

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department,

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

T (01) 222 2288

E. planning@dublincity.ie

Date: 03-May-2023

Michael Malone,
Ceardean Architects
D8 Studios
9 Dolphins Barn
Dublin 8

APPLICATION NO.	5400/22
REGISTRATION DATE:	05-Apr-2023
REQUEST DATE:	02-May-2023
REQUEST ORDER NO.	P3118
LOCATION:	29,Bow Lane West,Dublin 8,D08V44T
PROPOSAL:	Permission is sought for the 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.
APPLICANT:	Ixeter Property DAC
APPLICATION TYPE:	Permission

Please note the following

- Under Article 33(3) of the Planning and Development Regulations 2001 (as amended) the application shall be declared to be withdrawn if the request for **CLARIFICATION OF FURTHER INFORMATION** is not complied with within a period of 6 months from the date of the **original** request for further information.
- The effective **lodgement** date of your application will be the date on which this request has been complied with.

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- **To facilitate consideration of this proposal please clearly mark your reply CLARIFICATION OF FURTHER INFORMATION and quote the application number.**
- **If you have any queries regarding this Clarification of Further Information Request, please contact the number shown above**
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Dear Sir/Madam,

With reference to the above application, I am directed by the Assistant Chief Executive to formally request that you submit six copies (**seven copies in case of a Protected Structure**) of the following **CLARIFICATION OF FURTHER INFORMATION** previously requested:

1. Further to the applicant's response to Item 2a of the Further Information request, the swept path analysis of the vehicular access along the lane indicates that vehicles will be manoeuvring in close proximity to the balcony and habitable spaces associated with proposed ground floor apartment - Apt 1. The Planning Authority is concerned that adverse impacts on the amenity would arise by way of vehicular noise and glare from car lights entering the habitable areas of this apartment, particularly at night. The applicant is requested to address this concern.

2. Further to your response to ITEM 3 of the Further Information Request, 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 shall 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 has not been submitted. The applicant is requested to submit this report; the following matters should be addressed:

I. Detail how foul and surface water is proposed to be managed.

II. 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

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Guide (2021).

c) The proposed green blue roof as shown on the revised plans is wholly insufficient – As required by Policy SI23 of the Dublin City Development Plan 2022-2028, all new developments with roof areas in excess of 100 sq. metres shall 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.

3. The Archaeological Desktop Assessment of 29 Bow Lane West submitted in response to Item 4 of the Further Information request is noted. However, the document identifies the No. 29 Bow Lane as a possible 18th or 19th-century structure and therefore of heritage interest. The applicant should note that the Dublin City Development Plan 2022-2028 places a presumption against demolition of individual structures of vernacular or historic interest. You are therefore requested to submit a Historic Building Survey of the subject building. The survey should be prepared to Historic England Level 4 standard and should demonstrate the extent of the existing original building fabric that remains within the building and determine if it can be rehabilitated and re-used as part of the proposed residential scheme.

4. Further to Item 3 above, the submitted Archaeological Desktop Assessment Historic refers to granite paving located along the pavement edge fronting the site. Policy BHA18 of the Dublin City Development Plan 2022-2028 provides for the protection of these historic elements of significance. The applicant is therefore requested to amend the proposal to comply with this Policy requirement.

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Signed on behalf of Dublin City Council _____

for the Assistant Chief Executive