

Don McGuinness
8, The Falls
Lower Dodder Road
Rathfarnham
Dublin 14

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

Decision Order Number: 0755	Date of Decision: 16-Jun-2022
Register Reference: SD22A/0118	Registration Date: 22-Apr-2022

Applicant: Kaushal Kathura
Development: Construction of two storey, detached house directly adjacent to the existing house; 3 bedrooms and 2 car parking spaces. The proposed will be designated 13A.
Location: 13, Tullyhall Mews, Lucan, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 22-Apr-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. Re-design

The Applicant is requested to provide amended site layout, plan, elevational and sectional drawings demonstrating:

- (i) The addition of at least one window to the southern elevation at first floor level of the proposed dwelling, as it would result in increased passive surveillance to the adjacent public realm.
- (ii) Details of the boundary treatment along the southern boundary demonstrating that the southern boundary wall forward of the building line of the proposed dwelling shall be lowered to a maximum height of 1.2m and topped with a 0.6m high railing (similar to existing) . Clarification shall also be provided in relation to the proposed boundary treatment along the western (front) boundary, noting that low level planting would be considered appropriate in this location to ensure passive surveillance of the pedestrian link to Adamstown Avenue.

2. The Applicant is requested to provide the following information in relation to the vehicular access arrangements for the proposed dwelling:

- (i) A drawing showing relocated parking spaces that enable vehicles to turn on curtilage and leave the

driveway forward facing.

(ii) A drawing showing AutoTRAK Analysis which demonstrates safe access and egress movements can be achieved.

3. The Applicant is requested to provide the following information in relation to the drainage and water services infrastructure design for the proposed dwelling:
- (i) The applicant is requested 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.
 - (ii) 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.
 - (iii) 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.
 - (iv) The Applicant shall include SuDS (Sustainable Drainage Systems) features for the proposed development. SuDS (Sustainable urban Drainage Systems) features for the proposed development may include but are not limited to the following:
 - Permeable Paving
 - Rain Gardens
 - Planter boxes with overflow connection to the public surface water sewer.
 - Grasscrete
 - Green Roofs
 - Water Butts

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/0118

Date: 17-Jun-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**