

Thornton O'Connor Town Planning
1, Kilmacud Road Upper
Dundrum
Dublin 14

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

Decision Order Number: 0011	Date of Decision: 06-Jan-2023
Register Reference: SD22A/0424	Registration Date: 09-Nov-2022

Applicant: Health Service Executive

Development: Refurbishment and extension of the existing 3 storey building and a Change of Use of the existing building and site from a vacant addiction service facility to a National Ambulance facility. Demolition of a staircase and boiler room (40sq.m) and the removal of an external stair-core, entrance ramp and steps to the north of the building; and the provision of lateral and vertical extensions at ground, first and second floor levels principally comprising a single storey, two-bay ambulance garage, increasing the gross floor area of the building from 943sq.m to 1, 420sq.m; the rationalisation of floor space in the existing building; the provision of an external canopy to shelter 14 No. emergency vehicles; the provision of a power washing station towards the south-western corner of the site; ancillary staff car-parking; cycle parking; revised elevational treatments; boundary treatments; hard and soft landscaping; and all associated works above and below ground.

Location: Glen Abbey Complex, Belgard Road, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 09-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 is not satisfied with the applicants conclusion that the nature of the proposed use precludes any requirement for an assessment of potential noise impact from the ambulance sirens. In the interest of the proper planning and sustainable development of any area it is critical to ensure that uses are not permitted that might conflict with existing and permitted uses in any given area. In this regard, the applicant is requested to submit a noise impact assessment for the operation of the facility, specifically assessing the likely noise associated with traffic movements throughout the day

and night at the site. It should be clarified at what point/location will sirens be switched on when existing the site.

2. Roads and Access

The applicant is requested to submit the following:

- a. A revised layout which clearly indicates where the vehicular access point is proposed. Entrance detail must identify:
 - i. whether there are any changes to the existing arrangement
 - ii. all relevant dimensions (entrance width)
 - iii. details of any gates (sliding, automated, additional pedestrian gate?, etc)
 - iv. any shared surfaces
 - v. road markings and signage
 - vi. visibility splays
- b. A revised layout which shows safe access to all ambulance spaces, accompanied by AutoTRAK analysis displaying how turning manoeuvres can be carried out safely to all spaces (Minimum reversing clearance behind perpendicular parking spaces must be proportional to vehicle size).
- c. A rationale explaining the reasoning for the proposed number of staff parking spaces (based on number of staff/drivers), with reference to the maximum parking rates allowable per Chapter 12 of the Development Plan.
- d. A revised layout showing in greater detail the proposed two-bay ambulance garage with AutoTRAK analysis showing safe access/egress.

3. 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/bio-retention 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.
- vii. The applicant is requested to submit elevation drawings specifying the proposed boundary treatment for the subject site.

4. 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.

5. Green Infrastructure

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.

6. Surface Water and SuDS

There is no report showing surface water attenuation calculations for proposed development. The applicant is requested to submit the following:

- a. A report showing surface water attenuation calculations for proposed development. Include site area and areas of different surface types in m². Show what attenuation is provided and what is required in m³.
- b. It is unclear what if any SuDS (Sustainable Drainage Systems) are proposed for the development. Submit a report and drawing showing what SuDS are proposed. Examples of SuDS include, Swales, permeable paving, green area detention basins or other such SuDS.
The applicant is advised to contact Water Services in South Dublin County Council prior to the submission of above reports and drawings to discuss same.

7. Aviation

The applicant is requested to consult with Casement Aerodrome/Air Corps and get their approval of the proposal regarding any potential glint and glare.

8. District Heating

The applicant is requested to investigate linking the proposed development to the District Heating System and future proofing the building in the event that HeatNet is no longer available in the future.

NOTE: The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be 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/0424

Date: 09-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**