

Aidan Kelly  
Molough  
Newcastle  
Clonmel  
Co. Tipperary

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

<b>Decision Order Number:</b> 0872	<b>Date of Decision:</b> 11-Jul-2022
<b>Register Reference:</b> SD22A/0141	<b>Registration Date:</b> 16-May-2022

**Applicant:** Maurice Lyons  
**Development:** Construct agricultural shed incorporating loose and storage areas; wall manure area; hardcore area and access roadway; upgrading existing entrance and all associated site works.  
**Location:** Brownsbarn, Lower Baldonnell, Co. Dublin  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 16-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. If the applicant is proposing to significantly increase traffic movements and, resultantly, alter the access, it is requested that the applicant submit accurate plans demonstrating the provision of a visibility splay of 4.5m x 160m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).

If the applicant is not altering the proposed access then revised plans are required that indicate this.

2. The applicant is requested to provide full contiguous elevations for the proposed development that includes all features, including any proposed site boundary treatment and landscaping.
3. 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. The applicant is requested to submit a revised drawing showing plan and 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:
- i) At least 5m from any building, public sewer, road boundary or structure.
  - ii) Generally, not within 3m of the boundary of the adjoining property.
  - iii) Not in such a position that the ground below foundations is likely to be adversely affected.
  - iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - v) Soakaways must include an overflow connection to the surface water drainage network.

The applicant is requested to contact water services in SDCC (South Dublin County Council) prior to submission of above reports.

4. a. The applicant is requested to submit a drawing in plan and cross-sectional view showing the distance between the foundation of development and existing stream which passes through the site. The minimum setback distance to existing stream shall be 10m as per G3 Objective 2 of the South Dublin County Development plan 2016-2022.
- b. The applicant is requested to submit a drawing showing the location of proposed road pathway relative to existing watercourse on site. Note there shall be a minimum setback distance of 10m from the edge of the road to the top of the bank of any stream or watercourse on site.

The applicant is requested to contact water services in SDCC (South Dublin County Council) prior to submission of above reports.

5. a. The proposed development site is located within Flood Zone B according to OPW's (Office of Public Works) CFRAM maps, therefore the site is at risk from a 1 in 100 year (1%) AEP flooding event. The applicant is requested to submit a report and drawing showing details of the measures to mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.
- b. The applicant is requested to note that the proposal must fully comply with OPW Guidelines for Planning Authorities available at: <https://www.opw.ie/en/>
6. a. The applicant is requested to submit a drawing showing the watermain layout of proposed development.
- b. The applicant is requested to obtain a letter of agreement or email from Irish Water that the distance of proposed entrance wall to existing 200mm watermain north of site is acceptable to Irish Water.
- c. The applicant is requested to submit a drawing showing the distance of foundation of proposed entrance wall to existing 200mm watermain that complies with Irish Water Standards.
7. There are concerns about the lack of information in relation to existing trees and hedgerows within the site and within falling distance of the Proposed development. The proposed development involves the removal of mature native hedgerows and construction adjacent to existing trees and hedgerow.

If the applicant is seeking to upgrade / change the access as per Item (1) and remove hedgerow, then the applicant is requested to submit and agree a comprehensive Tree and Hedgerow Report. This should comprise a detailed Tree and Hedgerow Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with,

BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report should be carried out by an independent, qualified Arborist and shall include all of the following:

- i) Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site
  - ii) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy
  - iii) Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).
  - iv) Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team [especially arborist, consulting architect(s) and engineer(s)] shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retentions, as appropriate
  - v) Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.
  - vi) Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.
  - vii) Arboricultural Method Statement: clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.
  - viii) Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
  - ix) The applicant is requested to submit pictures of the existing trees/hedgerows subject to any tree protective fencing. This shall include a location map of where each picture was taken from.
  - x) Trees and hedgerows within and within falling distance of the proposed development area to be surveyed.
  - xi) The report should indicate what is proposed to mitigate proposed removals and protect that which is to be retained.
  - xii) A bond may be required, based on the results of the survey.
8. 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.

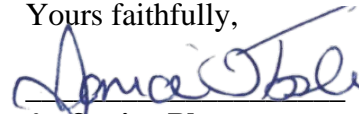
**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD22A/0141

**Date:** 12-Jul-2022

Yours faithfully,

  
for **Senior Planner**