

South Dublin County Council  
County Hall  
Tallaght,  
Dublin 24, D24 A3XC

21<sup>st</sup> March 2022

Planning App Ref No. SD21A/0350



**Proposal**                      Retention of constructed fence and boundaries and the relocation of existing access gate to revised location and proposed use of space as an allotment.

**Site Location**                Long Mile Road, Drimnagh, Dublin 12

### Additional information Request Submission

Dear Sir or Madam

Please see enclosed a submission to address the request for further information on the above planning application on behalf of Noel Whelan

#### **Request No.1**

The applicant is requested to account for the ongoing unauthorised works by way of additional information. The Planning Authority cannot grant permission for a proposed use while unauthorised works are ongoing during the assessment period.

It is acknowledged that there is a Relevant Enforcement History on the site

- File No: S8638: Live case remains open, served on Lands at 50/51 Robinhood Road, Long Mile Road, Drimnagh.
- This file relates to a warning notice having been issued, regarding the fact that an application has been submitted on the this site. We would contend that there is no unauthorised works on the site other the than purposed fencing of the site
- No enforcement Notice has ever been issued subsequent to the warning notice .
- The applicant has spoken to Catherine McCarthy from South Dublin County Council Planning Department, Enforcement section, who has confirmed she has inspected this site, and confirms that the warning notice would not hinder the current application, and the substance of this application if approved will allow for the closing of the file.

#### **Request No.2**

It is the preference of the Roads Department to avoid any additional access (vehicular or pedestrian) at this site on the Long Mile Road. Therefore, the proposal would be more

likely to be acceptable if access could be made available from an adjoining site. The history of the site is unclear and there may have been unauthorised sub-division of a larger site at a recent point in time. Application Reg. Ref. S00A/0116 relates to development across this and the site to the east, which were at that time referred to as having one address, 'Parkmore Service Station' (drawings relating to this application are available on the SDCC website).

If an unauthorised subdivision of a larger site has occurred, it is considered appropriate to refuse permission as per the Roads Department recommendation.

If, alternatively, this is a site that has been separate and independent from adjoining sites and its present configuration is authorised, and it is not possible to access the site from any other boundary or direction except that of the Long Mile Road, it is reasonable that security and access arrangements are regularised and the best possible outcome would be the provision either of an appropriate vehicular or pedestrian access, as per the preference of the SDCC Roads Department.

The applicant is therefore requested to submit comprehensive information on the recent history of the site including details as to how long it has been operating as a single site, and show if this use situation is authorised. It is considered this may be dealt with by way of additional information.

- The applicant has purchased the property in 2018.
- The property has full and unincumbered title for the particular parcel of land, and the folio Map and particulars are herein included, which identify the folio been established in 1982, and proceeding the aforementioned application in 2000.
- Thus, there has not been a subdivision of a larger site to form this parcel of land and the applicant area outlined is an independent site since 1982.
- We have been advised by the planning officer to discuss the development with SDCC Roads Department, and the applicant has spoken to John Joe Hegarty
  - It was discussed and agreed that the access to the allotment is via a pedestrian gateway only.
  - Due to the size of the allotment there is no necessity or feasible to have vehicular access.
  - Details on how the site will be used as an allotment have been requested to be sent to John Joe Hegarty prior submitting the response to further information, which has been issued and these are to be agreed upon

### Request No.3

The proposed security fence extends well beyond the established building line and meets the public footpath, In this regard the development would be contrary to section 11.2.5 and Table 11.18 of the County Development Plan, which seeks a landscaped parkland type setting for new development in areas such as this. The applicant is requested to provide revised plans by which the security fence is set back from the site boundary and encloses the rear of the site. Landscaped boundary elements should be proposed to the front.

See attached amended drawings the security fence is set back from the site boundary and enclosure of the rear of the site. Landscaped boundary elements as per drawing details are proposed to the front of site for the local authorities consideration.

**Request No.4**

The applicant is requested to submit an accurate and dimensioned section drawing showing the distance between foundation boundary of proposed fence and outside diameter of existing 225mm surface water sewer south of same. There shall be a minimum 3m setback distance from foundation of proposed fence to the outside diameter of existing 225mm surface water sewer south of same.

The applicant has discussed this request with Brian Harkin of South Dublin County Council Surface Water Drainage Section.

- It is agreed that the fence be offset 3m from the manhole on the footpath which the location of the sewer pipe. Please see amended detail drawings to document this.

Please don't hesitate to contact me if you have any queries or require any further information.

Yours Sincerely,



Michael Malone. (Registered Architect & Member of the RIAI)  
(Ph 086 807 4407)

