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24-May-2016

NOTIFICATION OF REQUEST FOR FURTHER INFORMATION ✓
Planning & Development Act 2000, as amended

Order Number P/1114/16 ✓	Date of Order 23-May-2016 ✓
Register Reference D16A/0212 ✓	Date Received 31-Mar-2016 ✓

Applicant: Durkan Estates Clonskeagh Limited
Development: Permission to amend a permitted residential development (Dún Laoghaire-Rathdown County Council Reg. Ref. D11A/0595), which has been subsequently amended by Dún Laoghaire-Rathdown County Council Reg. Refs. D15A/0199 and D15A/0324, respectively) on a site area of 0.9443ha, approximately. The development will consist of amendments primary to Terrace 4, Terrace 5 and Block 6, reducing the permitted scheme's total number of residential units by 6 No. (from 47 No. units permitted to 41 No. units proposed). The alterations proposed to Terrace 4 comprise: the omission of 2 No. units (one 2-bed apartment and one 4-bed duplex), resulting in a 4 No. unit Terrace (comprising two 2-bed apartments and two 3- bed duplexes); and associated internal and external alterations to this terrace. The gross floor area of Terrace 4 subsequently decreases by 207 sq.m (from 657 sq.m permitted to 450 sq.m proposed). The alterations proposed to Terrace 5 comprise: the omission of 2 No. units (one 2-bed apartment one 4-bed duplex) and the provision of 2 No. 4-bed two storey (with habitable attic accommodation over) houses (one detached unit to the south of the Terrace and one abutting the southern end of the Terrace) (and the provision of private open space for each) ,there is no change to the number of permitted units to Terrace 5 (i.e. 7 No. units in total); associated internal and external alterations to the 5 No. remaining previously permitted 40 bed houses, including the amendment of these units' form from three storey to two storey (with habitable attic accommodation over); and the minor repositioning of the Terrace. The gross floor area of Terrace 5 (including the proposed detached unit) subsequently decreases by 189 sq.m. (from 1,290 sq.m. permitted to 1,101 sq.m. proposed). The alterations proposed to Block 6 (Roebuck Grove House) (including its permitted rear extension) comprises: the replacement of 7 No. previously permitted units (comprising two 1-bed and five 2-bed units) with two 4-bed units (and the provision of private open space for each unit); associated internal and external alterations to this



Block; and the provision of a sedum roof to the rear extension and photovoltaic panels on the west facing roof of Roebuck Grove House. The gross floor area of Block 6 (including the rear extension) subsequently decreases by 413 sq.m. (from 909 sq.m. permitted to 496 sq.m. proposed). The development also consists of the provision of a 4-bed detached two storey (with habitable attic accommodation over) house (including private open space) (with a gross floor area measuring 157 sq.m.) to the northwest of Block 6. The proposed development includes associated amendments to the permitted site's: internal road layout, public and private open space areas, car and bicycle parking spaces, site services (foul and surface water drainage and water supply), and hard and soft landscaping including the provision of boundary treatments. The development also includes all other site excavation and development works above and below ground.

Location: ✓ The Grove (which formed part of the lands at Our Lady's Grove Primary and Secondary School), Goatstown Road, Goatstown, Dublin 14
Site Area: 9443
App. Type: Permission

Dear Sir/Madam,

With reference to your planning application, received on 31-Mar-2016 in connection with the above, I wish to inform you that before the application can be considered under the Planning & Development Act 2000, as amended, **6 copies** of the following **further information** must be submitted:

1. While the Planning Authority is generally supportive of the proposed development, it is noted that, if permitted, it will result in a reduction in the overall density from fifty to forty three dwelling units per hectare in an area well served by quality public services and public transport. This runs contrary to 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities, May 2009' and the Dun Laoghaire-Rathdown County Development Plan, 2016-2022. Applicants are invited to submit proposals as to how, at a minimum, fifty dwelling units per hectare can be provided on the overall site. In this regard it is considered that Terrace 1, subject to amendments to car parking layout and planning approval, is potentially capable of accommodating an additional storey and subsequently increasing the overall density.
- ✓ 2. Applicants are requested to outline the rationale for removing the off-street car parking to Terrace number five. This reduces the available area for planting and increases the amount of on street parking, detracting from the area in terms of visual amenity. Applicants are invited to submit revised proposals in this regard which can include a reduction in carriageway width.
- ✓ 3. The Planning Authority has serious concern in relation to the proposed detached dwelling to the rear of Roebuck Grove House. It appears incongruous and will be significantly overlooked by the most southerly unit proposed in Roebuck Grove House, which is located



less than five metres from its boundary. Applicants are requested to revisit this portion of the proposed development and submit alternative proposals in this regard.

