

**KPMG Future Analytics**  
1, Stokes Place  
St. Stephens Green  
Dublin 2

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

<b>Decision Order Number: 0091</b>	<b>Date of Decision: 25-Jan-2023</b>
<b>Register Reference: SD22A/0342</b>	<b>Date: 20-Dec-2022</b>

**Applicant:** **Riverside Projects Limited**  
**Application Type:** Additional Information  
**Development:** Construction of a four-storey apartment block ( 4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.

**Location:** **Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24**

Dear Sir /Madam,

With reference to your planning application, additional information received on 20-Dec-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. Traffic and Transport Assessment

The applicant is requested to submit a Traffic and Transport assessment of the nearby junctions,

to confirm that the development will have no impact on the traffic flows on the Rathcoole Main Street, showing the RFC results of all arms of the junction.

2. Pedestrian Entrance Boundary Details

The applicant shall submit a revised layout of not less than 1:200 scale, showing boundary walls at pedestrian access point on Eaton Drive 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 and pedestrians.

3. Internal Pedestrian Layouts

The applicant is requested to submit a revised layout not less than 1:200 scale showing pedestrian routes within the development.

- a. The minimum width of footpaths shall be 2.0m wide to aid mobility impaired users.
- b. All external bicycle parking spaces shall be covered.
- c. Footpath layout shall provide adequate connectivity around the development and to footpaths on the main road.

4. Tay Lane Footpath

The applicant is requested to submit a revised layout not less than 1:200 scale showing an improved footpath along the entire east side of Tay Lane connecting to Rathcoole Main Street, the footpath must be 2.0m wide.

5. Universal Accessibility

It is not considered that the applicant has designed a scheme that could be considered universally accessible to the greatest extent possible. The applicant asserts that the development could be used to house people on the Local Authority housing list who have mobility issues, however the floor plans provided do not appear to provide accommodation of any significant benefit in terms of accessibility, when compared with a standard apartment unit. On this basis, the applicant is requested to revise the layouts for a number of ground floor units to maximise their potential as totally universally accessible units, including dual access and/or en-suite bathrooms, and suitable storage for wheelchairs and other such necessary mobility equipment.

6. Surface Water and SuDS

The applicant is requested to submit revised information based on the following:

- A. The applicant states a soakaway would be provided, noting a Wavin Aquacell attenuation area to the south of the site. It is not clear therefore that this is a soakaway. Soakaways are not generally permitted for apartments because soakaways must be individually owned and not shared – the applicant is requested to clarify what is meant by soakaway at this location and satisfy themselves that the proposal is in accordance with the SDCC SuDS Guidance Document
- B. In exceptional circumstances underground attenuation systems are permitted but only if there is insufficient attenuation provided by SuDS (Sustainable Drainage Systems). The applicant is required to seek alternative attenuation solutions or provide a robust rationale for the provision of concrete underground attenuation at the site.
- C. The applicant is to submit a drawing and report showing a flow route analysis of existing site. The development of the surface water flow routes throughout the site should correlate as closely as possible to the natural flow of surface water on site.
- D. Submit a drawings showing all SuDS systems in plan and cross sectional view. Show the treatment train and conveyance of surface water above ground over the site. Show the capacity in m<sup>3</sup> of proposed SuDS systems.
- E. The use of concrete attenuation tanks is heavily discouraged by SDCC Drainage section. The

applicant is required to submit a drawing and report providing alternative means of attenuating surface water through the use of Sustainable Urban Drainage Systems features. SuDs features could include but are not limited to:

- a. Green Roofs
- b. Blue Roofs
- c. Swale
- d. Treepits
- e. Grasscrete
- f. Raingardens Biodiversity areas
- g. Detention basins
- h. Green areas
- i. Other such SuDS

F. The applicant is required to submit a drawing and report which give greater detail regarding the attenuation capacity provided on site. Details required will include the proposed attenuation capacity provided by drainage features given in units of m<sup>3</sup>.

If 129m<sup>3</sup> surface water attenuation is provided then the attenuation provided is undersized by approximately 300%. Any report and drawings submitted should show where and how much (in m<sup>3</sup>) surface water attenuation is provided on site.

Prior to submission of revised drawings and reports contact water services in South Dublin County Council to discuss same.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**

26-Jan-2023