

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

Decision Order Number: 0426	Date of Decision: 05-Apr-2022
Register Reference: SD22A/0036	Registration Date: 09-Feb-2022

Applicant: John & Deirdre Wilson

Development: (a) Demolition of screen wall; (b) construction of a part two-storey, part single storey new dwelling to the side of the existing adjoining dwelling; (c) associated site works, boundary, new pedestrian access and services; (d) new dished pavement for new vehicular access; (e) elevational alterations to existing dwelling.

Location: 1, Knocklyon Close, Knocklyon, Dublin 16 D16KR79

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 09-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 applicant is advised that significant concerns are raised in relation to the entrance and car parking arrangement proposed. In this context, the applicant is requested to submit a revised drawing at a scale of 1:00 clearly showing for a shared vehicular entrance using the existing vehicular entrance whereby 1 car parking space would be provided for the proposed dwelling and 1 car parking space be provided for the existing dwelling. A swept path analysis should be submitted to show that a car can

enter and egress safely and appropriately with another car parked in place. To provide for an appropriate sweep the grassed area indicated for the proposed dwelling should be redesigned to show a radial edge and create an appropriate sweep for entry into the driveway and for a person to exit out of a vehicle with ease at this location. From site inspection the width of the existing vehicular entrance measures c.2.8m, however the drawings submitted show that the vehicular entrance measures c.3.6m. A shared vehicular entrance width of 2.8m would be considered too narrow to appropriately serve the proposed and the existing dwelling. Therefore, the applicant is requested to submit a revised drawing showing the vehicular entrance widened to a maximum width of 3.6m. There is a street tree located immediately to the east and a lamp standard and mini-pillar located immediately to the west of the existing vehicular entrance. In widening the vehicular entrance to 3.6m max. the lamp standard and mini pillar may need to be relocated at the applicants expense and in doing so the applicant shall ensure there is no negative impact on the existing street trees. If required, the lamp standard and mini-pillar should be relocated to an agreed suitable location and consent required for this should be submitted by the applicant from the owner of the utilities.

2. The applicant is requested to submit a revised drawing clearly showing the proposed pedestrian entrance which opens out onto the adjoining public footpath will be omitted as this would set an unwarranted precedent from a Public Realm point of view.
3. Drawings submitted show no dedicated storage will be provided for the proposed dwelling. 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 2 bed, 4 person, 2 storey house. Therefore, the applicant is requested to submit a revised drawing clearly showing that the required level of dedicated storage will be provided.
4. The applicant is advised that adequate dual frontage is not achieved in the current proposal and the proposal is therefore not in accordance with Section 11.3.2 of the Development Plan. The applicant is requested to submit a revised dual aspect design clearly showing appropriate passive surveillance of the public realm on the western elevation. The side boundary treatment is requested to be amended to provide a low wall for the extent of the side elevation.
5. The applicant is requested to submit the following information:
 - (1) A drawing to show how surface water shall be attenuated to greenfield run off rates.
 - (2) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.
 - (3) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

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/0036

Date: 06-Apr-2022

Yours faithfully,


for **Senior Planner**