

Manahan Planners
38, Dawson Street
Dublin 2

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

Decision Order Number: 0237	Date of Decision: 28-Feb-2023
Register Reference: SD23A/0001	Registration Date: 05-Jan-2023

Applicant: Winmar Developments Unlimited Company

Development: Construction of a 7 storey hotel building over 2 basement levels comprising of 254 bedrooms and 8 penthouse suites, reception, exercise room, bar and restaurant, staff facilities, outdoor plaza area, business / conference rooms, 148 car parking spaces and 36 bicycle parking spaces; Works to existing vehicular access at the north of the site and all associated site enabling and excavation works, ESB substation, plant, storage, hard and soft landscaping, green roofs and signage.

Location: Site D, Liffey Valley Office Campus, Dublin 22

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 05-Jan-2023 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. (a) The applicant is requested to provide a design statement, that addressed the following requirements:
 - CDP Section 12.5.2, The Plan Approach, Design Statements and Materials Colours and Textures;
 - Policy QDP2 Objective 1
 - Policy QDP7 Objective 1
 - Policy QDP8 Objective 1
 - CDP 12.5.3 Density and Building Heights
 - Policy QDP8 Objective 2
 - Appendix 10 of the CDP 2022-2028
 - 12.5.4 Public Realm: (At the Site Level)
 - 12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level)

- (b) The applicant is requested to submit CGIs and photomontages that demonstrate how the proposal would look from key view points.
- (c) The applicant is requested to provide full details of all materials, signage (including materials and illumination) and boundary treatments.
- (d) The applicant is requested to re-consider the location / design of the ESB substation, which is in a prominent location.
- (e) The applicant is requested to demonstrate through their building height contextual analysis that the proposed development has an acceptable impact on the adjacent commercial properties. The applicant is also requested to demonstrate that the proposed open spaces receive sufficient sunshine hours.
2. The applicant is requested to demonstrate compliance with:
- EDE1 objective 6
 - 12.5.1 Universal Design
 - 12.8.6 Public Art
 - 12.10.1 Energy Performance in New Buildings
 - 12.10.54 Solar Photovoltaic
 - 12.11.5 Aviation, Airports and Aerodromes, 12.11.6 Restricted and Prohibited Development and 12.11.7 Shielding / Safeguarding
3. The applicant is requested to submit:
- (i) a letter of no objection from the National Transport Authority (NTA).
 - (ii) Confirmation from Transport Infrastructure Ireland (TII) that the bus stop/layby opposite to the vehicle access is no longer required and will be removed.
 - (iii) Clarification of vehicle access to the ESB substation.
4. (a) Underground attenuation tanks are not acceptable and SuDS (Sustainable Drainage Systems) must be used to attenuate surface water. The applicant is requested to submit a revised drawing in A1 size surface water attenuation using SuDS only (note: A3 size drawings are too small and difficult to read) Examples of SuDS can be found in SDCC SuDS Guide.
- (b) The SAAR value of 962mm appears high. Water services estimate SAAR for Liffey valley as 777mm. the applicant is requested to submit a report showing revised surface water attenuation calculations showing site specific Met Eireann rainfall Data and SAAR value.
- (c) The applicant is requested to submit a drawing in A1 size showing the setback distance from proposed development to an existing 900mm surface water sewer south of development. There shall be a minimum setback distance of 8m to the outside diameter of existing 900mm surface water sewer.
5. The applicant is requested to submit a Confirmation Letter of Feasibility Letter from Irish Water for proposed development in relation to both water supply and wastewater).
6. The drainage proposal does not comply with SDCC Guidelines with regards to treatment of stormwater. The applicant is requested to provide additional Information showing a natural SUDs system complying with SDCC Guidance, which should not include underground attenuation tanks. In addition to attenuating water there should be a clear treatment train and water is to be used for amenity and biodiversity purposes. Please consider use of blue/green roof, swales, bioretention areas, Suds tree pits, ponds etc. This will likely impact most of the green areas indicated on the landscape plan. Keeping water on the surface rather than using an underground piped system will also assist with achieving the required Green Space Factor score.
- see: <https://www.sdcc.ie/en/services/environment/environmental-health/water-services/sustainable->

drainage-systems/

7. The applicant is requested to submit a Green Infrastructure Plan. The Green infrastructure Plan should include the following information:
 - Site location plan showing the development site in the context of the wider GI as shown on the Council’s GI Plan for the County.
 - Indicate how the development proposals link to and enhance the wider GI Network of the County.
 - Proposed GI protection, enhancement, and restoration proposals as part of the landscape plan, where appropriate, for the site including planting of native trees, hedgerows, open water areas, wildflower areas etc.
 - Proposals for identification and control of invasive species where appropriate, for the siteThe applicant should refer to Appendix 4 of the CDP.
8. A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. Minimum required scores for different land use zonings are included in Table 1 below.

Table 1: Minimum Green Space Factor Scores for Land Use Zonings.

Zoning	Minimum Score
Res	0.5
RES-N	0.5
SDZ	0.5
REGEN	0.5
TC	0.5
DC	0.5
VC	0.5
MRC	0.5
LC	0.5
EE	0.5
RW	0.5
HA-DM	0.7
HA-LV	0.7
HA-DV	0.7
OS	0.7
RU	0.7

Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development. See link to the Green Space Factor Worksheet:

<https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents/>

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: SD23A/0001

Date: 28-Feb-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**