

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 0398	<b>Date of Decision:</b> 31-Mar-2021
<b>Register Reference:</b> SD21A/0054	<b>Registration Date:</b> 05-Feb-2021

**Applicant:** Deborah Soave  
**Development:** A two storey, detached house to side of existing house with new vehicular access and all associated site works.  
**Location:** 67, Coolamber Park, Knocklyon, Dublin 16  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 05-Feb-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. There are concerns with the suitability of the site and in particular the front driveway area of the proposed dwelling to safely accommodate vehicles. There are also concerns in relation to the potential impact of the proposed parking area on a habitable room window in the existing property to its proximity. Due to the lack of information provided the applicant is requested to submit the following:
  - (a) A revised layout that provides enough space for two on curtilage car parking spaces that does not impede views out of any of the existing dwellings ground floor windows.
  - (b) 6m distance from the front elevation to the front boundary should be provided to safely accommodate the parking of vehicles.
  - (c) An entrance with a maximum width of 3.5m
  - (d) Full details of the proposed vehicular entrance including front boundary treatment and any pillars

proposed. The boundary walls at vehicle access points should be limited to a maximum height of 0.9m, and any boundary pillars should be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(e) A swept path analysis demonstrating that vehicles can access and egress the site safely.

2. There are concerns with the potential impact on neighbouring residential amenity and the amenity of prospective residents of the new dwelling. The applicant is therefore requested to submit the following:
  - (a) Clarification on whether the glazed double doors at ground floor level are proposed to be retained or removed. The applicant is required to submit revised plans showing their removal due to concerns with privacy.
  - (b) Clarification on the relationship between the proposed front parking area and the potential impact on the window serving the 'family room'. The applicant is required to clarify where in this area would a car park and also what boundaries are proposed.
  - (c) Clarification on the exact amount of private amenity space proposed for the existing and new dwelling, taking into account any areas of hardstanding or outbuildings to the rear. The amount of amenity space should correspond to the requirements of table 11.20 of the County Development Plan as a minimum. The applicant is also advised that private amenity space should be located behind the front building line.
  - (d) Provide details of a minimum of 5sqm of storage on the ground floor for larger household items.
3. Due to concerns with the prominent nature of the site on a corner and the potential visual impact, the applicant is requested to submit the following:
  - (a) A reduction in the height of the roof to create a less bulky dwelling.
  - (b) The inclusion of ground floor windows in the side elevation to create dual frontage and reduce the creation of a blank façade.
  - (c) Details of materials that match the existing properties in the area.
4. Due to concerns with the lack of information submitted in relation to surface water, the applicant is requested to submit the following:
  - (a) Surface water run-off from the site must be limited to pre-developed greenfield run off rates by providing adequate surface water attenuation storage on site or alternatively managed via infiltration to ground. The applicant is required to submit a report and a drawing clearly showing how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be attenuated on site to pre-developed greenfield run off rates or alternatively via infiltration to ground.
  - (b) a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development as per the Greater Dublin Strategic Drainage Study (GSDSDS) Volume 2- New Development requirements.
  - (c) details of water butts in the proposed development as part of SuDS measures and show these on revised drawing.
5. There are concerns with the siting of the proposed vehicular entrance, the potential impact on two street trees that are outside of the applicants control and redline boundary, and the ability of the applicant to implement the proposal if granted planning permission. The applicant is requested to provide the following information:
  - (a) a site layout clearly showing the proposed location or an alternative location for the vehicular

entrance in relation to the street trees which should also be clearly marked.

(b) details of contact with the SDCC Public Realm section regarding the street trees and the necessary permission to remove them if required.

6. There are concerns with the lack of information submitted in relation to existing and proposed natural vegetation within the site. The applicant is therefore requested to submit the following:
  - (a) Details of existing and proposed landscaping within the site including a landscaping plan.
  - (b) Existing vegetation should be retained as much as possible.

**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

**Register Reference:** SD21A/0054

**Date:** 01-Apr-2021

Yours faithfully,

  
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for **Senior Planner**