

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Terry O'Flanagan Ltd.
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 1379	Date of Decision: 28-Oct-2021
Register Reference: SD21A/0246	Registration Date: 03-Sep-2021

Applicant: Beckett Developments Ltd.

Development: Construction of 8 houses comprising of 1 three bedroom two storey detached, Type B1 (c. 122sq.m) Site 1, 1 four bedroom 2 storey detached type B2 (c.134sq.m) Site 2, 6 four bedroom 2 storey semi-detached Type A1 (c.148sq.m) Sites 3-8 inclusive, all associated on and off site development works ,landscaping ,boundary treatments, removal of existing street boundary screen wall and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha.

Location: Palmyra, Whitechurch Road, Rathfarnham, Dublin 16

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-Sep-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 has submitted a site layout plan showing the area taken in charge by South Dublin County Council. This appears to overlap with the subject site along the western boundary. However, no letter of consent has been submitted with the application from South Dublin County Council for these works. The applicant is requested to submit a letter of consent from South Dublin County Council for works on land in control of the Council.
2. The development would provide for the demolition of 2 existing structures onsite, a small greenhouse and a single storey structure. The single storey structure is located in the southern part of the site. The

applicant is requested to clarify what this single storey structure is used for. Elevations and floor plans of the structure for demolition should be submitted.

3. The Planning Authority has concerns in regard to the proposed development's impact on existing residential and visual amenity. While the proposal is largely acceptable in principle, design changes are advised to help it better integrate with the surrounding built form. This includes a reduction in the scale of House Nos. 7 and 8 given its proximity and scale compared to existing residential development. The proposed materials are also noted as being of a different colour (brick) and could be designed to reflect the materials on existing dwellings. The applicant has submitted CGI images of the proposed development; however, these focus on the proposed houses rather than how they sit in the wider context of the area. The applicant is requested to submit CGIs/photomontages of the proposed development from further back along Grangebrook Avenue and showing more of the context of the existing estate. The applicant is also requested to submit a Design Rationale to take account of the collection of historic structures/protected structure sites within the vicinity and the streetscape setting and character of the area.
4. There is a current application for an extension to the existing house at Palmyra which is currently at further information stage (Reg. Ref. SD21B/0372). House No. 2 would be located approx. 17.4m to 18.9m from the proposed extension at Palmyra. The proposed houses would be located at a higher ground level than the house at Palmyra. A site section has been submitted showing separation distances between the proposed House No. 2 and Palmyra, however, this does not include the proposed extension to Palmyra. A revised Typical Site Section C-C drawing should be submitted showing the extent of the proposed extension for Palmyra currently under consideration.
5. The submitted boundary treatment drawing shows a 2.0 m high blockwork wall along the boundary of the adjacent 19th century burial site. The Planning Authority has concerns in regard to the replacement of the existing boundary with the 19th century burial site. The applicant is requested to leave the boundary as existing along this adjoining site. A revised boundary treatment drawing should be submitted.
6. The Planning Authority has concerns in regard to the usability of the private open space, in the form of rear gardens, and the lack of public open space. The site is sloping, and it is not clear from the application material whether the rear gardens would slope. Further detail is required in regard to this and to the usability of these spaces. The applicant is requested to submit proposed site sections and a proposed site plan with contours demonstrating the usability of the rear gardens. In regard to public open space the applicant is requested to submit a revised proposal demonstrating how the proposed development complies with the public open space requirements of the South Dublin County Development Plan 2016-2022 and to provide public open space for the proposed development. Dwellings should be revised accordingly and surveillance provided of such public open space.
7. The SDCC Public Realm Section has concerns in regard to the impact on existing trees and the lack of information in regard to landscape and SUDS. The applicant is requested to submit the following information:
 - (a) A fully detailed landscaping scheme for the proposed development. The applicant should provide a landscape rationale and a fully detailed landscape plan including Sections and Elevations and a full works specification that accords with the specifications and requirements of the Council's Public Realm Section.
 - (b) The impact of the proposed development on the existing trees contained within the development site is not acceptable to the Public Realm Section, and would contravene Council policy. The current

proposal will have a negative impact on existing trees within the development site area. The proposed development will require the removal of 58 no. trees, three groups of trees and the part removal of two groups of trees. A response should be submitted including a revised layout to significantly reduce the impact of the proposed development on the existing mature trees, especially those trees located along the western boundary which are proposed to be removed.

(c) The Public Realm Section consider that the proposed development is contrary to Policy G5 - Sustainable Urban Drainage Systems and Objective G5 1 and G5 2 in the County Development Plan. The applicant should be requested to:

(1) Revisit the design and layout of the proposed development and demonstrate how the development will comply with these policies and objectives in a separate report.

(2) Submit revised plans and particulars addressing the above item and to include the following:

i. Significantly reduce the impacts of the development on existing green infrastructure especially the mature boundary trees within the proposed development site.

ii. Demonstrate how natural SUDS features can be incorporated into the design of the proposed development.

(3) Submit green infrastructure proposals that will mitigate and compensate for the impact of the proposed development on this existing tree canopy. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds, construction/bioretention tree pits etc.) and planting for carbon sequestration and pollination to support the local Bat population. Response should include revised layout and drawings.

(d) A comprehensive SUDS Management Plan should be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits. In addition, the applicant should provide the following:

(1) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

(2) Street Trees shall be planted in public open space with suitable tree pits that incorporates SUDS features in accordance with SDCC Adamstown Street Design Guide, Section 6.3 Side Street Design.

(3) Tree pit incorporating SuDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.

8. The SDCC Roads Department requests that the applicant submit the following:

(a) Dimensioned drawing showing widths for proposed new footpath, and grass verge.

(b) Detail whether new boundary wall is set back.

(c) Detail how footpath will continue past the electricity unit, and the steps leading to it.

(d) Detail required showing if any proposed entrances front onto traffic calming ramp.

(e) Detail how existing southern footpath links fully with new northern section of path.

9. The SDCC Water Services Department requests that the applicant submit the following:

(a) A report showing site specific soil percolation test results and design calculations for the proposed soakaways in accordance with BRE Digest 365 – Soakaway Design.

(b) A revised surface water drainage layout drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaways. 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.
10. There is no flood risk assessment submitted for the proposed development. The applicant is requested to submit a site-specific flood risk assessment report for the development in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline the location of the proposed development in relation to any adjacent known flood plains and shall outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.
11. If necessary, the AA Screening and Natura Impact Statement should be reviewed in light of any revisions to the proposed development as part of additional 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: SD21A/0246

Date: 28-Oct-2021

Yours faithfully,


for **Senior Planner**