

# Comhairle Chontae Atha Cliath Theas

**PR/0468/22**

## **Record of Executive Business and Chief Executive's Order**

**Reg. Reference:** SD22A/0052      **Application Date:** 14-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 14-Feb-2022

**Correspondence Name and Address:** Jong Kim, AKM Design Unit 6, Kingswood Business Park, Kingswood Road, Citywest, Dublin 24

**Proposed Development:** Construction of detached single storey bungalow, new vehicular access to the Dodsboro Road (Adamstown Boulevard), car parking to front garden, new landscaping and boundary treatments and associated site works.

**Location:** Site at rear of 66, Dodsborough Cottages, Lucan, Dublin, K78YY33

**Applicant Name:** Amy & John Ennis

**Application Type:** Permission

(COS)

### **Description of Site and Surroundings**

Site Area: stated as 0.04 Hectares on the application.  
Site Visit: 8<sup>th</sup> of March 2022.

### **Site Description**

The subject site is located on Dodsborough Road in Lucan. The site is a vacant site accessed off Dodsborough Road to the east. To the north and west the site adjoins existing residential properties accessed off Dodsborough Cottages. The site adjoins the Adamstown Strategic Development Zone (SDZ) to the south and east. These areas of the SDZ have been built out with residential development.

### **Proposal**

Permission is being sought for the construction of detached single storey bungalow, new vehicular access to the Dodsboro Road (Adamstown Boulevard), car parking to front garden, new landscaping and boundary treatments and associated site works.

### **Zoning**

The subject site is subject to zoning objective 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

### **Consultations**

Water Services – further information requested.

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Irish Water – further information requested.  
Roads Department – further information requested.  
Public Realm – no comments to make.  
Heritage Officer – no report received.  
Transport Infrastructure Ireland – no report received.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

### Submissions/Observations /Representations

There were 3 third party submissions received raising the following points in summary:

- Site has previously been refused planning permission, due to traffic and overdevelopment.
- Contribute to overdevelopment of Adamstown.
- Concerns in relation to safe vehicular access and impact on pedestrian and cyclist safety. Space to turn car within the site.
- Impact on and setback from adjoining residential properties. Loss of privacy and light for existing adjoining residential properties. Impact of overshadowing and overbearing. Orientation of entrance to proposed dwelling.
- Description of site misrepresented by referring to No. 66 Dodsborough Cottages.
- No detail on car parking, landscaping, boundary treatment and services. Retention of existing boundary hedge.
- Dwelling would be setback from established building line and impair architectural character.
- Discrepancies in submitted drawings.
- Height above existing houses.
- Impact on ESB utility to front of site.

These submissions have been reviewed in full and taken into consideration in the assessment of the proposal.

### Relevant Planning History

#### *Subject site*

S99A/0505

Bungalow. **Permission refused** for 2 reasons:

1. *The proposed development, by reason of the sub-division of the rear garden of an existing small rural cottage, would constitute over development of the site and undesirable development which would result in the elimination of the rear garden area to an existing house thereby seriously injuring the amenities and depreciating the value of property in the vicinity. The proposed development would therefore be contrary to the provision of the South Dublin County Development, 1998 and to the proper planning and development of the area.*

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2. *The proposed development, by reason of the substandard sight distance southwards along Tandy's Lane, would endanger public safety by reason of traffic hazard.*

### ***Adjacent and surrounding sites***

#### **Airlie View**

SDZ13A/0002

Construction of a detached two storey dwelling and provision of a new vehicular entrance to the existing house and associated site works; this application is being made in accordance with the provisions of the Adamstown Planning Scheme 2003; the lands fall entirely within the boundaries of Adamstown Strategic Development Zone. **Permission granted.**

SDZ17A/0003

Change in house type from that previously approved under planning application Ref: SDZ13A/0002 and all associated works. This application is made in accordance with the provisions of the Adamstown SDZ Scheme 2014, as amended. The development will take place entirely within the boundaries of the Adamstown Strategic Development Zone as defined by Statutory Instrument No. 272 of 2001. **Permission granted.**

#### **Wider lands to south-west of site**

SDZ16A/0003

Permission for 267 dwelling units. This development involved upgrading Dodsboro Road, along the front of the subject site. **Permission granted.**

### **Relevant Enforcement History**

None identified in APAS.

### **Pre-Planning Consultation**

None identified in APAS.

