

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

Jakkulla Architecture and Design
56a, Ramleh Park
Milltown
Dublin 6
D06HY92

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

Decision Order Number: 1643	Date of Decision: 17-Dec-2021
Register Reference: SD21A/0297	Registration Date: 01-Nov-2021

Applicant: Remy Farrell

Development: Retention permission for detached, single storey outhouse mono-pitch roof structure (4.7m high) containing a 1 bedroom dwelling with garage; retention permission also sought for a detached single storey steel shed structure (2.7m high) used as a home office ancillary to the main dwelling. Permission is sought for part garage conversion with internal modifications; external window and patio doors and associated siteworks to the outhouse structure.

Location: Lissadell, Whitechurch Road, Rathfarnham, Dublin 16.

Application Type: Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 01-Nov-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. Section 11.6.1 of the Development Plan outlines that the provision of private waste water treatment facilities, other than single house systems, will be strongly discouraged and all new developments will be required to utilise and connect to the public wastewater infrastructure, where practicable. In relation to foul disposal, it is noted that the dwellings are supported by a single septic tank. This is unacceptable to the Planning Authority and contrary to the proper planning and sustainable

development of the area, in particular at this location due to the proximity to water courses. Each dwelling is required to be individually serviced and it is the view of the Planning Authority that connection to a mains sewer should be investigated and prioritised.

The applicant should also consult with the H.S.E. Environmental Health Officer to address their requirements for foul water if a treatment system is to remain on site.

2. The applicant is requested to submit information on the ecology of the subject site, how the development impacts this and proposed mitigation measures. To this effect the applicant should submit a Ecological Impact Assessment, Tree Survey Report, Arboricultural Impact Assessment Report and Tree Protection Plan, and Alien Invasive Plant Species Survey Report to address concerns in regard to biodiversity and ecology.
3. The applicant is requested to submit the following:
 - (a) 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) A revised drawing showing plan & cross-sectional 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.
 - (c) A drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the proposed development such as, but not limited to, the following:
 - Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.
 - Permeable Paving
 - Grasscrete.
4. (a) The development is located in an area that is at risk of 1 in 1,000 year and possibly 1 in 100 year flood risk event. The applicant is requested to carry out a justification test for proposed development. A report should be submitted outlining what mitigation measures are proposed for the development to be retained and proposed. Depending on the outcome from this assessment and the ecological assessment it might be necessary to adjust the setback of the dwelling for retention from Whitechurch Stream. A revised proposal and drawings should be submitted in that instance.
 - (b) It is not apparent that there is planning history for the bridge over Whitechurch Stream to the dwelling for retention. The applicant is requested to provide a report by a suitably qualified structural engineer on the stability and design on the bridge including whether it is designed to cope with potential flooding. The applicant should consult with the Office of Public Works (OPW) and ascertaining their requirements regarding any flood protection works for the Whitechurch Stream.
5. The applicant states that a 70sq.m patio and 335sq.m side garden would be provided for the dwelling. The extent of the side garden is not clear on the submitted drawings. Separation between the private amenity spaces of the dwelling and the main dwelling is not indicated. The applicant is requested to submit revised drawings showing the extent of the private amenity spaces for both dwellings and any

proposed boundary treatments.

6. The applicant is requested to submit a drawing showing the watermain layout for the existing and proposed development for retention.
7. In the context of the items above, the applicant is requested to provide information to assist the screening for Appropriate Assessment.

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/0297

Date: 17-Dec-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**