

**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: 1128</b>	<b>Date of Decision: 23-Aug-2021</b>
<b>Register Reference: SD21A/0171</b>	<b>Registration Date: 28-Jun-2021</b>

**Applicant:** Ciaran Farrell, Coffey Construction Ltd.  
**Development:** Land recontouring/infilling works on C. 38,000sq.m of a folio size of C.5.3HA (allowing buffers); the volume of material to be placed on the site C.91,000m3 with an average fill level of C.3.5m above existing.  
**Location:** Saggart, Co. Dublin  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-Jun-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 significant concerns with the proposal given the quantity of material proposed to be deposited at the site and the potential impact on the environment and surrounding area. There are also significant concerns with the potential cumulative impact of the proposal and application SD21A/0159 which is also for the deposit of material to a site to the east of the application site, given the close proximity of both sites. The applicant is requested to have regard to Schedule 5, Part 2, Section 11 Other Projects, part (b) of the Planning and Development Regulations 2001 (as amended)

and submit an Environmental Impact Assessment Report. The applicant is also requested to include application SD21A/0159 in the scope of this report given the close proximity of both sites and the potential cumulative impact.

2. Having regard to the nature of the proposal and the RU zoning objective of the application site, which seeks to ‘protect and improve rural amenity and to provide for the development of agriculture’, the applicant is requested to submit the following information:
  - (a) Clarification on whether stone is also proposed to be deposited at the site as well as soil as there is reference within some of the supporting documents to stone but not within the description of development. This should include the quantity of stone proposed to be deposited.
  - (b) What impact the proposal would have on the sites ability to support agriculture in the future and further justification for the proposal given the RU zoning objective.
  - (c) Details of advice that the applicant has received from statutory bodies associated with agriculture on the suitability of the proposal to support agriculture following the proposed deposit of materials.
3. The Roads Department has raised concerns with the proposal from a traffic and transport perspective. Given the quantity of material proposed to be used and site context the applicant is requested to submit the following:
  - (1) A Traffic Assessment report on the traffic generated from the proposed and current development on all local road networks which facilitate vehicular traffic associated with the proposed and current permitted development and background traffic at these locations.
  - (2) A Construction Traffic Management Plan
  - (3) Construction & Demolition Waste Management.
4. Water Services has raised concerns in relation to surface water and flooding. Given the quantity of material proposed to be deposited, the proximity of a water source and presence of flood zones the applicant is requested to submit the following:

#### Surface Water

1.1 Water Services have concerns that the proposed development will result in an increased surface water run off rate from the site which would exacerbate flooding issues downstream. The applicant is required to submit a report which demonstrates that surface water run off rates will not be increased from the site.

1.2 The applicant is required to clarify what water pollution and silt pollution mitigation measures are implemented as part of the development with respect to the Camac river to the east and north east of the site. Silt fencing shall also be included as part of these silt prevention measures.

1.3 The applicant is required to clarify what the long term proposals are for the development. How long will the fill remain in the proposed location and will the site be reseeded with grass or reinstated in any way to its natural state?

#### Flooding

2.1 The proposed development site is located within Flood Zone A according to OPW’s (Office of Public Works) CFRAM maps and South Dublin County Council’s Strategic Flood Risk Assessment

2016-2022. The applicant is required to submit a site-specific flood risk assessment report with the inclusion of a justification test in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall demonstrate how flood risk will not be exacerbated on the site as well as upstream and downstream of the development. Details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands shall be submitted.

2.2 Submit a map showing the location of the site and proposed infill works in relation the OPW CFRAM flood risk zones.

2.3 The applicant is required to submit a drawing showing the distance between the proposed development and the top of the bank of the watercourse to the east of the site. The minimum setback distance from any works to the top of the bank of the watercourse shall be 10 metres. The existing 10m Riparian strip shall remain in its current state.

5. There are concerns about the potential visual impact on the proposal and the lack of information submitted. Given the quantity of material proposed to be deposited, the additional height, the site context and requirements of policy HCL7 of the CDP the applicant is requested to submit the following:
  - (a) A Landscape and Visual Impact Assessment, that should have regard to the site and surrounding area, any protected views and the requirements of policy HCL7 of the CDP.
  - (b) More detailed sections taken from a variety of positions showing the proposal in the context of the site and surrounding area.
6. There are concerns with the lack of information submitted regarding landscaping. The applicant is requested to submit a detailed proposed and existing landscaping plan to include any planting that is proposed to act as screening.
7. There are concerns with the lack of information submitted in relation to ecology given the greenfield nature of the site and the presence of the Camac River, both of which can support existing flora and fauna. Having regard to the site context and the requirements of policy HCL15 of the CDP, the applicant is requested to submit a full Ecological Impact Assessment of the site and surrounding area, to include any mitigation measures. The report should be prepared by a suitably qualified individual.
8. Given the quantity of material proposed to be deposited at the site and the site context, the applicant is requested to submit a Construction Environmental Management Plan.
9. Given the quantity of material proposed to be transport to the site and the proximity of neighbouring residential properties, there are concerns about the potential impact of dust escape from the site to the surrounding area. As no detail has been provided by the applicant as to how dust escape would be managed on site, the applicant is requested to submit a Site Management Plan that includes measures to control dust and mitigation measures.

**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/0171

**Date:** 23-Aug-2021

Yours faithfully,

  
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*for Senior Planner*