

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

Gary and Alannah Anderson
1 Watermeadow Drive,
Old Bawn,
Tallaght,
Dublin 24.

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

Decision Order Number: 0294	Date of Decision: 07-Mar-2022
Register Reference: SD22A/0005	Registration Date: 10-Jan-2022

Applicant: Gary and Alannah Anderson

Development: Demolition of side garage and building 2 two storey dwelling houses on site, using existing vehicular access to public roadway to serve 1 new dwelling, forming 2 new vehicular access to public roadway to serve other new dwelling and existing dwelling.

Location: 1 Watermeadow Drive, Old Bawn, Tallaght, Dublin 24.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 10-Jan-2022 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 submit the information below to address requirements for Roads Section.
 - (a) A revised plan drawing showing the new vehicular accesses not entering the public road on the bend.
 - (b) The wall in the vicinity of the vehicle access for unit 1B shall be lowered to a height of 900mm in order to have adequate forward visibility.(All boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any

boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles).

(c) A sightline envelope analysis (visibility display) of each vehicle access shall be carried out to demonstrate adequate forward visibility at all proposed vehicle accesses.

(d) A topographical survey of all trees and utilities that will affect the location of accesses and the forward visibility at the access points.

(e) Revised drawings in plan and elevation clearly showing that the maximum width of all vehicle entrances shall be limited to 3.5m.

2. The proposed arrangement for private open space for House 1B would not be acceptable. It would not provide for satisfactory amenity space and will have traffic safety issues for vehicular visibility on egress. The applicant is requested to submit revised drawings in plan and elevation clearly showing how it will provide for satisfactory private open space for House 1B.
3. (a) A site analysis has not been submitted as part of this application to address the scale, siting and layout of the proposed development taking account of the local context. A site analysis should accompany all proposals for infill development as per Section 11.3.2 (i). Infill Development of the SDCC Development Plan 2016-2022. Therefore, the applicant is requested to submit a site analysis to take account of the above.
(b) The proposed provision of a long elevation for House 1B so close to the road edge, as part of an infill site, would not be considered to integrate architecturally with existing development. Although there is a proposed separation distance of c.1m to be provided from the public footpath the Planning Authority would require a further set-back at first floor level. Therefore, the applicant is requested to submit revised drawings in plan, section and elevation to address this matter.
4. Drawings submitted show a shortfall in dedicated storage. House 1A will only provide for c.1.17sq.m. for storage and House 1B will only provide for c.3.14sq.m. This would not comply with the minimum storage area requirements as per the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007. A minimum of 4sq.m of dedicated storage space should be provided for a 3 bed, 4 person, 2 storey house. Therefore, the level of storage to be provided would not comply with the above policy. The applicant is therefore requested to submit revised drawings clearly showing that the required levels of dedicated storage will be provided for both proposed dwellings, House 1A and House 1B.
5. Boundary treatment for proposed House 1A and House 1B is not clear. Therefore, the applicant is requested to submit clear boundary treatment details in both plan and elevation for all front, rear and all side boundaries including boundary treatment that may separate the private open space of House 1B from the 2 proposed car parking spaces adjacent to the new proposed vehicular entrance. All proposed boundary treatment details should comply with the SDCC Development Plan 2016-2022.

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: SD22A/0005

Date: 08-Mar-2022

Yours faithfully,


for **Senior Planner**