

Sarah Jane Kearney
Cruagh Lane
Rockbrook
Rathfarnham
Dublin 16
D16 H294

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

Decision Order Number: 0888	Date of Decision: 14-Jul-2022
Register Reference: SD22A/0146	Registration Date: 20-May-2022

Applicant: Sarah Jane Kearney

Development: Four-bedroom dwelling of approximately 187 sqm on 2 levels (ground floor and dormer attic). Roof terrace, sheltered external areas, new boundary wall, site entrance, gate, driveway with associated car parking spaces and turning area. 2 new wastewater treatment plants and associated percolation areas - one of which to serve the existing adjacent dwelling and all associated landscape and ancillary site works.

Location: Cruagh Lane, Rockbrook, Rathfarnham, Dublin 16, D16 H294

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-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 requested to provide additional documentation demonstrating close family ties and social connection with this rural community. The information shall demonstrate the duration of the social and family connection to the area.
2. 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, with particular reference to the Rural Housing Policy.

3. A report was submitted as part of the application pertaining to the treatment of wastewater which could not be assessed as part of this report by the Environmental Health Officer as the trial holes were filled in on inspection. The applicant is requested to reopen the trial holes prior to response to the further information to enable assessment / inspection by the EHO.
4. The applicant is advised that the Planning Authority is concerned in relation to the capacity of rural road network which lacks a public footpath, public lighting, and drainage facilities, to cater for the additional traffic. The applicant is requested to provide a rationale for the proposed development in a traffic context and address the following:
 - a). The minimum sightline/visibility splay required for a 60km/h road is 2.4m x 90m. The set back is not clearly shown on the drawing provided and the visibility splay is not evident.
 - b). The hedgerow is in the line of the proposed sightlines. The linear meterage of hedgerow proposed to be removed in both directions has not been detailed so that it is clear to all the amount to be removed.
 - c). Any proposed wing walls and/or boundary treatments would need to be constructed so as not to obscure the required sightlines.
 - d). Any proposed gates would need to be recessed 5m so a car can safely pull off the road if the gates are closed.
 - e). There is a requirement for a level area adjacent to a public road. The gradient of the access could not exceed 2.5% over the last 6 metres of approach to the public road.
5. a). Landscape Design Proposals

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:

 - vii. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.
 - viii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.
 - ix. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.
 - x. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
 - xi. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development
 - xii. Submit green infrastructure proposals that will mitigate and compensate for the impact of the proposed development on this existing site. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation

ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.

b). Tree Survey

The applicant is requested to submit a comprehensive Tree Report to the SDCC Public Realm Section. This shall comprise of a detailed Tree 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 shall be carried out by an independent, qualified Arborist. (Additional information)

c). SUDS

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- A drawing to show how surface water shall be attenuated to greenfield run off rates.
- Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, rains gardens, swales or other such SuDS.
- SUDs Management - 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.

The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

d). Proximity of Development to Stream along Eastern Boundary

The Public Realm Section would have concerns regarding the proximity of this proposed development to the Owendoher stream and for its potential to contravene Planning Policy G3 Objective 2 of the CDP 2016-2022 - G3 Objective 2; 'To maintain a biodiversity protection zone of not less than 10 meters from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities.' The applicant should clearly show on a drawing a 10m set back from any proposed building to the top of the bank of this water body. Response should include revised layout and drawings.

6. The Planning Authority would have some concerns regarding the potential for flooding as it is located in PFRA A and PFRA B. The applicant is requested to consider same and prepare a site specific flood risk assessment, if appropriate, outlining flood mitigation measures.
7. Policy H27 requires that rural development would not create or exacerbate ribbon or haphazard forms of development.

The proposed development involves the subdivision of the existing residential site. The 2005 Rural Guidelines outline that in assessing individual housing proposals in rural areas planning authorities will in some circumstances need to form a view as to whether that proposal would contribute to or

exacerbate ribbon development. Taking account of the dispersed nature of existing housing in many rural areas, areas characterised by ribbon development will in most cases be located on the edges of cities and towns and will exhibit characteristics such as a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage.

Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

- The type of rural area and circumstances of the applicant,
- The degree to which the proposal might be considered infill development, and
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development

Please note that Section outlines that in general a road frontage of 60m is required to offset ribbon development.

In the context of the above, the applicant is required to demonstrate that the proposed development does not exacerbate ribbon development.

8. a). It is unclear from the plans submitted as to whether the rear amenity space encompasses the entire of the grassed area (including concrete block shed) to the rear of the proposed development as indicated on the site plans or if it is an L-shaped rear amenity space as shown on other site plans submitted where part of the garden is fenced off allowing dedicated access to a new wastewater treatment unit proposed for the existing dwelling. The use and ownership of this shed should also be confirmed by way of additional information.
b). The applicant is advised that there appears to be a waste disposal company operating from the application site including a number of skips and trucks for their collection. There is no evidence that this use is operating with the benefit of planning permission at this address. The applicant is requested to clarify the situation.
9. Given the prominent location and elevation of the proposed site it is likely that the proposed development will have a negative visual impact upon the receiving landscape. Visual Impacts of the proposed development include direct impacts of the development upon views in the landscape; an overall impact on visual amenity.

The applicant is therefore requested to submit a Visual Impact Assessment Report including photomontages for the proposed development. In addition, the applicant should also consider mitigation measures in terms of suitable landscaping/screen planting in order to minimize the impact of the development visually. The following approaches should be considered for the site's mitigation strategy:

- Development should be kept back from the site boundaries to allow for boundary planting and visual barrier elements to minimise the potential impact of built form, this set back should provide space for structure and parkland scale tree planting which will provide visual mitigation along the boundaries with space to allow large trees to mature.

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/0146

Date: 18-Jul-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**