

Ruairi Finucane,
Brock Finucane Architects
28, Lower Baggot Street
Dublin 2

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

Decision Order Number: 0774	Date of Decision: 20-Jun-2022
Register Reference: SD21A/0307	Date: 23-May-2022

Applicant: Nicola Lynch & Brian Dunne & Ciara Lynch & Richard O'Farrell
Application Type: Additional Information
Development: Two, 2 storey dwellings and associated site works on the site of and adjacent to an existing 2 storey dwelling (for clarity the existing dwelling Lynbrook is to remain); proposed dwelling A - 4 bedrooms, 241 sq.m; proposed dwelling B - 5 bedrooms, 240 sq.m; access is proposed to be by an existing driveway from the Whitechurch Road serving the existing dwelling on site; the existing driveway will be extended to serve the proposed dwellings; 4 car parking spaces; on-site drainage treatment and additional soft and hard landscaping are proposed as part of the development.
Location: Lynbrook, Whitechurch Road, Rathfarnham, D16T2P7

Dear Sir /Madam,

With reference to your planning application, additional information received on 23-May-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. Insufficient information has been submitted in relation to the impact of the proposed development on existing ecology and trees on the subject site as requested under Additional Information Item 2:
 - (a) The submitted tree survey for the adjacent lands does not survey the subject site. So it is unknown what, if any, trees are proposed for removal or how they are impacted. The proposed landscaping in the north of the site might impact existing trees. The Planning Authority also has concerns in relation to the proximity of the proposed treatments systems to the existing trees and vegetation along the western boundary. The layout should be revised so that the existing tree and vegetation, especially along the stream and western boundaries, are retained as appropriate. A Tree Survey Report, Arboricultural Impact Assessment Report and Tree Protection Plan should be provided for the subject site.

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department

Telephone: 01 4149000

Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

(b) The study area in the submitted bat survey report does not include the subject site. The Ecological Impact Assessment states a site survey was undertaken in March 2022. This assessment states that the large trees along the north-western boundary could harbour occasional roosting bats and that it is also quite possible that bats forage along the watercourse and woodland corridors. It is noted that the site survey was not undertaken at the appropriate time of the year for surveying bat activity. A bat survey of the subject site by a suitably qualified expert at the appropriate time of year should be submitted.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION”, and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

21-Jun-2022

Pamela Hughes
for **Senior Planner**