

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Donal Hickey
1, Nuns Lane
Abbeyfield
Killester
Dublin 5

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

Decision Order Number: 1367	Date of Decision: 18-Oct-2021
Register Reference: SD21A/0233	Registration Date: 23-Aug-2021

Applicant: Donal and Imelda Hickey

Development: Erection of a detached, 2 storey 4-bedroom dwelling (154.87sq.m); a new single disabled car parking space; solar PV panels (10.3sq.m); new entrance and amended drainage landscape and boundary treatment to facilitate the development.

Location: 1, Kilakee Park, Dublin 24, D24 W9T2

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 23-Aug-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. As per County Development Plan standards, the house should adhere to existing building lines. The slight change in orientation of the proposed dwelling as compared to the existing dwelling is considered acceptable due to the site context. Taking into consideration the proposed orientation of the dwelling, it is considered possible to accommodate a dwelling which matches the front-to-rear depth of the existing houses at first level, without requiring adherence to a straight rear building line. The proposed house design should be altered as per the following requirements, and the applicant is requested to provide this as additional information:

- (a) At first floor level, the house shall keep the front building line established by the existing house and other houses on Killakee Park.
 - (b) At ground floor level, a forward projecting element may extend by up to 1.5 metres beyond the main body of the house, and may step forward from the front building line of Killakee Park.
 - (c) At first floor level, the house shall have a front-to-rear building depth that does not exceed that of the existing house and other houses on Killakee Park.
 - (d) At ground floor level, a rear projection may extend the front-to-rear building depth beyond that outlined in (c).
2. The proposed roof type and profile is acceptable; however, the roof is generally taller than that of existing houses and the ridge line (measure at the point of connection between the hipped roof and the central lightbox feature) is taller than the existing. As per County Development Plan policy on infill residential development, and considering that this is an application for a single dwelling, the ridge height should match that of the existing houses. Therefore the applicant is requested to provide alterations by way of additional information, as follows:
- (a) It is considered that the ridge height of the dwelling should be taken as the point at which the hipped roof meets the central lightbox feature. This point in the roof should be lowered to match that of the existing house, and this can be provided by additional information.
 - (b) In terms of the parapet around the exterior of the roof. This is problematic as it gives the impression of a taller building and would not integrate with adjoining existing features. The parapet level and ceiling height of the upper floor should be lowered in conjunction with the proposed ridge level.
3. The Public Realm Department has rejected the proposal to remove the mature SDCC street tree located to the west of the site. This tree should be retained and the width of the new proposed vehicular entrance reduced in order to minimise the impact on the root protection area (RPA) of the existing street tree. The Public Realm Department has also recommended protection measures during construction to prevent damage to this tree. The Roads Department has raised concerns relating to traffic safety and these need to be addressed prior to a grant of permission.
- (a) The applicant is requested to submit the following additional information:
 - (i) Relocate one or both of the proposed vehicular accesses to as not to interfere with the Root Protection Area of the existing street tree. Limit the width of each vehicular access point to 3.5m and if possible, provide enough separation to allow for on-street car parking between the accesses.
 - (ii) If assessment of alternatives under (i) shows there to be no safe alternative to the proposed layout, the applicant should show where a replacement tree would be planted, in the public realm, at the applicant's expense. Assessment under (i) should be demonstrated in this case.
 - (b) In relation to the proposed layout or alternative layouts assessed, the applicant should show:
 - (i) accurate plans demonstrating the provision of a visibility splay of 2.0m x 45m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).
 - (ii) The vehicular access points limited to a width of 3.5 metres for both existing and proposed dwelling at 1, Killakee Park, Dublin 24. Regardless of accessibility provided within the site, the vehicular access at the boundary should be no more than 3.5 metres in width.
 - (iii) The footpath and kerb dished and widened to the full width of each proposed driveway.
 - (iv) site elevations at a scale of no less than 1:200, showing the proposed boundary treatment and

relative location of the SDCC Street Tree. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(v) a revised Site Layout Plan showing the extent of existing concrete on the site.

4. (a) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (b) The applicant is requested to submit a revised drawing showing plan and crosssectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Soakaways must include an overflow connection to the surface water drainage network.

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/0233

Date: 19-Oct-2021

Yours faithfully,


for **Senior Planner**