

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

Decision Order Number: 0368	Date of Decision: 24-Mar-2022
Register Reference: SD22A/0023	Registration Date: 28-Jan-2022

Applicant: Garocal Limited

Development: (i) Construction of 1 two storey two-bedroom, infill dwelling serviced by private amenity space to rear and 1 on-curtilage vehicular parking space accessible via Barrack Court; (ii) provision of 2 replacement vehicular parking spaces for use by residents of Barrack Court; and (iii) all ancillary works, inclusive of SuDs surface water drainage, site works, boundary treatments and landscaping necessary to facilitate development.

Location: Lands to rear of The Copper Kettle Coffee Shop, Main Street, Rathcoole, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-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. Article 22(2)(b)(ii) of the Planning and Development Regulations 2001-2021 states that a planning application shall be accompanied by drawings marked so as to identify clearly:
(i) any land which adjoins, abuts or is adjacent to the land to be developed and which is under the

control of the Applicant or the person who owns the land which is subject of the Applicant in blue.’ It is noted that the Site Location Map and Proposed Site Plan do not include No. 8 Barrack Court outlined in blue. In this regard, the applicant is requested to provide amended drawings which clearly identify No. 8 Barrack Court as being within the applicant’s ownership i.e. outlined in blue.

2. It is noted that the proposed private amenity space falls below the minimum standard outlined in Table 11.20 of the South Dublin County Development Plan. In this regard, the applicant is requested to provide revised drawings demonstrating compliance with the minimum standards for Private Amenity Space.
3. The applicant is requested to provide a detailed Daylight, Sunlight and Shadow Assessment and Report, having particular regard to the relevant BRE Guidelines and the potential impact the proposed development may have on the surrounding properties.
4. The applicant is requested to provide the following information to facilitate a complete assessment of the access and parking arrangements for the proposed development:
 - Clarification is required as to whether the Applicant has legal ownership of the Barrack Court internal access and circulation road, footpaths and car parking spaces or whether the applicant has the legal right/consent to amend the existing car parking layout.The applicant is requested to submit:
 - a detailed Construction Traffic Management Plan.
 - a Construction & Demolition Waste Management Plan (C&DWMP), to include details of the number of loads, haulage routes, times of works, etc.
 - a site layout plan of not less than 1:100 scale, showing a swept path analysis drawing (i.e. AutoTRAK or similar) demonstrating
 - (a) how cars access/egress the proposed new parking spaces
 - (b) that fire tenders and large refuse vehicles can access/egress the site.
 - The applicant is requested to state whether a new pedestrian entrance is proposed to the rear of the coffee shop leading into the new development.
5. The applicant is requested to submit:
 - a report and drawing to show who carried out the percolation tests, when the percolation tests were carried out and what location were the percolation tests carried out. Report and drawing shall comply with BRE Digest 365 Standards.
 - a drawing in plan and cross-sectional view showing design details of Proposed soakaway as per BRE Digest 365 Standards.
 - a drawing showing the distance between proposed soakaway and proposed foul drain. Note there shall be a minimum clear distance of 3m from soakaway to foul drain. Proposed soakaway shall also be a minimum of 5m from a building and 3m from a boundary wall and this shall be shown on a drawing and submitted.
 - a drawing in plan and cross-sectional view showing what SuDS are proposed and where they are proposed. Examples of SuDS include Permeable Paving, Green Roofs, Planter Boxes, Water Butts etc.
6. The applicant is requested to obtain:
 - a Confirmation of Feasibility letter from Irish Water regarding the proposed water supply network

and submit same to the Drainage and Water Services Department of South Dublin County Council.

- a Confirmation of Feasibility letter from Irish Water regarding the proposed wastewater network and submit same to the Drainage and Water Services Department of South Dublin County Council.

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

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Yours faithfully,



for Senior Planner