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123, Lower Baggot Street  
Dublin 2

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

<b>Decision Order Number:</b> 0830	<b>Date of Decision:</b> 30-Jun-2022
<b>Register Reference:</b> SD22A/0136	<b>Registration Date:</b> 06-May-2022

**Applicant:** John Lyons

**Development:** 3 new two and a half storey houses with vehicular access to each off St. Patrick's Cottages and a single storey extension and alterations to No. 51 Grange Park including a new vehicular entrance off St. Patricks Cottages; sundry site works including closing up the two existing vehicular entrances off Whitechurch Road, landscaping, fencing and site works.

**Location:** Site bounded by St Patrick's Cottages, Whitechurch Road & Grange Park, Rathfarnham, Dublin 14

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 06-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. The applicant is advised that the Planning Authority has a number of concerns in relation to the proposed development and a comprehensive and co-ordinated response to the issues is required. A response and amendment to address the following is requested:
  - a). The overall height and form of the proposed 3 houses does not provide architectural integration with the surrounding built form in relation to roof form, finishes and overall height. Section 11.3.2 of the Development Plan 2016- 2022 outlines that a site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Particular concern is expressed in relation to the overbearing appearance of House C from the rear amenity space of no.51.

- b). House A is required to be substantial redesigned to provide a strong dual frontage dwelling to Whitechurch road. The boundary treatment on the west elevation shall be a low wall to match existing from St Patricks Road to the rear elevation of the house.
  - c). A revised proposal for the car parking for the existing house. The applicant is required to demonstrate the private amenity space available for no.51 and exclude the car parking space. Please note an amended boundary treatment plan is required as a 1.8m high boundary at the exit point from the car parking space is not acceptable. 0.9m is required. Please also consider that the rear private amenity space for no.51 requires a suitable boundary.
  - d). CGIs of the revised proposal, including boundary treatments.
  - e). The separation distance from House C to the boundary of the rear amenity space of No. 51 shall be increased in conjunction with the reduction in height and massing of House C to alleviate the overbearing impact.
  - f). In conjunction with the above and the other items of the FI request, the Planning Authority requests the applicant to consider if 3 dwellings are feasible on the site. A reduction to 2no. dwelling may be required to satisfy the FI items.
2. The applicant is requested to submit the following information regarding Irish Water requirements.
- (a). Submit a drawing showing the watermain layout of proposed development.
  - (b). Obtain a letter of confirmation of feasibility for proposed development.
  - (c). Submit a Pre connection enquiry with Irish Water for proposed development.
  - (d). Proposed development does not have individual wastewater connections directly to Irishwater network as per Irish Water Standards. The applicant is requested to submit a revised drawing showing wastewater layout as per Irish Water Standards. Alternatively obtain a letter of confirmation of feasibility from Irish Water for proposed development.
  - (e). Submit a pre connection enquiry to Irish Water for Proposed Development.
3. The applicant is requested to submit the following information regarding Surface Water Drainage Requirements:
- (a). There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested 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.
  - (b). This site is contained within the Flood Zone C according to OPW's (Office of Public Works) CFRAM maps. The applicant is requested to submit details of measures and design features which are included in the retained development to prevent/mitigate the risk of flooding and reduce damage should flooding occur.
  - (c). The applicant's proposal must fully comply with OPW Guidelines for Planning Authorities available at: <https://www.opw.ie/en/>
4. The applicant is requested to submit the following information regarding access and parking requirements.
- (a). A revised parking layout showing on curtilage parking only as per Tables 11.23 & 11.24 of the SDCC County Development Plan 2016-2022 and a justification of the provision in the context of proximate public transport services.
  - (b). AutoTRAK analysis demonstrating how vehicles would access and egress the proposed development.
  - (c). A road safety audit with consideration for/inclusion of:

- the local roads and junctions.
- all associated traffic movements, including vehicles entering/egressing on curtilage parking.
- any existing traffic calming measures.

(d). The boundary walls at vehicle access points should be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(e). The vehicular access point shall not exceed a width of 3.5 metres.

5. 1. There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including details of boundary treatment for the proposed development. The applicant shall provide a detailed landscape plan with full works specification, that accords with the specifications and requirements of the Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including integrated/bio retention tree pits. In addition, the applicant shall also submit a landscape rationale. The landscape proposals to be prepared by a suitably qualified landscape architect.
2. The applicant is requested to submit green infrastructure proposals to help mitigate and compensate for the impact of the proposed development on existing vegetation within the subject site. These proposals shall include additional landscape details, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination. Response shall include drawings.
3. 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 Sustainable Drainage Systems (SuDS) features for the development.
  - a) A drawing to show how surface water shall be attenuated to greenfield run off rates. It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m<sup>3</sup> is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.
  - b) The applicant shall show natural SUDS features for the development such as Green roofs, swales, tree pits, permeable paving, and other such SuDS and show what attenuation capacity is provided by such SuDS.
  - c) 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.
  - d) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
  - e) Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.
  - f) The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.
6. The applicant is requested to submit a schedule of materials and finishes for agreement and approval ensuring high quality design and finishes throughout.
7. It is noted there is a discrepancy in the extent of the red line boundary as per the site location map and the site layout plan. The applicant is requested to clarify the location of the red line boundary for the site by submitted a planning drawing clearly showing the true extents of the red line boundary

indicating ownership of the site.

**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/0136

**Date:** 01-Jul-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**