

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Brock and McClure Planning & Development
63, York Road
Dun Laoghaire
Co. Dublin

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

Decision Order Number: 0441	Date of Decision: 06-Apr-2022
Register Reference: SD22A/0039	Registration Date: 10-Feb-2022

Applicant: Dungrey Limited

Development: (a) The demolition of two existing habitable structures on site including a bungalow (Silveracre), an existing cottage (No. 6 Whitechurch Road) and a row of 5 derelict structures/cottages located along the western boundary of the site (extent of proposed demolition is 433sq.m) (b) the construction of 22 4 bed, 3-4 storey units ranging in size from 197sq.m to 214sq.m, all with associated private balcony/terrace areas. Vehicular and pedestrian access is proposed via new entrance on Whitechurch Road. The proposed development shall provide for 44 car parking spaces, a new single storey bicycle storage shed (approx 34sq.m) and provision of bin storage to be provided at the front curtilage of the dwelling for all terraced units, all boundary treatment, all site services and all associated site works.

Location: Silveracre Bungalow, Whitechurch Road, Rathfarnham, Dublin 14.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 10-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 in regard to the overall height, form and design of the proposed development and the associated impact on existing residential and visual amenities in the area. In this regard, the applicant is requested to address the following requirements of the Planning Authority;
 - (a) A reduction in the height of the proposed dwellings to a maximum of 3 storeys;
 - (b) Reconfiguration of Unit No. 1 and No. 22 to provide a frontage/ entrance onto Whitechurch Road. The proposed boundary treatment along this boundary should be revised to provide a privacy strip behind a low wall, hedge or railings until where it meets the rear private amenity space behind the dwellings along this boundary.
 - (c) Reconsideration of the proposed materials and finishes, having regard predominant building palette in the area especially the neighbouring Protected Structure and the adjoining ACA. A greater variance in materials across elevations (particularly the rear elevations) and house types should also be considered.A full set of revised drawings should be submitted. This includes a revised proposed site layout that includes proposed site levels.
2. House No. 8's private garden space wraps around the rear and side, and to the front, of the dwelling. The CDP 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. It would also be preferable that this space was more combined for usability. The applicant is requested to submit a revised layout for House No. 8 so that a more combined area of private amenity space is provided behind the front building line of the dwelling.
3. The Planning Authority is concerned that as a result of the proposed development the strip of land to the east with surface water infrastructure would be further isolated and access to it restricted (when required for maintenance). The applicant is requested to consider this strip of land (and the piped stream) in the overall development. It is requested that the nature of this infrastructure, whether it is only a piped stream, is confirmed. The site boundary (red line) should be extended to include this strip of land. The applicant should consider whether appropriate landscaping could be provided along this strip of land (in line with ecological surveys). Dedicated access to this strip of land from the subject site should be provided. An appropriate setback distance of structures from any pipe should be provided. The separation distance of the proposed bicycle store and House No. 8 in particular from the eastern boundary should be reviewed in relation to this.
4. The applicant is requested to submit the following in relation to public realm and landscaping:
 - (a) A fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section including:
 - i. A comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.
 - ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape. Street Frontage to the Whitechurch Road should to include street trees planting.
 - iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.

iv. Revised proposals shall include the provision of additional natural SUDS features to reduce or remove the need for an attenuation tank within the development.

(b) A comprehensive Tree Report. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction - recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:

i. Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. vegetation contained along the banks of the culverted stream) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site

ii. Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.

iii. Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).

iv. Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retention.

v. Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.

vi. Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by color coding) those trees and hedges to be retained and protected and those to be removed; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities; plant, equipment and materials storage etc. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.

vii. Arboricultural Method Statement: clear and practically achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.

viii. Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.

ix. The applicant is requested to submit pictures of the existing trees/hedgerows subject to any tree protective fencing. This shall include a location map of where each picture was taken from.

x. Arborist's name, arboricultural qualifications and contact details.

xi. Date that the survey was carried out (surveys > 12 months are unacceptable).

(c) The current landscape proposal for the development contains a lack of street tree planting and is not acceptable to the Public Realm Section. The applicant is requested to submit a revised landscape plan to incorporate additional street trees. Street trees within the development shall be provided fully in Public Areas and not between private or management company driveways. Street Tree Planting shall be located within the Public Realm and include SUDS features. Response should include revised layout and drawings.

(d) A detailed play strategy for the subject site to be submitted, additional details to be provided

include:

- i. A specification of all play equipment to be installed including provision for children with disabilities and special sensory needs;
 - ii. A specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas.
- (e) An Alien Invasive Plant Species Survey Report for the subject site.
5. (a) The issue of surface water attenuation has been raised as a significant concern for the Public Realm Section. A revised proposal is requested that includes further provision of additional natural above ground SuDS features to reduce or remove the need for an attenuation tank within the development. Further consideration of the breakdown in provision of open space, the location and size of attenuation tank proposed, and the incorporation of additional SuDS measures needs to be carried out. The response should include revised layout and drawings and avoid the use of underground tanks within open space areas where possible. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance. Examples of above ground SuDS to consider include:
- Green roofs,
 - Swales
 - Tree pits
 - Permeable Paving
 - Rain gardens
 - Channell rills
 - Water butts
 - Grasscrete
- (b) The applicant is requested to submit a drawing and report to show what SuDS are proposed for the development. Show in m³ what surface water attenuation capacity proposed SuDS systems have.
- (c) A comprehensive SuDS Management Plan is requested to demonstrate that the proposed SuDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
6. The applicant is requested to submit a report and drawing to clearly show the location of proposed site on an OPW CFRAM Flood map. This will identify the location of site relative to adjacent flood zones if any and determine if any flood risks arise. If there is a risk of flooding such as a 1 in 1,000 year flood risk outline in a report and drawing what flood mitigation measure are proposed for the development. Outline in report what if any flood risk there is for property upstream and downstream of proposed development due to same. Prior to the submission of revised documents the applicant might contact water services of South Dublin County Council to discuss same.
7. The applicant is requested to submit the following information in relation to roads, access and permeability:
- (a) A full swept path analysis for the proposed development. The analysis shall demonstrate the safe and efficient access and egress of the private vehicles from each dwelling, in particular No. 20,19,18, 17, 8,7 and 6. The applicant is also requested to submit any revised plans that may be required

considering the above information.

(b) A revised layout not less than 1:100 scale showing the location, design, and construction of an uncontrolled pedestrian crossing from the development to the footpath on the west side of Whitechurch Road, including safety barriers. To be constructed by the applicant/developer and at their own expense.

(c) A revised layout not less than 1:100 scale showing the pedestrian routes within the development.

(i) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.

(ii) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.

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/0039

Date: 08-Apr-2022

Yours faithfully,


for **Senior Planner**