

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

Graham McNevin
3, Kilakee Gardens
Firhouse
Dublin 24

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

Decision Order Number: 0428	Date of Decision: 06-Apr-2022
Register Reference: SD22A/0047	Registration Date: 11-Feb-2022

Applicant: Adam & Rhian Riordan
Development: Two-storey, 4 bedroom detached dwelling with vehicular access and 2 off-street, parking spaces and all associated site works at side garden plot.
Location: 41, Watermeadow Park, Oldbawn Tallaght, Dublin 24 D24CH7V
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 applicant is requested to submit the following in relation to access arrangements:
 - (a) A revised layout of not less than 1:100 scale, showing accurate visibility splay with 2.4 meters set back, at a 1.05 meter height from ground level and sight lines in both directions from the entrance.
 - (b) A revised layout of not less than 1:100 scale, showing a 3.5m wide access.
 - (c) A revised layout of not less than 1:100 scale, showing a minimum of 6m is available from the boundary to the front elevation of the proposed dwelling.
 - (d) A revised layout of not less than 1:100 showing boundary walls and gates 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.

2. There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. 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 treatments, shown in plans and elevations,
 - (c) A schedule detailing sizes and numbers of all proposed trees/plants
 - (d) Sufficient specification to ensure successful establishment and survival of new planting.
3. There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall 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) 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.
 - (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.
4. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
5. The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Where possible Soakaways must include an overflow connection to the surface water drainage network.
6. The applicant is requested to submit a flood risk report to show what if any flood risk there is for proposed development. If there is a flood risk on the site then show in a report and drawing what measures are proposed to mitigate against such flooding. All floor levels shall be a minimum of 500mm above the highest know flood level for the site.
7. The applicant has not submitted water supply drawings or foul water drainage plans for the proposed development. The applicant is requested to submit a drawing in plan showing the existing and proposed water supply layout for the development and foul water drainage layouts up to and including the point of connection to the public foul water sewer, including the location of all Aj's, manholes, pipe size, material type and direction of flow. Maps of the public watermains and Wastewater

drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>). Prior to the commencement of development the applicant or developer shall enter into water and wastewater connection agreement(s) with Irish Water.

8. The applicant is requested to revise the design of the dwelling to remove the need for the parapet wall on the northern elevation to enhance the visual amenity of the dwelling when viewed from the front and submit revised drawings accordingly.

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/0047

Date: 06-Apr-2022

Yours faithfully,


for **Senior Planner**