

John Loney
Brooklands
Barrettstown Road
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0777	Date of Decision: 20-Jun-2022
Register Reference: SD22B/0175	Registration Date: 26-Apr-2022

Applicant: Joe Costello

Development: Extend over existing linear cottage to create a two storey house; extend to the front (east) with a two storey residential wing; re-model existing stables and erect small hay and fodder storage shed within an enclosed courtyard; up-grade existing septic tank to a proprietary waste water treatment system and all ancillary site works.

Location: Ballymaice House, Ballymaice, Bohernabreena, D24 TV70

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 26-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. The applicant is required to readvertise the application including a new site notice outlining the full extent of the application including reference to the following:
 - Alterations to the vehicular access and laneway
 - Removal of mature trees and hedgerow
 - A new well
 - Demolition of existing buildings
2. The applicant is requested to submit a landscape plan and associated planting plan to the Planning Authority. The Landscape Plan shall include details of hard and soft landscaping. The Landscape Plan shall be implemented in full, within the first planting season following completion of the development. The Landscape Plan to include a detailed Planting Plan and Planting Schedule stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes

should contain pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020).

3. The applicant is requested to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.
4. As the application is for a new build dwelling house, the applicant is required to submit evidence to confirm the following as per Policy H23 Objective 1 Rural housing in HA- Dublin Mountains:
 - The applicant is a native of the area; and
 - The applicant can demonstrate a genuine need for housing in that particular area; and
 - The development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming; and
 - The development would not prejudice the environmental capacity of the area, and
 - That it would be in keeping with the character of the mountain area.
5. The applicant is advised that the Planning Authority is progressing in the plan making process and a new South Dublin Development Plan 2022-2028 is expected to be relevant Development Plan in the coming months. The applicant is advised that the further information request will be assessed in accordance with the relevant Development Plan in place at the time of decision. Please consider the content of any adopted new Development Plan as part of the further information response.

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.

Register Reference: SD22B/0175

Signed on behalf of South Dublin County Council

Date: 21-Jun-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**