

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Terry & O'Flanagan Ltd.
F1, Centrepoint Business Park
Oak Road
Dublin 12

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

Decision Order Number: 1143	Date of Decision: 26-Aug-2021
Register Reference: SD21B/0372	Registration Date: 02-Jul-2021

Applicant: Anne Jackson

Development: Construction of a two storey extension (floor area c.143sq.m) to the rear (west) of existing dwelling; construction of a single storey detached three bay carport/home office (floor area c.58.8sq.m) to the side (north) and (c) the provision of a new 100mm diameter foul drain connecting to the existing 225mm diameter foul sewer which is located in the access laneway; demolition of part ground and first floor element (floor area c.37sq.m) to the rear (west) of the existing dwelling and demolition of the two detached single storey outhouses (shed 1 & 2) located to the north and west, associated minor internal and external alterations and all ancillary site development works.

Location: Palmyra, Whitechurch Road, Rathfarnham, Dublin 16

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 02-Jul-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. It is proposed to demolish two detached buildings referred to as sheds. These sheds appear to be non-habitable and used for storage. Due to the nature of these buildings, the existing vegetation and proximity to a watercourse (Glin River) the Heritage Officer has advised there is the potential for bat

roosting and/or activity on the site. The applicant is requested to submit a bat survey for bat usage carried out on the sheds proposed for demolition to assess roosting and feeding/foraging activities and assessing potential impact on these species arising from the proposed development. The survey shall be undertaken by a qualified and experienced bat surveyor carrying professional indemnity insurance during the correct time of the year and under the weather conditions appropriate for surveys. Depending on the results from the survey(s) any proposed lighting may needed to be revised.

2. The proposed development would involve the removal of existing vegetation, including mature trees, to facilitate development. The applicant has submitted a tree schedule and tree survey plan. This identifies the condition of the existing trees onsite, however, does not clearly identify or assess the trees to be removed. It appears trees would be removed and the development, namely the carport/home office, would be proximate to and within the root protection area of a Category A tree. There is also vegetation growing on the existing sheds to be demolished. The applicant is requested to submit further detail clearly identifying what trees are to be removed and what mitigation measures are required to protect existing vegetation.
3. There is a 19th century burial site enclosed by the subject site, to which the sheds proposed for demolition are adjacent to (on its eastern and southern boundaries). Based on the submitted drawings and site visits the sheds appear to incorporate the boundary walls of this burial site. It is not clear from the submitted documentation how the walls of the burial site and laneway would be impacted by the demolition of the existing sheds. The applicant is requested to submit further information demonstrating the proposed works to the walls of the burial ground enclosed by the site and to the wall along the laneway to the north.
4. (1) Water
 - 1.1 The applicant has not submitted water supply drawings for the proposed development. The applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>)
 - 1.2 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure
- (2) Foul
 - 2.1 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/>.
 - 2.2 All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure
5. 1.1 It is unclear where surface water run off from the site is proposed to drain to. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and

including the point of connection to the public surface water sewer/watercourse. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

1.2 The applicant shall 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. All surface water management shall be provided through the use of Sustainable Drainage Systems (SuDS) where possible. Such features include but are not limited to:

- Soakaways
- Permeable Paving
- Water Reharvesting systems
- Rain Gardens
- Swales

Design calculations and construction details of all proposed SuDS features shall be submitted.

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

6. The applicant is requested to submit further detail in regard to the proposed retaining walls associated with the proposed development. This shall include the following:
 - Retaining wall Structural stability report
 - Detailed design including:
 - o fully dimensioned drawing
 - o foundations including sub-base specification
 - o steel reinforcement arrangement, concrete specifications
 - o loadings post construction (dead, live, hydraulic, etc)
 - o drainage/groundwater management
7. (a) The proposed development would involve the construction of a carport for 3 no. car parking spaces, creating additional car parking space onsite. The Roads Department advise that the inclusion of a 3-vehicle carport will lead to an increase in vehicle movement on and off-site including access and egress. The applicant is requested to submit a Road Safety Audit, paying particular attention to vision lines at the existing accesses.
(b) The CGI's submitted relate mainly to the extension to the dwelling. The applicant is requested to submit CGI's of the proposed car port and home office from a number of different angles.
(c) the applicant is requested to contact the Architectural Conservation Officer and ascertain her requirements and submit these as further information.

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: SD21B/0372

Date: 26-Aug-2021

Yours faithfully,


for **Senior Planner**