

Dublin County Council
Planning Department
Civic Offices Wood Quay
Dublin 8.
14th March 2023

ADDITIONAL INFORMATION SUBMISSION

Planning Ref No: 5400/22
Proposal: demolition of existing dwelling & site structures, and the construction of a six-storey apartment building comprising 13 No. apartment units (9 No. 1-bed units and 3 No. 2-bed units & 1 No. three bed) with associated balconies/terraces, the provision of 3 no. communal open space areas at ground level and on third floor and fourth floor terraces, ancillary areas for bicycle parking, refuse storage, apartment storage room, associated plant room at ground floor, amendments to the boundaries as required to facilitate the development in relation to the bounding properties to the south and west, maintaining in place a vehicular access with gate providing wayleave access to the side serving the rear of No 28, Bow Lane West, with associated landscaping & site works.

Location 29, Bow Lane West, Dublin 8, D08V44T

Dear Sir or Madam:

Please find enclosed an addition information submission to the planning application for the above proposed development, on behalf of Ixeter Property DAC for the redevelopment of the above proposal at No.29, Bow Lane West.

PLAN NO: 5400/22
A.I. REC: 05/03/23

Request No 1

The layout of the apartment block results in a six storey block adjoining No. 28 Bow Lane West, a two storey terraced house. There are west facing balconies proposed within the development which are located approximately 6.5m from the rear garden of this adjoining property. Also, there are concerns regarding the potential overlooking from the south-facing balconies and the rear balconies at Phoenix View. The applicant is requested to address these potential impacts on existing residential amenity.

Applicants Response

Please see amended drawing documentation of plans, sections, elevations for the proposed development, whereby the detailing off the proposed development have been amended to negate the concerns of the planning authority. The amendments include the following changes to the design. The balconies to the west of the development have been detailed as per elevation Drawing No 22113_2_221 Rev A to Apartment No's 4,5,7 & 8 on the first & second floors, to include full height rail detail on 50% in the balcony to the north side which will shield partially the direct overlooking to towards the garden to the west, and focusing the aspect from the balcony towards the southwest.

The Open terraced balcony is to the south on the third and fourth floors have been amended to raise the boundary wall to a height of 1.8 m which will inhibit overlooking from these balconies to the south and onto Phoenix View apartments. This is represented in site section drawing to 2113_2_230 revision1.

It is proposed that these amendments will address potential impact on the adjoining properties residential amenity.

Request No 2

The applicant is requested to address the following issues which were raised by the Transportation Planning Department: a) No swept path analysis has been submitted demonstrating vehicular access along the lane (way-leave) to the parking area to the rear of no. 28 and 28a Bow Lane, it is not clear if existing vehicular access/egress is being impacted on. The applicant is requested to clarify and demonstrate any access proposals. Reversing vehicles onto the public road would not be acceptable. b) The applicant is requested to provide details of proposed cycle parking, including specification of stands, and to demonstrate sufficient area and height is provided to accommodate the cycle parking. Doors providing access to cycle parking should be a minimum of 1.2m width. Cycle stands should allow both wheel and frame to be locked. Ease of access and manoeuvrability as well as security (i.e. key/fob access) should be demonstrated. Electric charging points for e-bikes within the cycle store. Cycle parking design shall allow both wheel and frame to be locked. Provision for parking of cargo bikes/bike trailers/adapted bikes should be made, this is essential to support car free living.

Applicants Response

A

Please see attached engineering details which indicate that the swept path analysis for a car is viable.

It is noted that presently there is a right-of-way to the rear of number 28, and to utilise this the vehicles must pass through the applicant site and perform turning circle manoeuvres on that site. This application does not represent that reversing from No 28 onto the public road is viable.

B

Please see amended ground floor plan which includes a further proposed a bike storage using Sheffield stands. It is noted as per day out that the cargo bike and an EV charger point can be accommodated.

Request No 3.

The applicant is requested to address the following issues which were raised by the Drainage Department: a) The Flood Risk Assessment should be expanded to appraise the risk of pluvial flooding to the development. The applicant is requested to pay particular regard to pluvial flood maps prepared as part of the EU IVB Flood

Resilient City Project. These indicate that the proposed development might be at risk of flooding in a 1% AEP pluvial event. b) A comprehensive engineering services report, detailing how foul and surface water is proposed to be managed is required. The report should include a surface water management plan outlining how surface water will be managed in a sustainable way incorporating Sustainable Urban Drainage Systems (SuDS) designed in accordance with the requirements of the DCC's Sustainable Drainage Design & Evaluation Guide (2021). c) In accordance with Policy SI23 of the Dublin City Development Plan 2022-2028, all new developments with roof areas in excess of 100 sq. metres should provide for a green blue roof. Depending on the type of green roof, a minimum coverage of 50% of the total roof area is required where intensive green roof is proposed and 70% where extensive green roof is proposed. Surface water attenuation storage should be provided at roof level incorporated into the roof build up. The applicant is requested to submit a revised proposal in regards to the green blue roof coverage, build up and attenuation provision. The design of the green blue roof should comply with the requirements of Dublin City Council's Green & Blue Roof Guide (2021), summarised in Appendix 11 of the Dublin City Development Plan 2022-2028. The Applicant is requested to consult with the Drainage Division of Dublin City Council prior to the submission of Additional Information to ensure all concerns are addressed.

Applicants Response

Please see flood risk assessment and for the side prepared by ONCE engineers in accordance with the guidelines set out in Dublin city development plan and associated guidance.

We note that Tom O'Neill has spoken to the drainage division of Dublin city council prior to this submission.

Request No 4.

The applicant is requested to address the following issues which were raised by the City Archaeologist: a) The applicant is requested to submit an Archaeological Assessment, as outlined in Section 3.6 of the Framework and Principles for the protection of the archaeological heritage (1999). It is recommended that the City Archaeologist is consulted in advance of preparing this information.

Applicants Response

Please see included a report from Shanarc Archaeology Ltd. which addresses the issues raised by the city archaeologist in an assessment in accordance with the regulations & guidance set out in the development Plan.

We note that Sean Shanahan has made contact with the city archaeologist regarding the site in preparation of the report as requested.

Please revert to me should you require any further clarification in relation to this application.

Yours sincerely



Michael Malone MRIAI MIPI

PLAN NO: 5400/22
A.I. REC: 05/04/23