4. Applicants are requested to outline the rationale for providing five car parking spaces to the north of Roebuck Grove House to serve the three four bedroomed units proposed at this location. These are to be provided on lands previously laid out as open space and it is considered they result in a potential shortfall in parking provision at this location and will result in a loss of visual amenity and planting space. Applicants are requested to revisit this portion of the proposed development and submit alternative proposals in this regard.
5. Notwithstanding the issue raised in Further Information request number one, in accordance with DLRCoCo's County Development plan 2016-2022, the Applicant is required to adopt the DLRCoCo's green roof policy for the proposed development. For this type of development DLRCoCo's policy is that 'A Green roof proposal will be required for all roof areas greater than 300 sq. metres'. The current proposed apartment block (Terrace 1) is well in excess of this and thus will require a green roof to be installed. The applicant is therefore required to submit an alternative proposal incorporating the above requirements. In the submission the applicant shall provide details of how the apartment block surface water drainage is incorporated into the development surface water drainage system. Failure to satisfactorily address the issues raised above may result in a recommendation of refusal.
The applicant is requested to contact DLR Municipal Services Drainage Planning Department prior to submission of proposal.
6. There are areas of the development left un-attenuated (terrace 1, 2, 3 & the terrace north west of the existing building) prior to entering the surface water network along the schools access road. In accordance with Greater Dublin Strategic Drainage Study (GSDSDS) policies the applicant shall submit a proposal where by all surface water runoff is attenuated prior to leaving the development. Failure to satisfactorily address the issues raised above may result in a recommendation of refusal.
The applicant is requested to contact DLR Municipal Services Drainage Planning Department prior to submission of proposal.
7. There is a hydrobrake located on the end of the surface water system close to the Goatstown Road. It would appear that this is restricting the flow for both the development and school access road. In accordance with Greater Dublin Strategic Drainage Study (GSDSDS) policies, it would be expected that a hydrobrake would be installed immediately downstream of the attenuation system from the development in order to control its discharge and another one installed at the proposed location to limit the discharge for the overall catchment prior to it entering the public sewer system on Goatstown Road.
8. The limiting discharge for the hydrobrake has increased from 5 l/s (in the original application D11A/0595) to 6 l/s (Current). The applicant shall confirm why this has increased when the impermeable area has decreased?
9. The Ronan MacDiarmada & Associates Landscaping drawing 2015-1109 indicates significant tree planting over the attenuation tank. The applicant shall confirm that the proposed attenuation system design has sufficient cover will allow such trees to be planted over the system without causing damage'.



10. It is Council policy to promote and implement through development management safe pedestrian/cyclist permeability and linkages to adjacent neighbourhoods and facilities, including public transport nodes as per Section 2.2.7.2 – 'Policy ST6: Footways and Pedestrian Route', Section 8.1.1.1 – 'Policy UD1: Urban Design Principles' and Section 8.2.3.1 – 'Quality Residential Design' of the current Dun Laoghaire Rathdown County Development Plan (2016-2022). It is noted that some elements of the original planning permissions for this site have not been implemented. Therefore the Applicant is requested to demonstrate, at their own expense and to the satisfaction of the Planning Authority's Traffic & Road Safety Section, how they intend for the required adjustments to the road layout, markings, Toucan traffic signals and associated works on Goatstown Road, to the south of the access road to the proposed residential development and the existing Our Lady's Grove Primary and Secondary Schools. (loops, reprogramming of signals, etc) be made.

Note: All cabling and electrical work shall be carried out by the Dun Laoghaire-Rathdown County Council signal maintenance Contractor.

Note: The location of the required Toucan crossing shall be at the 'Alternative Location for Pedestrian Crossing as shown on submitted drawing 'Drg. Title: Proposed Access & Road Layout Plan / Drg. No.: 052082-2002 / Rev.: B' by DBFL as part of Clarification of Additional Information for Reg. Ref. D06A/0858.

