

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

William Donoghue & Associates
Main Street
Mountcharles
Donegal

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

| | |
|---------------------------------------|---------------------------------------|
| Decision Order Number: 0454 | Date of Decision: 07-Apr-2022 |
| Register Reference: SD22A/0045 | Registration Date: 11-Feb-2022 |

Applicant: Pavement Homes Ltd.

Development: Construction of 6 three bedroom dwelling houses; construction of proposed access road and footpaths; provision of car parking facilities to serve the proposed development which shall connect into existing adjoining foul sewer network; construction of a water surface sewer network to serve the proposed development including the connections/amendments to the existing adjoining surface water network; the provision of watermain to serve the proposed development and connection to existing adjoining water main; the provision of all necessary utility services and all ancillary site works.

Location: St. Finians Way, Main Street, Newcastle, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 11-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 significant concerns with respect to the design and layout of the proposed development. The applicant is therefore requested to submit revised drawings incorporating an alternative site layout and design which should include, but not be limited to, the following

amendments:

- (i) Justification of the density proposed, which would exceed that of the adjacent approved development (SD18A/0363);
 - (ii) A revised layout indicating a more 'stepped' transition between the frontages of the development approved under SD18A/0363 and the current proposal;
 - (iii) A revised layout which demonstrates how future connectivity to the south and west can be achieved, with proposed connections shown to the red line boundary of the site.
2. (1) The applicant is requested to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by this office.
- (2) The archaeologist shall carry out any relevant documentary research and inspect the development site. As part of the assessment a programme of test excavation shall be carried out at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the National Monuments Service.
- (3) Having completed the work, the archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the National Monuments Service. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.
3. The applicant is requested to submit:
- (i) an up to date ecological assessment/screening report clearly outlining if there is biodiversity value present on the proposed site, including hedgerows, trees and grassland types and presence of protected species such as badger. This should include an invasive species assessment, and should be conducted by a suitably qualified ecologist.
 - (ii) an up to date bat survey, undertaken by a suitably qualified person.
4. The applicant is requested to submit:
- (1) a revised layout not less than 1:100 scale showing a minimum of 2.0m wide dedicated pedestrian footpath all along the southern boundary road of the proposed development.
 - (2) a swept path/Autotrack analysis showing fire tender can access through the entire site.
 - (3) a revised layout not less than 1:100 scale showing Roads which are to provide future connectivity to adjoining sites being laid up to the boundary.
5. (i) The surface water attenuation calculations are unclear. The applicant is requested to submit a report to clearly show surface water attenuation calculations proposed. The applicant is requested to include the different surface types such as buildings, permeable paving, grass for the lands draining to existing surface water system.
- The applicant is requested to examine if soakaways should or not be used for proposed new houses. If soakaways are proposed then same shall require a soakaway tests as per BRE Digest 365 Standards.
- (ii) The discharge rate of 7l/s is very high and water services estimate the discharge rate should be 2 litres/second. The applicant is requested to review proposed discharge and submit in a report how proposed discharge rate is calculated.
- (iii) The applicant is requested to contact Water Services of South Dublin County Council to discuss

proposed and existing surface water attenuation systems for development prior to submission of revised drawings and report.

6. (i) There is no watermain drawing submitted. The applicant is requested to submit a drawing showing the watermain layout of proposed development. The applicant is requested to submit a drawing showing the distance between proposed development and existing 6" watermain south of same.
(ii) The applicant is requested to obtain a confirmation of feasibility letter (water and foul) from Irish Water and submit same to Water Services Planning Authority South Dublin County Council.
7. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development.
Natural SuDS features should be incorporated into the proposed drainage system. The SuDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The applicant is requested to submit the following:
 - (a) A drawing to show how surface water shall be attenuated to greenfield run off rates.
 - (b) a drawing/cross section to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain, bio-retention tree pits or other such SuDS.
 - (c) 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.
8. There are concerns with the lack of information submitted in terms of a landscape scheme for the proposed development. Revised proposals to be provided by the applicant in this regard. The applicant is requested to provide a detailed landscape design for the proposed development. Details to be submitted include:
 - (a) a scaled plan showing vegetation to be retained and trees and plants to be planted:
 - (b) proposed boundary treatment:
 - (c) a schedule detailing sizes and numbers of all proposed trees/plants
 - (d) Sufficient specification to ensure successful establishment and survival of new planting.
9. Public Realm are concerned at the lack of street trees provided along most of the streets in this development. Street trees should be provided fully in Public Areas and not between private or management company driveways. Street Tree Planting should be located within the Public Realm and include SuDS features. The applicant is requested to submit revised proposals in this regard. Response should include additional street trees within the Public Realm.
10. The applicant is requested to submit details of the tree protection measures to be employed in order to ensure the protection and retention of trees to be retained on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, for the approval of the Planning Authority. Response should include an Arboricultural Impact Assessment and Tree Protection Plan.

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/0045

Date: 11-Apr-2022

Yours faithfully,


for **Senior Planner**