

**South Dublin County Council**  
**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)**

**O'Connor Whelan**  
**222-224, Harolds Cross Road**  
**Dublin 6W**

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

<b>Decision Order Number: 0622</b>	<b>Date of Decision: 18-May-2022</b>
<b>Register Reference: SD22A/0088</b>	<b>Registration Date: 29-Mar-2022</b>

**Applicant:** John & Jenny Whelan

**Development:** Demolition of existing single storey garage (14sq.m) and shed (14sq.m) and the construction of a two storey, three bedroom detached house to the side (124sq.m gfa); 2 new vehicular entrances, one from Fonthill Road and one from Fonthill Park; all associated site works and utility connections.

**Location:** 1, Fonthill Park, Rathfarnham, Dublin 14

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 29-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. The applicant is requested to submit the following:
  - (i) A drawing to show how surface water shall be attenuated to greenfield run off rates.
  - (ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.
  - (iii) SuDS Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

2. 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 views clearly showing proposed SuDS features for the development such as, but not limited, to the following:
  - Permeable Paving
  - Grasscrete
  - Rain Gardens
  - Planter boxes with overflow connection to the public surface water sewer.
  - Green Roofs
  - Blue Roofs.
3. The provision of the rear car parking space is considered unacceptable on the grounds that it would negatively impact the quality and usability of the rear private open space, and for traffic safety reasons as adequate sightlines would not be achieved at this location. The applicant is requested to submit revised drawings clearly removing this rear car parking space and the existing double gate access onto Fonthill Road.
4. The applicant is requested to submit a revised layout of not less than 1:200 scale showing provision of space for 1 on-curtilage parking spaces to the front of the property, including the location of the dished kerb and dropped crossing. A swept path analysis showing how the car can safely access and egress the parking space is also required, in both forward and reverse motion.
5. The applicant is requested to submit a revised layout/elevations of not less than 1:200 scale, showing the vehicular entrance limited to a maximum width of 3.5m and 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.
6. There are concerns with the lack of information submitted in relation to existing street trees along the south western boundary of the site. The applicant is requested to submit a detailed tree survey, arboricultural impact assessment report and tree protection plan for the existing trees along the western boundary. This tree survey shall be undertaken by a suitably qualified arborist. The report shall provide detailed information on the condition and health of the existing trees and it shall also clearly detail what impacts the development will have on the trees but also potentially the tree roots.
7. The applicant is requested to provide a scheme for the protection of the adjacent street trees in the adjoining grass margin during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these.
8. There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant is requested to provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.

9. The applicant has not indicated any designated storage areas on floor plans and is requested to submit revised plans clearly indicating the location of dedicated storage, noting that attic storage would be acceptable but wardrobes and kitchen cupboards would not be considered acceptable.
10. The ridge height of the proposed dwelling would be 0.728m higher than the ridge height of the existing dwelling, and the prevailing ridge height of dwellings in the area. The Development Plan states that dwellings on corner sites should '...generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings.' The additional height of the proposed dwelling would not respond to the roof profile of the existing dwelling, is not considered acceptable in terms of visual amenity and is it considered necessary to allow for the future conversion of the attic space, which would be possible with a lower ridge height. The applicant is requested to submit revised drawings indicating a ridge height more in keeping with the existing dwelling.
11. South Dublin County Council records show that there is an existing 150mm public surface water sewer to the rear/south of the site which appears to spur off in to the applicants property. The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 150mm surface water sewer. The drawings shall also show the invert levels of the existing 150 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.
12. The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All development shall be carried out in compliance with Irish Water Standards codes and practices.
13. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. All development shall be carried out in compliance with Irish Water Standards codes and practices.
14. The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow.

**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/0088

**Date:** 18-May-2022

Yours faithfully,

  
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*for Senior Planner*