

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

Cairn Homes Properties Limited
Main Street,
Newcastle,
Co. Dublin.

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

Decision Order Number: 1405	Date of Decision: 28-Oct-2021
Register Reference: SD21A/0247	Registration Date: 03-Sep-2021

Applicant: Cairn Homes Properties Limited
Development: Demolition of existing derelict dwelling and the construction of a replacement two storey, four bedroom detached dwelling (169.97sq.m) together with all associated landscape, boundary, site and development works.
Location: Main Street, Newcastle, Co. Dublin.
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 is requested to submit revised drawings including a Proposed Site Layout Plan, contiguous elevations demonstrating that the siting and orientation of the proposed dwelling has been altered to create a more uniform building line, in context with adjacent sites, which will contribute to the strengthening of the streetscape along Main Street, Newcastle.
2. The applicant is requested to submit the following:
 - (i) An Arboricultural Impact Assessment and associated drawings.
 - (ii) A proposed Landscape Masterplan which demonstrates that the garden is to be landscaped with a minimum one semi mature tree in the front garden, to compensate for the removal of the existing ash tree and that the rear garden is to be landscaped with planting as recommended in the bat report, i.e. to

include native tree, shrub and plant species to encourage foraging areas for local bat populations. Prior to responding to this additional information request the Applicant/Agent shall liaise with the Council's Heritage Officer and submit a letter from the Heritage Officer agreeing mitigation measures.

(iii) A proposed Planting Plan which demonstrates the planting of native species to reinforce the natural habitats of bats within Newcastle and its environs.

3. The applicant is requested to submit revised drawings demonstrating that the proposed development is compliance with Section 5.3.4 and Objective G17 of the Newcastle Local Area Plan which requires the retention, incorporation and reinstatement of the burgage plot field system and townland boundaries. Prior to responding to this additional information request the Applicant/Agent shall liaise with the Council's Heritage Officer and submit a letter from the Heritage Officer agreeing the revised design.
4. The Drainage and Water Services Department has requested the following further information:
 - (i) Clarify if a soakaway is proposed. If a soakaway is proposed the Applicant should submit a report showing percolation test results for proposed soakaway as per BRE Digest 365 Standards. If a soakaway is proposed the applicant is requested to submit a drawing showing design details of proposed soakaway as per BRE Digest 365 Standards.
 - (ii) Clarify if surface water attenuation is proposed. If surface water attenuation is proposed the applicant is requested to submit a drawing showing where a flow control device will be located on the surface water network. It should also be demonstrated what surface water restriction is proposed if this method of flow control is proposed and the Applicant should show the overflow connection up to and including the point of connection to the public surface water sewer. The drawing should also include the location of all Aj's, manholes, pipe size, material type and direction of flow.
 - (iii) The applicant is requested to demonstrate the inclusion of water butts in proposed development as part of SuDS (Sustainable Drainage System).
5. The Roads Department has requested the following additional information:
 - (i) The applicant is requested to clearly indicate on a drawing that the existing vehicular access at the north eastern side of the proposed development will be closed, the proposed new vehicular access point shall not exceed a width of 3.5m, that the boundary walls at the vehicular access point 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 ensure forward visibility for vehicles.
 - (ii) The applicant is requested to provide a Visibility splay demonstrating the sightlines from the proposed vehicular entrance.
 - (iii) The applicant is requested to provide an AutoTRAK/Swept Path Analysis showing vehicular movements entering and exiting the proposed new entrance.

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/0247

Date: 29-Oct-2021

Yours faithfully,



for **Senior Planner**