

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: 0215	Date of Decision: 21-Feb-2022
Register Reference: SD21A/0361	Registration Date: 22-Dec-2021

Applicant: Siobhan Allen
Development: 3 bedroom, double storey end of terrace house and all new service connections ancillary to the development.
Location: 24, Tara Hill Road, Rathfarnham, Dublin 14.
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 22-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 subject site is located within the Architectural Conservation Area of St. Patricks Cottages. The Tara Hill houses were built in the 1960's as infill local authority housing and forms part of the ACA. The applicant is requested to provide a revised design to include such design elements as are common in the rest of the ACA and include revised elevation drawings showing tear-drop windows and an emphasised vertical corrugated panel. This could be provided in a contemporary manner to clearly identify this as a new addition to the terrace but it should follow the same design principles.
2. Given the location of the proposed development site within an Architectural Conservation Area, the applicant is requested to submit a design rationale and brief architectural impact assessment/statement.

3. The applicant is requested to submit a revised layout of not less than 1:100 scale, showing provision of on-curtilage parking spaces for both existing and proposed properties along with the location and dimensions of both proposed vehicular access points limited to a width of 3.5 metres, 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.
4. The applicant has stated their intention to use a soakaway in their application form. However, there are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design if their intention is to use a soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - At least 5m from any building, public sewer, road boundary or structure.
 - Generally, not within 3m of the boundary of the adjoining property.
 - Not in such a position that the ground below foundations is likely to be adversely affected.
 - 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - Soakaways must include an overflow connection to the surface water drainage network.
5. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant shall include SuDS features for the proposed development such as but not limited to the following:
 - Permeable Paving
 - Grasscrete
 - Green Roofs
 - Planter Boxes
 - Tree Pits.
6. The proposed development site is located within the River Dodders flood catchment according to OPW's (Office of Public Works) CFRAM maps. The site is at risk from a 1 in 100 year (1%) AEP flooding event. The applicant is requested to submit a site-specific flood risk assessment report with the inclusion of a justification test in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline details of the measures and design features to prevent or mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be a minimum of 500 mm above the highest know flood level for the site.

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/0361

Date: 21-Feb-2022

Yours faithfully,


for Senior Planner