

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Liam Baker
19, Aranleigh Gardens
Rathfarnham
Dublin 14

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

Decision Order Number: 0467	Date of Decision: 12-Apr-2022
Register Reference: SD22A/0053	Registration Date: 16-Feb-2022

Applicant: Marie and Brian Furey
Development: Construction of new detached, two storey dwelling in the side garden with shared vehicular access; increase in width of existing vehicular access to 3.5m; all associated site works and connection to public services.
Location: Plot adjacent to, 2, Orchardstown Drive, Rathfarnham, Dublin 14, D14W9N1
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 16-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 application could be improved with the provision of more storage from circulation areas. The applicant may wish to consider this as part of their response.
2. The contemporary design is not unacceptable, in principle, and other examples are noted in the county. The squared dormer-style edge of the attic level roof at its closest point to the existing house would be considered as a visual disruption however, and should be revised. The applicant is requested to consider this aspect and submit revised drawings accordingly.

3. The applicant has not provided satisfactory private amenity space on the site. The permitted scheme provided for a functional space to the east of the dwelling; the proposed scheme compromises this by extending the proposed dwelling into this space. Adequate space may be provided in quantitative terms around the side and rear of the house, but the space would not function as it tapers off and snakes around the dwelling.

The permitted scheme shows that a house can be accommodated on the site without compromising private amenity space. The applicant is requested to revise the proposed layout by way of additional information to provide quality private amenity space.

4. A corner development is being proposed on a site which already accommodates a very large side extension to the original house. The permitted development under SD18B/0176 is noted, but this is not a precedent for a new detached house.

The impact of the proposed scheme is to provide a house that keeps no building line, does not integrate architecturally, and would be sited such that private amenity space is compromised on the site. The permitted scheme is considered to represent a reasonable solution on the site. The proposal – which entails design and layout changes – should conform more to that scheme in terms of having some relation to existing building lines and therefore integrating into the area. The applicant is requested to address the issue of siting and/or building lines and submit revised drawings accordingly.

5. (a) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant should include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- blue/green roof
- Permeable Paving
- Rain Gardens
- Planter boxes with overflow connection to the public surface water sewer where possible.
- Grasscrete
- Water Butts.

(b) The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow.

(c) The applicant is requested to provide water supply and foul water drainage layout drawings.

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/0053

Date: 12-Apr-2022

Yours faithfully,



for Senior Planner