

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

Ruairi Finucane,
Brock Finucane Architects
28, Lower Baggot Street
Dublin 2

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

Decision Order Number: 0064	Date of Decision: 18-Jan-2022
Register Reference: SD21A/0307	Registration Date: 15-Nov-2021

Applicant: Nicola Lynch & Brian Dunne & Ciara Lynch & Richard O'Farrell

Development: Two, 2 storey dwellings and associated site works on the site of and adjacent to an existing 2 storey dwelling (for clarity the existing dwelling Lynbrook is to remain); proposed dwelling A - 4 bedrooms, 241 sq.m; proposed dwelling B - 5 bedrooms, 240 sq.m; access is proposed to be by an existing driveway from the Whitechurch Road serving the existing dwelling on site; the existing driveway will be extended to serve the proposed dwellings; 4 car parking spaces; on-site drainage treatment and additional soft and hard landscaping are proposed as part of the development.

Location: Lynbrook, Whitechurch Road, Rathfarnham, D16T2P7

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 15-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. It does not appear that the applicants are the owners of the site and no letter of consent has been submitted. The applicant is requested to submit a letter of consent from the owner of the site.
2. The applicant is requested to submit the following:
 - (a) A detailed landscape design rationale and comprehensive and detailed landscape proposals

prepared by a qualified Landscape Architect, for the written agreement of the Public Realm Section. Such proposals shall include a scaled landscape plan(s) with cross-sections, showing the layout and hard and soft treatment of all boundaries, features, external areas and green spaces. The proposals shall be accompanied by specifications for materials, workmanship and maintenance, together with proposed design details. Hard landscape details are to include, where applicable, those for any proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plans and planting schedules, stating species/varieties, quantities, sizes, rootball presentation and spacings. The landscape plan shall be accompanied by a timescale for its implementation, including a minimum 18-month landscape maintenance period and defects liability clause.

(b) An Ecological Impact Assessment including a Bat Survey by a suitably qualified expert.

(c) A detailed Tree Survey Report, Arboricultural Impact Assessment Report and Tree Protection Plan by a suitably qualified expert.

(d) Proposals for the use of SUDS, in line with relevant County Development Plan policies on green infrastructure and surface water drainage in new developments. The current drainage scheme does not fully comply with the objectives of the development plan in terms of Green Infrastructure or as regards the proper implementation of SUDS. The term Green Infrastructure is used to describe an interconnected network of waterways, wetlands, woodlands, wildlife habitats, greenways, parks and conservation lands, forests and other open spaces that adjoin and are threaded through urban areas. The Green Infrastructure network supports native plant and animal species and provides corridors for their movement, maintains natural ecological processes and biodiversity, sustains air and water quality and provides vital amenity and recreational spaces for communities, thereby contributing to the health and quality of life of residents and visitors to the County. A drainage system needs to be developed for the development which sustainably manages surface water through a natural hydrological regime or SUDS scheme within the development. The philosophy of SUDS is an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and habitat/biodiversity enhancement. SUDS features to be incorporated into the proposed drainage system for the development include; natural swales, integrated tree pits, bio retention areas, rain gardens, green roofs, permeable paving etc.

(e) An Alien Invasive Plant Species Survey Report by a suitably qualified expert.

3. The applicant is requested to submit the following:

(a) A drawing showing the surface water layout for the proposed development to include the point of connection to proposed soakaways.

(b) A report and drawing showing what SuDS (Sustainable Drainage Systems) are proposed in the development. Examples of SuDS include, permeable paving, green roofs and other such SuDS.

(c) Include water butts in proposed development as part of SuDS.

4. (a) Section 11.6.1 of the South Dublin County Development Plan 2016-2022 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 to be supported by onsite wastewater treatment systems. This is generally unacceptable to the Planning Authority in particular at this location due to the proximity to water courses. It is the view of the Planning Authority that connection to a mains sewer should be investigated and prioritised.

(b) A site assessment has been submitted for the two proposed houses. However it did not make reference to the treatment system serving the existing house on the site. A site visit was carried out and it would appear the septic tank and percolation area serving the existing house is overlapping with the proposed treatment system and percolation area serving House A.

In order to fully assess this application details of the septic tank serving the existing house must be provided.

(i) The applicant is requested to clearly demonstrate that the existing wastewater treatment system is working adequately; supporting documentary evidence from a suitably qualified person should be submitted. If the existing wastewater treatment system is not working adequately, details of a proposed new wastewater treatment system together with a site suitability assessment, completed by a suitably qualified person, should be submitted. The applicant is advised that only site assessments and Site Characterisation forms completed in accordance with the Code of Practice on Domestic Waste Water Treatment Systems issued by Environmental Protection Agency 2021 will be accepted by South Dublin County Council.

(ii) The separations distances from the current waste water treatment system and the proposed waste water systems must be included. This is ensure they are in compliance with Table 6.2 of the Code of Practice on Domestic Waste Water Treatment Systems issued by Environmental Protection Agency 2021 which outlines minimum separation distances from domestic waste water treatment systems.

5. Further information with regard to the ecology of the site is required to assess the development in regard to screening for Appropriate Assessment. Depending on this, the applicant should consider whether a Stage 2 Appropriate Assessment may be required.

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/0307

Date: 20-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**