

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Peter Nickels
The Willows
Sunbury Gardens
Dartry
Dublin 6

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

Decision Order Number: 1468	Date of Decision: 15-Nov-2021
Register Reference: SD21A/0259	Registration Date: 21-Sep-2021

Applicant: Mark and David Renwick

Development: Demolition of existing dwelling house (99.1sq.m), outbuildings to rear and boundary walls to front and side. Construction of a 3 storey dwelling house (224.7sq.m), single storey garden room (16.2sq.m), new garden walls, driveway, landscaping and associated site works.

Location: 1, Beverly Drive, Scholarstown Road, Dublin 16

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 21-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 side extension and rear structure for the studio/gym would extend along the eastern boundary and present a lengthy 3.0m to 3.7m in height blank brick façade along this boundary. This is not considered acceptable in terms of visual impact and does not allow for proper dual frontage. The applicant is requested to revise the development along the eastern elevation to provide for a dual frontage. This should include setting back the side extension and studio/gym so that a boundary wall is provided. The boundary wall should not exceed 1.2m where it would line up with the proposed dwelling so as to allow for passive surveillance of the public domain. The applicant might consider

further windows on the eastern side elevation. A revised proposal in response to these concerns could also allow for the quality of the rear amenity space to be improved.

2. The Planning Authority has concerns about the proposed dwelling in terms of height, scale and design. The applicant is requested to revise the height and design of the dwelling so that it is sensitive to the local context. The height of the proposed dwelling should be reduced to be closer to the adjacent dwellings. The applicant should also consider removing or redesigning the front dormer extension so that the front elevation is more in keeping with existing residential development.
3. The total area of the proposed development is stated as 230.8sq.m when it appears it should be 240.9sq.m. The applicant is requested to clarify the areas and total area of the proposed development. If necessary an updated application form and drawings correctly showing/stating the areas should be submitted.
4. SDCC Water Services have raised concerns in regard to the setback of the proposed development from the existing surface water main and lack of information on sustainable drainage systems (SuDS). The applicant is requested to submit the following information:
 - (1) A revised full set of drawings showing the proposed development revised so that it is sufficiently setback from the existing surface water main to the east of the site.
 - (2) Information on the proposed SuDS for the proposed development.
5. The Roads Department requests that the applicant be requested to submit the following information:
 - (1) A revised layout showing an alternative location for the vehicular access further to the west as far as possible (away from the junction), with vehicular access width of maximum 3500m wide. Any revisions to the layout should ensure a distance of at least 6 m in length from the house to the front boundary is provided to park cars onsite.
 - (2) A revised layout in plan and elevation view showing, boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles exiting from the proposed development.
 - (3) A revised layout showing a swept path analysis showing how the two cars can safely access and egress from the proposed development.
 - (4) 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).

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/0259

Date: 15-Nov-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**