) revised section and elevational drawings that illustrate that a sufficient level of privacy is afforded to the habitable rooms of ground floor apartments 3 and 4, including the bedrooms.

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/0412

Date: 21-Dec-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**