

Liam Baker
19, Aranleigh Court
Grange Road
Rathfarnham
Dublin 14.

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

Decision Order Number: 0812	Date of Decision: 27-Jun-2022
Register Reference: SD22A/0130	Registration Date: 03-May-2022

Applicant: Miss Leanne Jacob
Development: Three bedroom, detached house with new vehicular access and dropped kerb; removal of existing timber cabin to the rear of the plot.
Location: Plot adjacent to 30, Earlsfort View, Ronanstown, Lucan, Co. Dublin, K78 XH22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-May-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 siting of the proposed dwelling to match the front building line along Earlsfort View;
 - (ii) Revision to the design of the southern side elevation (facing Castle Road) to provide improved articulation and visual interest;
 - (iii) The reconfiguration of the internal layout at first floor level to ensure the minimum aggregate bedroom area of 36 sq m is achieved in line with Table 5.1 of the 'Quality Housing for Sustainable Communities: Best Practice Guidelines (2007)
2. Vehicular Access and Parking
The Applicant is requested to provide the following information in relation to the vehicular access arrangements and parking for the proposed dwelling:

(i) A drawing showing the proposed car parking arrangements for both the proposed dwelling and No. 30 Earlsfort View.

(ii) An AutoTRAK drawing showing how, when the boundaries have been altered, vehicular traffic enters/egresses:

- The existing entrance.
- The proposed new entrance.

3. Drainage and Water Services

The Applicant is requested to provide the following information in relation to the drainage and water services infrastructure design for the proposed dwelling:

(i) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(ii) The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- At least 5m from any building, public sewer, road boundary or structure.
- Generally, not within 3m of the boundary of the adjoining property.
- Not in such a position that the ground below foundations is likely to be adversely affected.
- 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- Soakaways must include an overflow connection to the surface water drainage network.

4. Landscape

The Applicant is requested to provide the following information in relation to the landscape design for the proposed dwelling:

(i) 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 which can be found at the following link:

<https://www.sdcc.ie/en/services/planning/planning-applications/water-and-drainage-considerations/sdcc-suds-explanatory-design-and-evaluation-guide.pdf>

(ii) A landscape plan and associated planting plan for the proposed development, to include details of hard and soft landscaping and the boundary treatments. 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).

5. The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd 2022.

In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

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/0130

Date: 29-Jun-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**