

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

Robert Lally,
Lally Chartered Engineers
6, Cuirt Cheirin
Circular Road
Galway

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

Decision Order Number: 0954	Date of Decision: 13-Jul-2021
Register Reference: SD21A/0121	Registration Date: 19-May-2021

Applicant: John Lydon Carpentry Limited

Development: Construction of 2 two and a half storey, three-bedroom terrace houses and associated site works attached to the existing two and a half storey house at No. 6 Station Grove which was constructed in 2006; the 2 houses will complete this partially finished housing development which was originally granted permission under planning reference SD05A/0125.

Location: Sites at 4 & 5, Station Grove, Station Road, Clondalkin, Dublin 22

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 19-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. The applicant is requested to submit:
 - (1) planting scheme for the entire lands outlined in blue (as outlined on the submitted documentation). The planting report should include a reasonable timeframe for the planting to be put in place, prior to the occupation of the dwelling units.
 - (2) proposals for the public open space, which should include children's play facilities (to comply with Condition 4 of Reg. Ref. SD07A/0546).

2. (1) 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 requested 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 in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) Volume 2- New Development requirements
(2) The applicant is requested submit 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 (GDSDS) Volume 2- New Development Requirements.
3. The applicant is requested to submit a bin/waste collection arrangement report, including a swept path analysis/Autotrack analysis, showing how bin trucks will access, turn within and egress the site safely. The analysis shall include fire tender access/egress.
4. The applicant is requested to submit a revised layout showing areas to be offered for taking in charge.

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/0121

Date: 14-Jul-2021

Yours faithfully,


for **Senior Planner**