

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 0191	Date of Decision: 11-Feb-2022
Register Reference: SD21A/0333	Registration Date: 09-Dec-2021

Applicant: Trevor Wilde
Development: Demolition of existing garage to side; construction of new 2 storey dwelling to the side of the existing dwelling; new storm water percolation area to rear; new car parking provision for 2 vehicles accessible from Heatherview Avenue; associated site works.
Location: 50, Heatherview Avenue, Tallaght, Dublin 24, D24AC8H
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 09-Dec-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 address the following issues by way of additional information:
 - (a) The southern elevation should feature a window or windows to a habitable room in order to both mitigate the visual impact of the development and provide passive surveillance to the street.
 - (b) The boundary wall at this location should be restored to its original height and the blockwork removed, to mitigate the visual impact and also to rectify the poor condition of the boundary where the wall has been raised in a haphazard manner (and appears to be unauthorised).

2. (a) The proposed house is 79 sq.m. whereas the minimum standard in the County Development Plan is 80sq.m. The proposed footprint would be acceptable in the context of infill if all other standards were met. However, the obstructed width of the living room is not adequate and storage throughout the house is not provided in the manner sought in the 2007 Quality Housing for Sustainable Communities guidelines, as it is not located off circulation areas. The applicant is requested to respond to these issues.

It is considered that the proposed house may need to be extended to the rear at ground floor level to (i) meet the minimum standards contained in the County Development Plan and (ii) mitigate for the inadequate dimensions of the living room and restricted storage arrangements. It is considered that the extension of the house at ground level to, for instance, match the existing rear return of the existing house, would be acceptable even though this would provide for a smaller garden than sought in the County Development Plan, subject to a condition to de-exempt future development in the rear garden area. The applicant is requested to address this by additional information.
- (b) The proposed private amenity space meets the minimum standard of 55sq.m. for a 2-bed house. The applicant has not shown the dimensions for the remaining amenity space to the existing house. This should be provided on a revised Site Layout Plan.
3. (a) SDCC maps show a strip of land between Nos. 50 and 49A to have been taken in charge by South Dublin County Council, reflecting either a previous pedestrian connection or a route for services. A similar feature is noted on Heatherview Park, where a walled in strip of land is retained and contains a lamp post. It is possible that these were pedestrian connections which were blocked up. Having measured the proposed plans and taking measurements from the Site Layout Plan, it is considered that the proposed development might include the enclosure of lands in the ownership of South Dublin County Council (see Planner's report for details). The applicant is requested to comment on the ownership boundary and provide revised plans if appropriate, or as per part (b).
- (b) Under Policy Tm3 Objective 2 of the South Dublin County Development Plan 2016 - 2022, it is an objective of the council to ensure that connectivity for pedestrians and cyclists is improved in existing areas, while minimising opportunities for anti-social behaviour and respecting the wishes of local communities. It is considered that a pedestrian connection at this location would be successful if combined with a lowering of the boundary wall between the front building line of the proposed house and the site boundary with No. 49, to provide visual penetration through the site and ensure a potential pedestrian through route is open and subject to local passive surveillance.
- (c) It appears from the drawings submitted that flashing at roof level on the gable elevation might overhang the public realm / SDCC lands. The applicant is invited to comment on this and confirm that the development will not overhang the public realm / SDCC lands, and provide revised drawings if necessary.
4. The applicant is requested to provide revised plans and elevations to address the following concerns:
 - (i) the vehicular access is excessive in width at 5 metres. Usually a maximum width of 3.5m is considered appropriate but the Planning Authority can be flexible where the arrangement of a wider entrance is required to provide a safe arrangement for vehicular access.
 - (ii) the applicant should show, using swept path analysis, how cars are to access and egress the site

safely.

(iii) it is noted that Nos. 49 and 49A opposite the site have been developed without the need for a vehicular access at a perpendicular orientation to the driveway, as is proposed here. The applicant should consider providing a similar arrangement, though it is noted that this may require alterations to the proposed boundary between No. 50 and 50A, possible alteration to the vehicular access of No. 50, or possibly the use of a shared vehicular access.

(iv) As per the South Dublin County Development Plan 2016 - 2022, and noting the maximum parking requirement in this area for a 2-bed house of 1 parking space, it is a requirement that safe provision for access, parking and egress is provided for 1 vehicle.

5. The Environmental Services Department has recommended that permission be refused due to the proximity of the proposed development to an existing SDCC 225mm Surface Water pipe located under the footpath on Carrigmore Road, with an invert level of approx. 4m below ground. The applicant is requested to comment and as necessary provide the following:
 - (i) an exact layout showing the distance of the pipe to the proposed structure;
 - (ii) a section drawing showing the relationship between the pipe and the foundations of the proposed structure;
 - (iii) show through the above drawings and any other necessary information how the proposed structure would not impact the surface water pipe by way of additional loading.

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/0333

Date: 15-Feb-2022

Yours faithfully,



for **Senior Planner**