

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

Decision Order Number: 0468	Date of Decision: 11-Apr-2022
Register Reference: SD22A/0052	Registration Date: 14-Feb-2022

Applicant: Amy & John Ennis
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
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-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. (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:
 - 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).

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/0052

Date: 13-Apr-2022

Yours faithfully,


for **Senior Planner**