Note: This Request for Further Information is in the interest of safe pedestrian/cyclist permeability and linkages for future 'Grove' residents and the Our Lady's Grove Primary and Secondary Schools pupils.

11. Applicant's proposal in relation to the pedestrian access to Friarsland is not acceptable to the Planning authority and revised drawings and details are required indicating access from Friarsland Avenue to be free of gates in order to provide unrestricted permeability for pedestrians/cyclists.

12. The Planning Authority is not satisfied in relation to the appropriateness of the fence type to the southern boundary and applicants are requested to submit proposals showing a more aesthetically pleasing and robust boundary treatment. This can be agreed with Dun Laoghaire Rathdown Parks and Landscape Services prior to submitting this item of further information.

13. Applicants are requested to submit revised drawings and details indicating the exact species of trees and shrubs proposed. These can be agreed with Dun Laoghaire Rathdown Parks and Landscape Services prior to submitting this item of further information.

The applicant is advised to contact the Case Planner for this application, Siobhan McManus, **prior to the submission of the requested Further Information**, in order to ascertain whether it is necessary for the Further Information to be readvertised by way of new public notices (site notice and/or newspaper notice as required). In the event that new public notices are required, a notice should be placed in an approved newspaper and a site notice, where required, should be erected on the site. A copy of these notices should be submitted to the Planning Authority with the requested Further Information.



Please mark your reply "**FURTHER INFORMATION**" and quote the Planning Reg. Ref. No. given above.

Under Article 33 (3) of the Planning and Development Regulations 2001 - 2012, where a requirement for **Further Information** is not complied with, the planning application shall be declared to be **withdrawn** after the period of 6 months from the date of the requirement for **initial further information** or evidence has elapsed or such additional period, not exceeding 3 months as may be agreed by the planning authority.

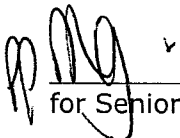
Applicants wishing to extend the timeframe for submission of Further Information as per Article 33 (3) of the Planning and Development Regulations 2001 – 2012, should contact the case officer prior to the expiration of the 6 month time limit.

In accordance with Article 35 (1) (a) of the Planning and Development Regulations 2001 - 2012, if the Planning Authority considers that the Further Information received contains significant additional data, the applicant will be required to publish a notice in an approved newspaper. Any such notice must be marked "Further Information" or "Revised Plans" as appropriate, and must meet the requirements of Article 35 (1) (a) of the aforementioned regulations. The notice should state that the period in which submissions or observations in relation to the further information may be made in writing to the Planning Authority shall be not later than **two weeks** from receipt of the newspaper notice and site notice by the planning authority. For further detail, please see attached sheet.

In accordance with Article 35 (2), in these instances where the applicant is required to publish a new newspaper notice, the Planning Authority also requires that the applicant erect a new Site Notice indicating that further information or revised plans are to be submitted.

Please note that, in accordance with Section 251 of the Planning and Development Act 2000, as amended, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Yours faithfully



for Senior Executive Officer



PUBLIC NOTICES FOR FURTHER INFORMATION

In accordance with Article 35(1)(a) of the Planning and Development Regulations 2001 - 2012, where a Planning Authority requires an applicant to publish a notice in an approved newspaper, in relation to Further Information or Revised Plans, the notice shall contain as a heading the name of the Planning Authority marked "Further Information" or "Revised Plans", as appropriate, and shall state:

- Name of the Applicant
- Location, townland or postal address of the land or structure to which the application relates (as may be appropriate)
- The Reference Number of the application on the register
- That significant further information or revised plans, as appropriate, in relation to the application has/have been furnished to the Planning Authority, and is/are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the Authority during its public opening hours
- That a submission or observation in relation to the further information or revised plans may be made in writing to the Planning Authority on payment of the prescribed fee not later than 2 weeks of receipt of the newspaper notice and site notice by the Planning Authority.

In the case of a planning application accompanied by an Environmental Impact Statement the period for receipt of such notices is 5 weeks.

In accordance with Article 35(2) of the aforementioned Regulations, where a Planning Authority considers that the notice published in accordance with sub-article (1)(a) and 1(b) does not adequately inform the public, the Authority may require the applicant to give such further notices in such a manner and in such terms as the Authority may specify.

Please note that the four week period for determination of the application shall run from the date of receipt of the public notices by the planning authority.

