

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Sadhbh O' Connor
1, Kilmacud Road Upper
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1476	Date of Decision: 15-Nov-2021
Register Reference: SD21B/0496	Registration Date: 20-Sep-2021

Applicant: David Thompson

Development: Excavation of a basement level (54sq.m) and construction of an extension (151sq.m) to the eastern side of the existing house. The development will accommodate a home theatre at basement level, domestic swimming pool, sauna and gym at ground floor level increasing the area of the dwelling from 373sq.m to 578sq.m; 2 dormer windows at first floor level in lieu of 2 existing 'Velux' windows; internal reconfiguration of ground floor rooms to facilitate the internal connection to the side extension; elevational treatments; modification and replacement of first floor window on the south-west side elevation; upgrading the existing wastewater treatment system including provision of an Ecoflo polishing filter; hard and soft landscaping; changes in levels and all other works above and below ground.

Location: 'An Uímh', Slade, Saggart, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-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 Planning Authority has significant concerns regarding the backwashing discharge, especially at this very sensitive location in close proximity to the River Camac. It is unclear how the proposed soakaway has sufficient capacity to manage backwashing discharge from the proposed swimming

pool.

The applicant is requested to submit:

(i) a report showing calculations which demonstrates how the soakaway will manage backwash water discharge from the proposed swimming pool and stormwater run off from the proposed roof areas.

The report shall also ensure separate calculations are provided for each proposed soakaway.

Submitted calculations must be clearly legible in the report.

(ii) a drawing clarifying what areas each proposed soakaway serves on the site.

(iii) a drawing showing additional sustainable Drainage System (SuDS) features for the proposed development such as but not limited to:

- Green sedum roof on proposed extension. (Refer also to other items in this AI request).
- Permeable Paving in all new hardstanding areas including driveway areas
- Water butts with overflow to proposed soakaways.

2. Notwithstanding the comments made in the cover report by Thornton O'Connor Town Planning dated 20th September 2021 that the new proposal is now located to the eastern side of the existing house thus mitigating the need to utilise substantial cut and fill mechanisms to construct the extension, the Planning Authority notes that cut and fill will have to take place to provide not just for the gym/pool structure but also for the basement cinema, the percolation area, Wastewater treatment plant, the backwash attenuation tank and the infiltration trench. Each of these items are located on the eastern slope and in close proximity to the River Camac and are considered to be significant in nature. The River Camac, is an established ecological setting and is located a short distance downstream of a pNHA [Slade Valley]. The Planning Authority notes that minimal green infrastructure or additional landscaping has been proposed, that would help mitigate the proposed development in its environmental setting. The development will have a significant impact on the short-medium and long term of the immediate environment, the applicant is therefore requested to submit:

(1) An ecological report for the site. This should include mitigating measures that will support the ecological setting of the River Camac and proposals for significant augmentation of planting and landscaping throughout the site, but specifically to the eastern end of the site.

(2) A landscaping plan.

(3) A Green Infrastructure plan for the proposed development and the site. The proposed development should demonstrate that Green Infrastructural elements such as green walls, green roofs, planted swales amongst other Green Infrastructure items have been considered within the design and layout of the site, specifically to the eastern end of the site.

(4) Proposals to augment linkages between the site and the Camac River and new ecological areas proposed within the site, as well as augmenting links through the site to connect to other ecological corridors. These items would help to strengthen the viability of green pathways through the county and creating wider ecological corridors and linkages; as well as deliver climate actions leading to Climate Adaptation and thereby meeting national guidance and targets. (Refer to Chapters 7, 8 and 9 of the current County Development Plan).

3. The Planning Authority requires further clarification drawings to adequately assess the impact of the proposed development on this sensitive rural site.

The applicant is requested to submit the following drawings:

(a) revised site plan showing the finished floor level of existing dwelling and of the proposed extension reflecting the omission of the basement theatre.

(b) Include spot and contour levels to the east of the site.

(c) Include any infrastructure east of the site in cross-sectional form.

- (d) Include tree lined boundaries within the site.
 - (e) Include wells and proximity to the site.
 - (f) Include any other land in ownership of the applicant in blue.
 - (g) A full east-west cross-section from the existing house to the River Camac.
 - (h) Proposals for the electricity wire/post on the site, which is aligned north/south.
4. The applicant has failed to demonstrate that the proposed development would accord with Policy H27 Objective 1 as it requires intrusive engineered solutions and significant cutting into the sloping terrain. Having specific regard to the proposed basement theatre, it is considered that the proposed development would not accord with the policy zoning RU, would contrive Council Policy H16 Objective 1 and therefore should be omitted from the proposal. The applicant is requested to submit a full suite of revised plans/elevation/sectional drawings to reflect the omission.

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/0496

Date: 16-Nov-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**