## **Relevant Policy in South Dublin County Council Development Plan 2016 – 2022**

### ***2 Housing***

#### ***Section 2.3.0 Quality of Residential Development***

#### ***Section 2.4.0: Residential Consolidation – Infill, Backland, Subdivision & Corner Sites***

#### ***Policy H17 Residential Consolidation***

#### ***H17 Objective 2:***

*To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.*

#### ***H17 Objective 3:***

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*To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.*

### *7 Infrastructure & Environmental Quality*

*Policy IE 1 Water & Wastewater*

*Policy IE 2 Surface Water & Groundwater*

*Policy IE 3 Flood Risk*

*Policy IE 7 Environmental Quality*

### *8 Green Infrastructure*

*Policy G1 Overarching*

*Policy G5 Sustainable Urban Drainage Systems*

### *9. Heritage, Conservation & Landscapes*

*Policy HCL2 Natura 2000 sites*

### *11 Implementation*

*Section 11.2.7 Building Height*

*Section 11.3.1 Residential*

*Section 11.3.1 (iv) Dwelling Standards*

*Table 11.20: Minimum Space Standards for Houses*

*Section 11.3.1 (v) Privacy*

### *Section 11.3.2 Residential Consolidation*

*(i) Infill Sites*

*Development on infill sites should meet the following criteria:*

- *Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.*
- *A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.*
- *Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.*
- *Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).*

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- *Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.*
- *Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area.*

### *(ii) Corner/Side Garden Sites*

*Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:*

- *The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,*
- *The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,*
- *The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,*
- *Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings, and*
- *Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.*

### *Section 11.4.2 Car Parking Standards*

*Table 11.24 Maximum Parking Rates (Residential Development)*

### *Section 11.4.4 Car Parking Design and Layout*

### *Section 11.6.0 Infrastructure and Environmental Quality*

*(i) Flood Risk Assessment*

*(ii) Surface Water*

*(iii) SUDS*

*(iv) Groundwater*

*(v) Rainwater Harvesting*

*(vi) Water Services*

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*Section 11.7.2 Energy Performance in New Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

### **Relevant Government Guidelines**

*Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).*

*Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).*

*Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.*

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).*

*Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).*

*Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).*

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).*

*OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).*

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy;
- Residential Amenity;
- Visual Amenity;
- Landscaping;
- Services and Drainage;
- Access and Parking;
- Environmental Impact Assessment; and
- Appropriate Assessment.

### ***Zoning and Council Policy***

The proposed development is consistent in principle with zoning objective RES – ‘*To protect and/or improve residential amenity*’. The development of a dwelling is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.2 (i) which relates to Infill Sites. Section 11.3.2 (ii) is also of consideration given that the site appears to form the former rear garden of No. 66 Dodsborough Cottages.

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### *Residential Amenity*

#### Existing residential amenity

Existing residential properties are located to the north and west of the site, Nos. 65A and 66 Dodsborough Cottages, and south of the site, facing Dodsborough Road. The applicant has provided a proposed site layout plan which shows the proposed dwelling in relation to the existing properties in the area.

It appears that the subject site has historically been subdivided off from No. 66 Dodsborough Cottages. According to the planning history of the site, it comprised of the rear garden space for No. 66. The subject site appears to have since been subdivided off from this neighbouring property. No. 66 is not within the control of the applicant as indicated by the drawings submitted. Regardless, the remaining private amenity space for No. 66 is still of consideration. It is not clear from the submitted material if sufficient amenity space in compliance with the County Development Plan would remain for No. 66. The applicant should be requested to provide further information in relation to this. **This should be requested via additional information.**

The proposed dwelling would be approx. 2.5m from the northern boundary and approx. 3.9m and 4.2m from the dwelling located to the north at No. 66. Along the northern elevation of the proposed dwelling are a number of windows including to habitable spaces such as the living room. These would be in close proximity to the southern elevation of No. 66, which also has a number of windows. The Planning Authority therefore has concerns in relation to the potential for overlooking between the houses.

Due to the separation distance between these houses, the Planning Authority also has concerns regarding impact on daylight/sunlight access for the dwelling at No. 66. The proposed dwelling's proximity to and height at the northern boundary could lead to a negative overshadowing impact on No. 66. **The applicant should be requested to submit a revised design that addresses these concerns.** This might include providing appropriate separation distances between the dwellings and/or omitting windows to habitable rooms on the northern elevation of the dwelling. A daylight/sunlight analysis should be provided in relation to impact on No. 66.

