

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

Decision Order Number: 0444	Date of Decision: 06-Apr-2022
Register Reference: SD22A/0044	Registration Date: 10-Feb-2022

Applicant: Olive Mulligan and Paul Kelly
Development: Construction of a new two storey dwelling house, vehicular entrance onto Westbrook Park and all associated site works on site between existing houses.
Location: 11 Meadowview Grove, Hillcrest & 73 Westbrook Park, Hillcrest, Lucan, Co. Dublin.
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 Applicant is requested to provide revised drawings to address the following deficiencies and discrepancies in the information provided with the Planning Application:
 - Site Location Map – The Site Location Map appears to show a structure located in the corner of the site adjacent to the boundary with Nos. 9 and 11 Meadowview Grove. However, as no Existing Site Layout Plan is included with the drawing pack, the status of this structure is unknown. In this regard, the Applicant is requested to clarify whether this structure exists on the subject site. If the Applicant intends to demolish this structure, demolition drawings (elevations) should be provided and the

Applicant may be requested to provide amended statutory notices.

- Site Layout Plan – The Site Layout Plan (Drawing No. P01) does not include the street trees along Westbrook Park or separation distances to surrounding properties.
- Boundary Treatment and Landscape Plan - No detail is provided in relation to the proposed boundary treatment, particularly adjacent to adjoining properties. In this regard, the Applicant is requested to provide a detailed Site Layout Plan which outlines the proposed boundary treatment. Where applicable, the Applicant should provide dimensions and elevational drawings of any proposed boundary walls or fences and provide details of any proposed planting to the boundaries in the form of a detailed Landscape and Planting Plan.
- Contiguous Elevations – The Contiguous Elevation (Drawing No. -P06) does not include principal dimensions.

The applicant is also requested to revise the vehicular access points to a maximum width of 3.5 meters and demonstrate the protection and retention of the street tree.

2. The Applicant is requested to revise the proposed design as follows:
 - The height of the proposed dwelling should be revised to ensure it matches or sits below that of adjacent properties. Alternatively, if the proposal exceeds the prevailing height in the area, a transition should be included.In revising the proposed design, the Applicant is requested to provide a complete set of site layout, plan, elevational and sectional drawings demonstrating the proposed revisions at the appropriate scale as outlined in the Planning and Development Regulations 2001 (as amended).
3. The Applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. SuDS (Sustainable urban Drainage Systems) features for the proposed development may include but are not limited to Permeable Paving, Rain Gardens, Planter boxes with overflow connection to the public surface water sewer, Grasscrete, Green Roofs and Water Butts.
The Applicant is requested to:
 - submit a drawing showing existing and proposed watermain layout of proposed development, showing the distance between proposed development and existing 6" watermain south of same.
 - obtain a confirmation of feasibility letter from Irish Water regarding watermain layout and submit same to the Drainage and Water Services Department of South Dublin County Council.
 - to obtain a confirmation of feasibility letter from Irish Water regarding waste water layout and submit same to 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

Register Reference: SD22A/0044

Date: 08-Apr-2022

Yours faithfully,



for Senior Planner