

Michael Tweed
60, Amiens Street
Dublin 1

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

Decision Order Number: 0500	Date of Decision: 20-Apr-2022
Register Reference: SD22A/0066	Registration Date: 24-Feb-2022

Applicant: John Pope

Development: The demolition of the existing 3-bedroom, single storey detached house and sheds and the construction of three houses; two 3 bedroom 3 storey; semi-detached houses extending to 131.50sq.m each and one 3-bedroom; 3 storey detached house extending to 131.5sq.m; and all associated site works. Each house will have 2 off-street parking spaces to the front of the house (the total number of car spaces will be 6).

Location: 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 24-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 maintains concerns in relation to the proposed design response and the associated impact on both the existing Architectural Conservation Area (ACA) and the neighbouring Protected Structures. In particular, it is considered that the height, form and overall design of the proposed development fails to sit sensitively at this location. Accordingly, the applicant is requested to address the following;
 - i. A site analysis that addresses the scale, density, siting and layout of new development taking account of the local context. It should be noted while a contemporary design within an ACA may be acceptable, new development must integrate with the surrounding built form, and the proposed design must sit it sensitively within the site and overall site context. Note: A revised design is required to respond to the concerns of the Planning Authority;
 - ii. A rational and justification for the proposed density. The applicant should justify how the subject

application can be considered acceptable in this regard, given the historic village context. If necessary, the density of the proposed development should be reduced;

iii. Submit and Architectural Impact Assessment;

iv. Submit photomontages showing the overall visual impacts on the neighbouring Protected Structures and the ACA;

v. Details of boundary treatments and how they respond to the historic context;

vi. A schedule of accommodation that indicates all of the required standards, including room widths, are met.

2. Roads.

The applicant is requested to provide:

1. A visibility splay drawing demonstrating visibility in both directions.

2. An AutoTRAK drawing demonstrating access and egress to site.

3. A revised drawing showing 6m clearance from building line to public footpath.

3. a. Water

i. The applicant is requested to submit a revised drawing showing an individual foul drain connection from each house to the public foul sewer as per Irish Water Standards.

ii. The applicant is requested to submit a Preconnection Enquiry to Irish Water regarding proposed development.

iii. The applicant is requested to obtain a letter of confirmation of feasibility from Irish Water and submit same to the Planning Authority.

b. Foul

iv. The applicant is requested to submit a Preconnection Enquiry to Irish Water regarding proposed development and obtain a letter of confirmation of feasibility from Irish Water and submit same to the Planning Authority.

4. Archaeology.

It is noted that the site is located within a zone of archaeological potential and Record of Monuments and Places (017-019). The applicant is requested to set out how this has been taken into consideration as part of the proposal. This should be supported by any necessary assessments undertaken by suitably qualified persons.

5. The applicant is requested to submit a bat survey, undertaken by a suitably qualified professional.

This should assess the building and outhouses that are proposed for demolition. A bat activity survey on the site should also be undertaken.

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/0066

Date: 21-Apr-2022

Yours faithfully,



for **Senior Planner**