

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: 0610	Date of Decision: 10-May-2022
Register Reference: SD22A/0080	Registration Date: 16-Mar-2022

Applicant: Ross Hollingsworth

Development: Detached three storey, four bedroom house in a contemporary design with flat roofs and bedroom balconies; the drainage arrangements are to simply tap into the existing and as approved under planning Ref. SD11A/0065 and as amended by SD15A & SD17A/0163; a new pedestrian and vehicular access boundary walls and new vehicle crossover on lands at Castlefield Avenue Knocklyon adjoining number 5 Knocklyon Road and Mimosa, Castlefield Avenue Dublin 16 and all associated site works.

Location: Lands at Castlefield Avenue, Knocklyon, Dublin 16

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 16-Mar-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) There is a lack of storage provided for off circulation areas and this could be improved by way of additional information. There is also no provision for a utility room.
(b) The size of the private amenity space is not clear from the drawings and larger scale, dimensioned,

drawings should be provided by way of additional information.

2. The applicant is requested to revise the design as follows:
 - (a) Reduce height to lessen overbearing visual impact on adjoining dwellings. The development should be reduced to 2-storeys in height, preferably with an appropriate roof profile that integrates with adjoining sites.
 - (b) Adopt a design that shows architectural integration with the surroundings through features such as roof forms, fenestration patterns, materials and finishes.
3. (a) In order to appropriately integrate with the surrounding area, the levels on the site should appropriately match the surrounding streetscapes on Old Knocklyon Road and Castlefield Avenue. It is not clear from the drawings submitted what the final ground and floor levels on the site will be, absolutely or relative to the existing levels, or relative to adjoining sites. This information should be provided in a series of drawings (existing and proposed) at an appropriate scale (no less than 1:250) by way of additional information.
 - (b) The additional information submission should clarify the relationship between the ground floor window and St. Anthony's, based on proposed site levels.
4. The front door access to the house is located to the east of the site along a short façade. The primary frontages of a dwelling at this location should be to the west or south, addressing either Old Knocklyon Road or Castlefield Avenue; and likewise access to the dwelling via a front door should be provided on one of these facades, with direct pedestrian access from the street. Boundary treatments to the south and west of the development should be low, and allow of visual penetration, rather than providing for a defensive boundary treatment. The private amenity space for a dwelling at this location would be better provided to the east of the dwelling. The applicant is requested to address these issues by way of additional information.
5. The applicant is requested to show, by way of a Sunlight and Daylight Assessment, that the impact of the development would not exceed the standards set out in BRE 209 'Site Layout Planning for Daylight and Sunlight' or successor advisory documents pertaining to sunlight and daylight impacts. In particular, it should be noted that the dwelling at present would fail a '25 degrees' test in relation to St. Anthony's, and any revised development should lower the height of the proposed dwelling to pass the same test. This should be addressed by additional information.
6. (a) Windows and balconies in the eastern façade could compromise the privacy of occupants of the permitted dwelling to the east (SD20A/0115). The submitted drawings do not show the permitted dwelling in place, and revised plan and site section drawings illustrating the permitted development should be provided by way of additional information.
 - (b) The use of balconies/terraces on an infill development would be acceptable where private amenity space is otherwise lacking or where residential amenities (including privacy) on adjoining sites were not infringed. In this case, the addition of balconies with north-facing views possible would lead to direct overlooking of St. Anthony's. The provision of a large rooftop terrace at second floor level would be out of character with the area, and would detract from the residential amenities of the area. These factors should be removed and/or addressed by way of additional information.
7. The boundary walls at the vehicular entrance should be no higher than 0.9m as per SDCC standards, with gate pillars of no more than 1.2m in height. This should be addressed by way of additional

information.

8. The applicant is requested to provide a landscape plan including a detailed planting plan prepared by a suitably qualified landscape architect. The plan should aim to mitigate the potential negative visual impacts of the proposed development, should reinforce the Green Infrastructure, ecology and biodiversity of the site and mitigating the effects of climate change. The proposed planting should be predominantly native and a significant portion to be pollinator friendly.
9. SuDS features are not shown in the proposal. Given that the site is currently a green space, it should be possible to ensure retention of rainwater above ground, or infiltration to ground, without the need for an underground tank, in normal weather conditions. Appropriate features could include a blue roof, permeable paving, rain garden or rainwater-fed water feature. Natural SUDS features should be incorporated into the proposed drainage system, and the design should provide for for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. This should be dealt with by additional information.
10. (a) The applicant has stated that the development will use the existing drainage system permitted under Reg. Refs. SD11A/0065, SD15A/0299 and SD17A/0163. The applicant is requested to provide an overall drainage layout for this approved system, showing capacity in each section for the combined development under those permissions and permission SD20A/0115. This should be addressed by additional information.
(b) The applicant is requested to submit a pre-connection enquiry with Irish Water and provide evidence of this by way of additional information.

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/0080

Date: 13-May-2022

Yours faithfully,



for **Senior Planner**