

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

**Darren McGill**  
**28-30, Rathmines Park**  
**Rathmines**  
**Dublin 6**

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

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| <b>Decision Order Number:</b> 0876    | <b>Date of Decision:</b> 30-Jun-2021  |
| <b>Register Reference:</b> SD21A/0106 | <b>Registration Date:</b> 06-May-2021 |

**Applicant:** Peter & Barbara Thornberry

**Development:** Demolition of existing child care facility; construction of 2 semi-detached, 3-bed residential units and the reinstatement of existing unit from child care building back to former 3 bed residential unit; carparking, landscaping and all associated site works.

**Location:** 147, Monalea Grove, Dublin 24

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 06-May-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. Development on this site should not encroach on the publicly owned planted space directly north of the site, and any grant of permission would not entitle the applicant or developer to make such an encroachment. A third party has alleged that the site layout plan indicates development outside the ownership of the applicant, and it is not clear from the Site Layout Plan whether the proposal would or would not encroach upon said land. The applicant is requested to submit a detailed Site Layout Plan showing the development contained entirely within the lands in their ownership.
2. The applicant is requested to respond to the following items raised by the Roads Department:
  - (a) The applicant is requested to submit a revised layout increasing the parking arrangement to up to 2

on-curtilage car parking spaces for each dwelling alongside a swept path analysis showing how parked vehicles can access and egress the site safely.

(b) The applicant is requested consider providing separate vehicular accesses to each dwelling, or a shared surface by means of a 'way leave' with a shared vehicular access.

(c) The applicant is requested to provide a revised layout and elevations, of not less than 1:100 scale, showing any boundary walls at vehicle access points to be limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

3. The applicant is requested to:

(a) Submit a drawing showing the surface water layout for the development up to and including the point of connection to the public sewer. The drawing should include the location of all Aj's, manholes, pipe size, material type and direction of flow.

(b) Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the developments such as permeable paving, soakaways, tree pits or other such SuDS. If a soakaway is proposed for the developments and subject to suitable ground conditions submit a report showing percolation tests results for a soakaway of each house as per BRE Digest 365 Standards. Submit a drawing in plan and cross sectional view showing design details of proposed soakaway/s as per BRE Digest 365 standards. Soakaways shall have an overflow connection to the public surface water sewer where this can be practically achieved.

(c) Include water butts in proposed development as part of SuDS (Sustainable Drainage System).

4. The applicant is requested to:

(a) Submit a drawing showing the watermain layout of proposed development up to the point of connection to the public watermain.

(b) Submit a drawing showing the foul drain layout of proposed development up to the point of connection to the public foul sewer.

(c) In order to assess the feasibility of a connection to public water/waste water infrastructure, the applicant is requested 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 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/>.

**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/0106

**Date:** 01-Jul-2021

Yours faithfully,

  
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for **Senior Planner**