The proposed dwelling would be approx. 7.0m from the western boundary and approx. 8.6m from the dwelling No. 65A. The dwelling would also be approx. 1.6m from the southern boundary (site of Airlie View). Given the separation distances and location of the proposed dwelling, it is not considered that it would have a significant negative impact on the amenity of properties to the west and south.

#### Standard of proposed accommodation

The proposed 2 bedroom dwelling would be approx. 100sq.m in size. The private amenity space would be approx. 110sq.m. This space would be located to the rear of the proposed dwelling. The dwelling and private amenity would meet the minimum space standards for houses, as per Table

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11.20 of the CDP. The proposed bedrooms would meet the minimum floorspace requirements of the CDP. Regarding storage, the minimum requirement for a dwelling of this size is 3sq.m. Sufficient storage space in line with these requirements would be provided.

### *Visual Amenity*

Section 11.3.2 of the County Development Plan sets out a number of design criteria in relation to infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes.

The subject site is approx. 0.04 ha in size. The surrounding environment has a mix of housing forms including older detached and semi-detached one and two storeys houses and cottages on the same side of Dodsborough Road as the site. To the east and south is newer development associated with the Adamstown Strategic Development Zone, comprised of semi-detached and terraced two storey housing.

The proposed dwelling is single storey 'L' shaped house with an overall height of approx. 5.7m. The dwelling would have a pitched roof. Given the variance in the surrounding built form, there is not a standard dominant form and character for the site to fully integrate with. However, the proposed dwelling does present an appropriate form and character, which would complement existing development. The dwelling would be single storey with a pitched roof, which is in line with the immediately adjacent dwellings. The proposed scale and design of the dwelling is therefore considered to be acceptable.

The proposed external materials and finishes is largely a sand cement plaster finish with a brick finish on the easternmost elevation (front). These materials and finishes would match or complement existing residential development proximate to the site. The proposed development is therefore considered to be visually acceptable.

### *Landscaping*

The Public Realm Section has reviewed the proposed development and has no comments to make. The description of development states that new landscaping and boundary treatment would be provided. However, it is not clear from the documentation submitted what the proposed landscaping and boundary treatments are. **The applicant should be requested to clarify this via additional information.**

### *Services and Drainage*

Water Services has reviewed the proposed development and requests further information in relation to surface water:

*1.1 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional*



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*views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.*

*1.2 The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:*

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

*1.3 There does not appear to be enough space on site for a soakaway to comply with BRE Digest 365 Standards. If a soakaway is proposed the applicant shall submit the following:*

*a.) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*

*b.) a 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.) Soakaways must include an overflow connection to a public surface water sewer.*

*1.4 Submit a drawing showing the proposed surface water layout for the development.*

Irish Water has reviewed the proposed development and request further information in relation to water supply and foul water:

### *1 Water*

*1.1 Submit a drawing showing the watermain layout for proposed development.*

*- Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.*

*Reason: In the interest of public health and to ensure adequate water facilities.*

### *2 Foul*

*2.1 It is not desirable to divert existing foul drain because of the additional number of bends which would increase the risk of blockages of the diverted drain/sewer. It would also not be desirable to develop over the existing foul drain due to difficulty in accessing the pipe to clear potential future blockages.*

*If the applicant proposes to divert the existing foul drain then they should submit a drawing in plan view showing the invert level and cover level of all manholes. The drawing should show the proposed pipe size and gradient of the diverted foul drain. The drawing shall also show a longitudinal section of the full length of the proposed foul drain.*

*2.2 Obtain a letter of confirmation of feasibility of proposed development from Irish Water and submit same to Water services in the Planning Authority of South Dublin County Council.*

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- *Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.*

*Reason: In the interest of public health and to ensure adequate water facilities.*

The reports from Water Services and Irish Water are noted. **It is recommended that the applicant addresses these concerns by way of additional information.**

### ***Access and Parking***

The Roads Department has reviewed the proposed development and has requested further information:

#### ***Parking:***

*The Planning Application Form leaves the proposed number of car parking spaces unclear. The applicant should also provide Autotrack/swept path analysis showing how the proposed number of on-curtilage cars can access and egress the site safely.*

#### ***Visibility:***

*There is no indication of the vehicular access width as well as the heights of the boundary walls and pillars. An adequate visibility splay should be demonstrated as cars would be exiting on to a busy roadway which includes cycle and bus lanes.*

