

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: 13-Feb-2023

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

APPLICATION NO.	5400/22
REGISTRATION DATE:	08-Dec-2022
REQUEST DATE:	10-Feb-2023
REQUEST ORDER NO:	P2360
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/and/or Article 34 of the Planning & Development Regulations 2000 (as amended) , the application shall be declared to be withdrawn if the request for FURTHER INFORMATION is not complied with within a period of 6 months from the date of this request.**

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- **To facilitate consideration of this proposal please clearly mark your reply FURTHER INFORMATION and quote the Application Number**
- **If you have any queries regarding this Further Information Request, please contact the number shown above**

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 the case of a Protected Structure)** of the following **FURTHER INFORMATION** in accordance with Article 33/and/or Article 34 of the Planning and Development Regulations 2001 (as amended).

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.

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

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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.

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.

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

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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.

Signed on behalf of the Dublin City Council: _____

For Administrative Officer