

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Co. Dublin.**

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 0355	<b>Date of Decision:</b> 24-Mar-2021
<b>Register Reference:</b> SD21A/0015	<b>Registration Date:</b> 28-Jan-2021

**Applicant:** John Bonass

**Development:** Demolition of existing converted garage structure to the side; demolition of existing garden wall to the side; construction to the side of 1 semi-detached two storey two bedroom house with home office and 1 semi-detached two storey two bedroom house with home office with bay windows to front and side; new vehicular entrances to Woodview Heights to serve existing and proposed dwellings; all associated site, boundaries, landscaping, drainage and ancillary works.

**Location:** 15, Woodview Heights, Lucan, Co. Dublin

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-Jan-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. The Roads Department has concerns relating to car parking provision for the proposed development. The applicant is requested to submit the following:  
A revised layout plan showing:

- (a) Three shared car parking spaces located to the front of the two proposed dwelling units.
  - (b) A swept path analysis showing how the three cars can safely access and egress these parking spaces. Please refer to Table 11.24: Maximum Parking Rates (Residential Development).
  - (c) The omission of the rear vehicular access point and car parking space in the rear garden of Dwelling Unit 2.
  - (d) A minimum of 6 meters distance provided from the front building line of each of the dwellings to the front boundary of the site. (Alternatively, the applicant may consider utilising the northeastern access to overcome the six metre distance issue).
- Any proposed access shall have a sufficient visibility splay in both directions.  
Any gates shall open inwards and not out over the public domain.

2. (1) To lessen the impact of the disturbance of a mature established ecological setting the applicant shall submit mitigating proposals within an ecological report and landscaping plan. Proposals and mitigating solutions should include the greening of all infrastructural elements of the design and proposals to ensure that no net-loss of trees/vegetation occurs as a result of this proposed development. The mitigating measures and measures to ensure that no net-loss happens should be clearly laid out within the submitted reports.
- (2) A detailed landscape plan should be submitted that clearly outlines any proposed tree planting, as above.
- (3) The applicant is requested to submit and agree a comprehensive Tree Report with SDCC Public Realm Section. This should comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report should be carried out by a Professional Member of Arboricultural Association who is an independent, qualified Arborist and should include all of the following:
- Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) should be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
  - Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.
  - Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
  - Design Iteration- Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] should demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate. The design should be configured such that existing street trees are retained.
  - Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
  - Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to

be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.

- Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
- Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
- Pre Development Photo's: Prior to the commencement of works the applicant should submit pictures of the existing trees/hedgerows before works commence with the tree protective fencing. This should include a location map of where each picture was taken from.
- Arborist's name, arboricultural qualifications and contact details.
- Date that the survey was carried out (surveys > 12 months are unacceptable).

Should the development be approved, a bond will be required to be paid to the Council based on the results of the Tree Survey and Arboricultural Report.

3. The Environmental Department has concerns regarding the proposed development. The applicant is requested to submit additional information regarding the following:
  - (1) South Dublin County Council records show that there is an existing 450mm public surface water sewer to the south/south west of the site. The applicant is required to submit a drawing in plan and cross-sectional views showing the closest distance between the proposed dwellings and the existing 450mm surface water sewer. The drawings shall also show the invert levels of the existing 450mm surface water sewer and any adjacent proposed building foundations.
  - (2) The proposed surface water discharge rate is unclear for both surface water attenuation systems. The submitted Drainage Report dated 15th January 2021 states that the surface water discharge rate is set to "0.0 Litres/Second" however it is unclear how this is achieved. The applicant is required to clarify on a drawing and in drainage design report what the proposed surface water discharge rate is. Discharge rates must be predeveloped greenfield run off rates in accordance with Greater Dublin Regional Code of Practice for Drainage works.
  - (3) The applicant is requested to include a climate change allowance factor in attenuation design calculations for local Met Eireann rainfall statistics. This should be a minimum of 10% in accordance with the Greater Dublin Regional Code of Practice for Drainage Works. The applicant is requested to submit a revised surface water drainage drawing and design report which reflects this.
  - (4) Include water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development.
4.
  - (1) The applicant is requested to submit revised wastewater drainage proposals which shows that each proposed dwelling has its own independent connection to the public wastewater drainage network in line with Irish Water Code of Practice and Standard Detail requirements.
  - (2) It is unclear whether the applicant has engaged with Irish Water through the submission of a Pre-Connection enquiry for the proposed public Wastewater connection. In order to assess the feasibility of a connection to public waste water infrastructure further information is requested as follows; The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry

(PCE) in order to determine the feasibility of connection to the public waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the Planning Department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>. All works are to comply with the Irish Water Standard Details for WasteWater Infrastructure, (mandatory for all Irish Water Connection Agreement Offers).

5. The applicant is requested to submit the following additional information, to include plans, elevations and cross sections:
  - (a) Boundary treatments proposed for the south-eastern boundary of the entire site are requested and any walls/structures proposed should be a maximum height of 1.2m for the entire length of the proposed side elevation of the south easterly located dwelling (for clarity extended from the front boundary to the rear building line of Dwelling House 2).
  - (b) The applicant is requested to ensure that boundaries are reinstated similar to existing and neighbouring boundaries. Item (b) is subject to item (a) above.
6. The south eastern elevation (of the south eastern-most dwelling) is not deemed to be acceptable as it does not comply with council policy on the provision of dual frontage dwellings at corner/side development sites. The applicant is requested to submit revised proposals for a full dual frontage dwelling to comprise habitable room windows at both ground and first floor.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Date: 26-Mar-2021**

Yours faithfully,

  
for **Senior Planner**