

**South Dublin County Council**  
**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**

<b>Decision Order Number: 0393</b>	<b>Date of Decision: 29-Mar-2022</b>
<b>Register Reference: SD22A/0028</b>	<b>Registration Date: 02-Feb-2022</b>

**Applicant:** Ken Keegan  
**Development:** The provision of 1 new dwelling house, entrance and all associated site works to the rear of the existing dwelling. Proposed new dwelling to be accessed via new entrance from Palmers Park.  
**Location:** 6, Boden Villas, Taylors Lane, Ballyboden, Dublin 16  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 02-Feb-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 Planning Authority has concerns regarding the quality of private amenity space retained for the existing dwelling at No. 6 Boden Villas. The applicant is requested to consider more appropriately designed and located private open space for the existing dwelling. The South Dublin County Development Plan 2016-2022 states that private open space should be located behind the front building line of the house and be designed to provide for adequate private amenity. The area of private amenity space identified for the existing dwelling is located to its side, given that this dwelling is accessed from and faces Palmer Park. However, since this site is a corner site, the private amenity

space is located forward of the building line of the existing house when facing Taylor's Lane. The area to the south of the existing dwelling is surfaced and appears to be used for car parking. Changes to the walls along the northern and eastern boundaries to make them higher will not be acceptable.

2. The Public Realm Section and the Planning Authority have concerns in relation to the removal of a street tree to provide for the new vehicular entrance. Insufficient information has been provided to justify the removal of this street tree. The inappropriate removal of a street tree for a new vehicular entrance could set an undesirable precedent for similar development. If the removal of this tree cannot be justified the layout of development should be revised so that this tree is retained. This would involve moving the proposed vehicular entrance northwards or providing a shared entrance with No. 6. The site boundary (red line) would need to be extended to include the relocated vehicular entrance and existing property at No. 6 Boden Villas. If the removal of this tree can be sufficiently justified in relation to Council policy, this justification needs to be clearly set out. A letter of consent would be required from SDCC regarding these works. An appropriate replacement tree planted within the public realm would also be sought. This tree should be appropriately located within the public realm and in relation to existing utilities.
3. If the proposed vehicular entrance is to be amended the applicant is requested to provide accurate plans demonstrating the provision of a visibility splay of 2.0m x 45m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting). Additional information should also be provided addressing the following:
  - (a) The vehicular access points limited to a width of 3.5 meters.
  - (b) The 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.
  - (c) Footpath and kerb dished and widened, and the dropped crossing constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb dished and widened to the full width of the proposed widened driveway entrance.
  - (d) Any gates shall open inwards and not out over the public domain.
4. The applicant is requested to undertake and submit a bat survey(s) for bat activity carried out across the entire site and immediately adjoining sites to assess roosting and feeding/foraging activities and assessing potential impact on these species arising from the proposed development. The survey shall be undertaken by a qualified and experienced bat surveyor carrying professional indemnity insurance during the correct time of the year and under the weather conditions appropriate for a survey of such species. The recommended measures from this survey(s) should be addressed in the proposed development.
5. The proposed development is too close to an existing surface water sewer at approximately 3m (5m setback distance is required as a minimum) from the outside diameter of a 750mm surface water sewer east of site. The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed dwelling and the existing 750mm surface water sewer. The drawings should also show the invert levels of the existing 750 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 5m is required between all building foundations and a surface water sewer this size. The distance measurement of proposed

development to existing 750mm surface water sewer shall be carried out in the presence of a South Dublin County Council Official.

6. (a) South Dublin County Council records show that there is an existing 150mm watermain to the east of the site. The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed dwelling and the existing 150mm foul water sewer. The drawings should also show the invert levels of the existing 150 watermain and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a watermain this size according to Irish Water Standard Details for Water Infrastructure.
- (b) The applicant is requested to obtain a letter of confirmation of feasibility for water and wastewater connections from Irish Water and submit same to the Planning Authority.

**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/0028

**Date:** 30-Mar-2022

Yours faithfully,

  
for **Senior Planner**