

adjacent to the bench are unacceptable and should be omitted and the proposed spaces to serve houses nos. 1 and 2 are unacceptable.

- b) A revised site layout drawing which clearly shows a minimum of 2 no. parking spaces (2.4m X 4.9m dimensions) and sufficient turning space within the curtilage of each dwelling house plot
  - c) details of an on-site loading bay(s)/set down area and bins storage area(s) to serve the proposed commercial units and apartment
  - d) provision disabled parking spaces
  - e) an Autotrack analysis indicating sufficient turning/set down space service/delivery vehicles between the mixed use and convent buildings ensuring easy access to bin stores and bike parking is maintained
  - f) an indication of the proposed use of the commercial units referring to a specific use class as per Schedule 2, Part 4 of the Planning and Development Regulations (2001, as amended)
6. Having reviewed the documentation and drawings submitted with the application the Planning Authority considers that insufficient information has been provided on the approach to ground levels given the extent of level variance across the site. You are therefore requested to submit:
- a) a topographical survey of the site indicating existing contours/levels
  - b) details of all proposed new retaining structures on site including an indication of their extent, height and proposed finish on elevation and section drawings
  - c) proposals as to how it is planned to address the significant level difference between the mixed use and convent buildings
  - d) a series of detailed section drawings through the site, detailing the various changes of level and proposals for same
  - e) detailed proposals for retaining the higher levels of The Back Road and the existing stone boundary walls, should be provided – proposals should include detailed design, elevation & section drawings
  - f) details demonstrating that proposed retaining structures will not undermine the public road to the west of the site
7. A structural assessment of the boundary wall to the rear of the site shall be submitted. This shall be carried out by a suitably qualified engineer. This shall include a survey of the existing wall, details of all works to be undertaken and material specifications of the same. The report shall comment on the structural stability of the existing wall and any works/measures that should be undertaken in the event of ground works to facilitate the new dwellings houses.
8. Further details are required in respect of the proposed means of surfacewater disposal which should be designed to cater for the 1 in 100 year events including:
- a) a survey the public storm sewer and details demonstrating that there is adequate capacity in the receiving sewer to cater for the additional load associated with the proposed development
  - b) specific details and associated design calculations for attenuating the surface water from the overall development to include the convent conversion mixed use building elements of the development
  - c) proposals for maintenance access to proposed storm attenuation measures
  - d) revised proposals incorporating detailed layout and section drawings showing how the attenuation system(s) fit in the proposed site layout (open space),