

Adequate parking provision for two cars is not being achieved in each property in particular numbers 19, 23-24, 67-68, 221/222/223/224. A minimum of 2 no. 5m x 2.5m parking spaces should be provided within the curtilage of each house. Please revise site layout accordingly.

Submit site-specific details in relation to the proposed attenuation tanks, including detailed layout and section drawings, silt management proposals, maintenance requirements for same etc. Storm system shall be designed to accommodate 1 in 100 year storm events.

In terms of housing mix, please submit proposals for a greater number of detached 4 bed units.

(a) The public lighting proposals are not acceptable. Drawing(s) to a scale of 1/500 showing the public lighting including lux contours for the following values 1.5, 3, 5, 10, 15, 20 etc to be submitted.

(b) Submit a design for upgrading the public lighting at the proposed new access layout shown on drawing no. HH-AA-P01 Rev. 1.

(c) The proposed lanterns are not acceptable and revised proposals are required.

(d) The applicant should contact the public lighting engineer, Mr. Dermot Kelleher, regarding the public lighting design for this planning application prior to submission of response to further information.

In terms of layout, a number of overlooking issues occur due to the elevated and sloping levels across the site. For example, in row 06-16 and 26-27, there is a level difference of 4.1m in places. This results in potentially 4m high walls (when viewed from the house at a lower level), overbearance and overshadowing issues etc. Similar issues arise in rows 96-91 and 97-107, rows 71-78 and 86-79, rows 215-193 and 222-231 and units 150-153 (being overlooked by 157,158,159,160-163) etc. In this regard, you are to submit a revised site layout which improves the amenity of the dwellings located on the lower levels such as 15m long gardens, staggered boundaries etc.

(a) It is considered that units 130,131,144,145 and 146 should be revised to include 11m long gardens at a minimum and also that units 144 to 147 should be moved to create a greater separation distance from the properties in Pembroke.

(b) Revised house types should be proposed for units 43 to 48 to include a height of 7.6m approx. This is to reduce the visual impact on the opposing bungalows to the north/northeast.

(c) Please identify the finished floor level and ridge heights of the adjoining properties in Harbour Heights along the northern boundary of the site.

(d) Please reconsider the layout of the southern portion of the site having regard to the requirements of items 1, 2, 4 and 11 and in particular reconsider the position of the road and the orientation of the houses with a view to creating a greater level of separation distances to the houses in Hillcrest and The Brambles.

In terms of landscaping,