

JFOC Architects  
3/4, Greenmount House  
Harold's Cross  
Dublin

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

<b>Decision Order Number: 361</b>	<b>Date of Decision: 03-Apr-2023</b>
<b>Register Reference: SD22A/0286</b>	<b>Date: 06-Mar-2023</b>

**Applicant:** Deane and Deane Ltd.  
**Application Type:** Additional Information  
**Development:** Demolition of 2 sheds and the construction of 30 dwellings; 1 vehicular and pedestrian link with Main Street, Newcastle; vehicle and pedestrian link with Glebe Square, Newcastle and all associated and ancillary site development works.  
**Location:** Main Street, Newcastle, Dublin

Dear Sir /Madam,

With reference to your planning application, additional information received on 06-Mar-2023, 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. Clarification of Item 1 – POS  
The applicant has failed to provide 15% of the RES-N lands as POS. 12% is provided. Community facilities are not considered to be open space and therefore the applicant is requested to increase open space provision to 15% on RES-N lands.  
Residential is open for consideration within the RU zoning 'In accordance with Council policy for residential development in rural area'. The applicant has not demonstrated compliance with CDP policies on residential development in RU lands. The applicant is is requested to remove elements that are residential in nature from RU lands.  
If there are significant changes to the proposal, then it should be re-advertised.
2. The submitted further information has been reviewed by the County Architects Department and clarification on the items is requested.  
AI item 2 (c)  
The applicant is required to update the site layout plan clearly indicating the proposed and existing site levels in this area with details on the proposed boundary treatment. This information is not clear on the documentation provided and is critical to understanding the extent of the

proposed development in this area and that the levels of the proposed development correspond with the existing levels of footpaths and carriageway in the Market Square site to facilitate future pedestrian and vehicular connectivity. Clarification on site levels (existing and proposed) is also needed for SDCC Architects' Department to review potential connectivity with the Community Hall site from the north.

AI item 3 (a)

While it is noted that site layout drawing no. 19.134F11003 is indicative only, the applicant is required to provide a site survey map, indicating the extent of the proposed lands, including site area and site dimensions, for transferring to the council for the community centre. The site layout map is to be accurately surveyed, and up to date.

AI item 4 (d)

The applicant is requested to confirm the site levels (existing and proposed) on the site sections provided.

AI item 4 (e)

The swept path analysis (CS Consulting drawing NCA-CSC-ZZ-SI-DR-C-0016 ) does not include access to the roadway north of the Community centre, which we expect will be required to facilitate fire tender and refuse vehicles serving the community centre extension in the future and requires clarification by the applicant.

AI Item 5 - House Types B1 and B2 have a garden depth of 4m for the majority of the rear amenity space. It is noted that both types currently have a floor area of 116.8sqm, which is in excess of the 92sq.m requirement. The Planning Authority would welcome a reduction in the footprint of the house and an increase in the depth of the rear amenity space.

AI item 12. ii)

Drawing ref. no. 03 'Combined Engineer Drainage and Landscape Plan', indicates surface water drainage from house no. 10 encroaching into the community centre site area. This appears to be a drawing error and requires clarification.

AI item 14

The applicant is required to clarify if a future SW connection for the proposed Community Hall extension (north of the community hall site) has been considered as part of the submission and can be easily accommodated in the future.

### 3. Parks Clarification:

AI Item 8 - The applicant is requested to include any mitigation measures proposed in the submitted EIA report on the landscape proposals.

AI Item 9 - The applicant is requested to submit a Green Infrastructure Plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County and indicating how the development proposals link to the wider GI Network of the County. The application seems to have a very negative effect on GI and the applicant is requested to submit a revised landscape plan to show a much higher percentage of the existing trees and hedgerows on site being retained and protected, particularly along the townland boundaries;

AI Item 10 – The applicant is requested to submit a GSF worksheet.

AI Item 11 – The applicant is requested to submit a sustainable drainage system that complies with SDCC SUDs Explanatory Design and Evaluation Guide. makes use of existing hedges and ditches, provides multifunctional benefit, is well integrated into the landscape. The applicant is requested to agree the Suds solutions including alternative source control methods to a petrol interceptor.

AI Item 12 – The submitted proposals are not in compliance with DMURS. Street trees (SUDS tree pits) should be provided at regular intervals on both sides of each street. The applicant is requested to provide revised details that are in compliance.

AI Item 13 – The submitted proposals lack the required detail. The playground designer is

requested to contact SDCC public realm section to discuss the proposed playground; including the inclusion of universally accessible equipment.

4. Clarification of Item 14 - Water Services.

The applicant is requested to submit a report including to show site area in Hectares and areas of proposed surface types in m<sup>2</sup> such as roofs, green roofs, permeable paving, roads, grass and their respective run-off coefficients. Show in report how much surface water attenuation is provided in m<sup>3</sup> and how much is required in m<sup>3</sup>. Surface water attenuation shall be provided by means of various SuDS (Sustainable Drainage System) features.

The applicant is requested to submit a letter and drawings detailing ownership of land where surface water network discharge pipe is located.

The proposed gradients of the surface water network remain steep and there are little SuDs shown. Under SuDs, surface water should be conveyed across the site above ground to the proposed discharge point. The gradients on SuDs do not allow surface water to convey across the site towards the discharge point.

The applicant is requested to submit a revised drawings showing surface water network that maximises the use of SuDs. Where pipes are required to convey water, design SuDs in accordance with the SDCC SuDs guide. Submit a drawing/s to show a plan and cross section of all SuDS systems.

The applicant is requested to submit drawings showing dimensions of swale and details of how surface water enters the swale.

Pipes at SMH06 are very shallow. A minimum cover 1.2m is required. If this is not possible then a minimum cover depth of 0.75m is required with a 150mm concrete surround as per Greater Dublin Regional code of Practice for Drainage Works.

5. The applicant is requested to contact SDCC Planning to arrange a meeting regarding this Clarification of Additional Information request.

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**

04-Apr-2023