ADDITIONAL INFORMATION - WRITTEN RESPONSE REF: SD22A/0373

1. The applicant should provide a comprehensive daylight/sunlight and overshadowing analysis report, prepared in accordance with the relevant BRE guidance to demonstrate the following; A. The potential impact on the neighbouring dwellings and associated areas of private open space; B. The proposed dwellings and associated areas of private open space comply with the relevant standards. Note: Where relevant the applicant should provide a comparative assessment with the development consented under Reg. Ref. SD18A/0356 (as granted by A.B.P)

Response: Please refer to the attached 'Daylight & Sunlight Assessments Report' by Digital Dimensions.

2. The applicant should submit a reasoned justification for the increased building height proposed as a necessary or desirable component in making optimal use of the capacity of the development site over alternative design approaches in line with prevailing heights of the surrounding dwelling.

Response: Spatial Quality: One of the client's main concerns was to ensure that each dwelling would provide high quality private outdoor spaces. The previously granted scheme, ABP Ref 304447-19, provided a conventional rear garden on ground floor level. Due to the 4.6m existing stone boundary wall, the garden would receive little direct sunlight throughout the year. To circumvent this problem, we decided to disperse the private outdoor space across the three floor levels. Please refer to the attached 'Daylight & Sunlight Assessments Report' by Digital Dimensions for further detail regarding daylight and sunlight quality of the outdoor areas.

Each outdoor space has its own spatial conditions and function. At ground level a standard rear garden is provided. At first floor level a 1.7m deep terrace is provided which directly adjoins the living, kitchen and dining areas. The terrace is south facing benefiting from sunlight throughout the year. It allows the living area to extend outdoors and also ensure the licing, kitchen and dinign living areas benefit form an abundance of natural light year-round.

At second floor level, the terrace adjoins the secondary living space and is screened on both the north and south by timber fins to prevent overlooking. The terrace is approximately 5m x 3.4m and allows for a wide range of functions. The accumulative private outdoor space for each dwelling is in excess of the minimum allowable private outdoor space as stated in the design 'Design Manual for Quality Housing'.

Alternative Design Approaches: The unusual shape of the site, in combination with several spatial requirements resulted in the buildable footprint of the site essentially being fixed. The spatial requirements, such as the ability for a fire truck to enter and exit the site made it unfeasible to

construct dwellings towards the eastern end of the site. Similarly, the provision for car parking spaces, and rear gardens to the dwellings, further limit the potential positioning of the proposed dwellings. Subsequently the footprint of the existing warehouse proved to be the most feasible position which alleviated the above requirements.

The previously granted scheme, ABP Ref 304447-19, presented kitchen, living and dining areas which would receive little direct light over the course of the year It was a primary concern to ensure the proposed dwellings provided adequate, high quality floor space. The provision of naturally lit living spaces and high-quality outdoor spaces was a priority. Considering the footprint of the proposed development was fixed it was logical to accommodate the above requirements by providing an additional floor level. Alternative design proposals, such as adding a basement level would result in the development becoming financially unfeasible. Adding a pitched roof would increase the overall height of the proposed development, while providing little in the way of quality interior spaces as much of the floor area would be un-habitable, with floor to ceiling heights of less than 2.4m.

Prevailing Heights of the Surrounding Dwellings: It should be noted that the proposed design is only of 1.485m greater in height than the previously granted scheme, An Board Pleanála Ref no. 30444719. Similarly, the proposed scheme is slightly lower in height than the closest neighbouring property, No.4 Manor Avenue. The ridge height of No.4 Manor Avenue has been accurately surveyed at +57.630, while the proposed design has an overall height of +57.620. Also worth noting, the neighbouring structure to the south of the site, along No.56 – No.42 College Drive all have overall heights greater than the proposed scheme. Similarly, the neighbouring structures to the west, No.90 – No.86 Wainsfort Road have overall heights greater than the overall height of the proposed scheme.

3. The applicant should submit revised drawings to include elevations, floor plans and sections indicating the following amendments:
i) Include obscure glazing at first floor level on the northern elevation to improve daylight provision and passive surveillance.
iii) Remove the side access to the rear of Unit 1.
iv) Group all car spaces to the east of Unit 1.

Response: Please refer to the Architect's drawings, 2204-PL-100, 2204-PL-101, 2204-PL-102, 2204-PL-103.

4. 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.

Response: Please refer to Bernard Seymor Landscape Architects Drawings and report.

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

Response: Please refer to the Sam Le Bas Architects drawing 2204-PL-103, and to Bernard Seymor Landscape Architects Drawings and report for information regarding landscaping and boundary treatements.

6. (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.

Response: Please refer to Kavanagh Burke Consulting Engineers drawings and report.

7. 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 Green Space Factor Worksheet.

Response: Please refer to Bernard Seymor Landscape Architects drawings and report.

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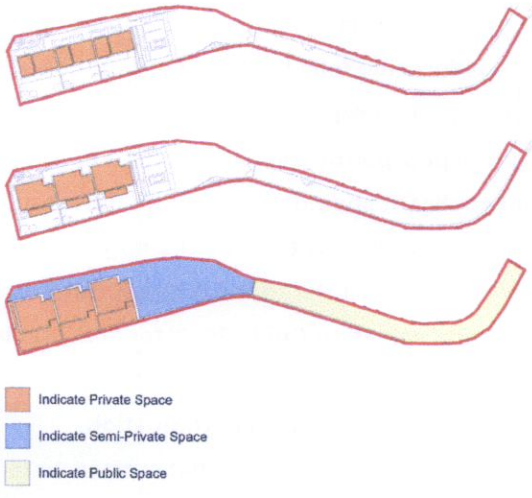
Response: Please refer to Bernard Seymor Landscape Architects drawings and report.

8. The applicant should demonstrate in table form the percentage (%) and area in sqm the of the proposed private, semi-private and public open space provision within the site.

Response: Please refer to the diagrammatic site plans and table below. As indicated on the site plans, the orange fill indicates private space, the blue fill indicates semi-private space, the yellow fill indicates public space. The areas have been displayed in percentage format in the table below.



	Private Space	Semi-Private Space	Public Space	Total
Ground Level	365m²	425m²	385m²	1,175m²
First Floor	215m²	-	-	215m²
Second Floor	140m²	-	-	140m²
Total m²	**720m²**	**425m²**	**385m²**	**1,530m²**
Total %	**47.1%**	**27.7%**	**25.2%**	**100%**

9. The applicant should provide the following:
- Plans demonstrating an appropriate distance to the hydrants.
- Drawings showing a revised watermain layout of proposed development that comply with Irish Water Standards.
- Confirmation Letter of Feasibility from Irish Water and pre-connection enquiry with Irish Water for both water and foul connections.

Response: Please refer Kavanagh Burke Consulting Engineers drawings and report. Please find attached, 'Confirmation Letter of Feasibility' from Irish Water.