*Roads recommend that additional information be requested from the applicant:*

- 1. A revised layout of not less than 1:100 scale, showing provision of space for 2 No. on-curtilage parking spaces. And a swept path analysis showing how the two cars can safely access and egress these parking spaces.*
- 2. A revised layout of not less than 1:100 scale, showing the vehicle access points limited to a maximum width of 3.5m.*
- 3. A revised layout of not less than 1:100 scale, showing boundary walls 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.*
- 4. The applicant is requested to submit accurate plans demonstrating the provision of a visibility splay of 2.0m x 45m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).*

*Should the permission be granted, the following conditions are suggested:*

- 1. The vehicular access points shall be limited to a width of 3.5 meters.*
- 2. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
- 3. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The*

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*footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.*

4. *Any gates shall open inwards and not out over the public domain.*

5. *All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

The report from the Roads Department is noted. **It is recommended that the applicant addresses these concerns by way of additional information.**

### ***Screening for Environmental Impact Assessment***

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### ***Screening for Appropriate Assessment***

No information has been submitted in relation to AA screening. The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a single dwelling.

Having regard to:

- the scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- proximity to existing residential development, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required, to ensure the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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### Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. (a) It appears that the subject site previously formed the rear garden of No. 66 Dodsborough Cottages. The subject site appears to have since been subdivided off from this neighbouring property. Regardless, the remaining private amenity space for No. 66 is still of consideration. The applicant is requested to provide further information in relation to No. 66 and whether sufficient private amenity space, in accordance with the South Dublin County Development Plan 2016-2022, can be accommodated for this dwelling.  
(b) The proposed dwelling would be approx. 2.5 m from the northern boundary and approx. 3.9 m and 4.2 m from the dwelling at No. 66. Along the northern elevation of the proposed dwelling are a number of windows including to habitable spaces such as the living room. These would be in close proximity to the southern elevation of No. 66, which also has a number of windows. The Planning Authority therefore has concerns in relation to potential adverse overlooking and overshadowing impacts on No. 66. The applicant is requested to submit a revised design addressing these concerns. This might include providing appropriate separation distances between the dwellings and/or omitting windows to habitable rooms on the northern elevation of the dwelling. A daylight/sunlight analysis should be provided in relation to impact on No. 66. The daylight/sunlight analysis should take account of any proposed boundary treatment.  
(c) The applicant is requested to submit documentation and drawings indicating what the proposed landscaping and boundary treatments would be.
2. (a) 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, such as but not limited to the following:
  - Permeable Paving
  - Rain Gardens
  - Planter boxes with overflow connection to the public surface water sewer where possible.
  - Grasscrete
  - Water Butts  
(b) There does not appear to be enough space on site for a soakaway to comply with BRE Digest 365 Standards. If a soakaway is proposed the applicant is requested to submit the following:
  - (i) A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
  - (ii) A 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:

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- At least 5m from any building, public sewer, road boundary or structure.
  - Generally, not within 3m of the boundary of the adjoining property.
  - Not in such a position that the ground below foundations is likely to be adversely affected.
  - 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - Soakaways must include an overflow connection to a public surface water sewer.
- (c) Submit a drawing showing the proposed surface water layout for the development.
3. (a) The applicant is requested to submit a drawing showing the watermain layout for proposed development.
- (b) It is not desirable to divert existing foul drain because of the additional number of bends which would increase the risk of blockages of the diverted drain/sewer. It would also not be desirable to develop over the existing foul drain due to difficulty in accessing the pipe to clear potential future blockages. If the applicant proposes to divert the existing foul drain then they should submit a drawing in plan view showing the invert level and cover level of all manholes. The drawing should show the proposed pipe size and gradient of the diverted foul drain. The drawing shall also show a longitudinal section of the full length of the proposed foul drain.
- (ii) Obtain a letter of confirmation of feasibility of proposed development from Irish Water and submit same to Water services in the Planning Authority of South Dublin County Council.
4. The applicant is requested to submit the following information in relation to roads:
- (a) A revised layout of not less than 1:100 scale, showing provision of space for 2 on-curtilage parking spaces. And a swept path analysis showing how the two cars can safely access and egress these parking spaces.
- (b) A revised layout of not less than 1:100 scale, showing the vehicle access points limited to a maximum width of 3.5m.
- (c) A revised layout of not less than 1:100 scale, showing boundary walls 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.
- (d) Accurate plans demonstrating the provision of a visibility splay of 2.0m x 45m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).

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**REG. REF. SD22A/0052**

**LOCATION: Site at rear of 66, Dodsborough Cottages, Lucan, Dublin, K78YY33**

*Colm Harte*

**Colm Harte,  
Senior Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:**

11/4/22

  
**Eoin Burke, Senior Planner**