

Derek Whyte
Great Connell Road
Newbridge
Co. Kildare

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

Decision Order Number: 0946	Date of Decision: 25-Jul-2022
Register Reference: SD22A/0260	Registration Date: 30-May-2022

Applicant: Helen Geraghty
Development: Sub division of existing site for the construction of a semi-detached 2 storey house, connection to public foul sewer, amendment of existing boundary walls and new vehicular entrance arrangement for existing and proposed house and all associated site works.
Location: 11, Glenfield Drive, Clondalkin, Dublin 22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 30-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 address the following deficiencies in the drawings provided:
 - (i) Finished Floor levels have not been provided on the floor plans.
 - (ii) No existing elevational drawings have been provided. These would facilitate a complete assessment of the proposed amendments to the boundary treatment.
 - (iii) No attic level/roof plan has been provided. This is required to facilitate an understanding of what (if anything) is proposed at attic level.
2. The Applicant is requested to provide revised plan, sectional and elevational drawings which demonstrate that the rear building line at first floor of the proposed dwelling matches that of the adjoining dwelling at No. 11 Glenfield Drive.
3. (i) The Applicant is requested to provide a landscape and planting plan for the proposed dwelling, including plan and elevational drawings which demonstrate the proposed boundary treatment.

(ii) A method statement identifying the root protection areas of all trees on and around the site, and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works.

(iii) The Applicant is requested to submit a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. In order not to damage the roots of the existing mature street, the Public Realm Section requires that a no-dig solution should be used in the construction of the new entrance drive way. A “no dig” method of driveway construction shall be used in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations.

(iv) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. 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. The Applicant is requested to provide the following information in relation to drainage and water services infrastructure:

(i) A drawing showing the surface water layout for proposed development.

(ii) A report and drawing to show how surface water will be attenuated on site.

(iii) A report and drawing to show what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include Green Roofs, Rain garden, Swales, Permeable Paving, Grasscrete, Channel Rills, Planter Boxes and water butts. Guidance on SuDS can be found on South Dublin County Council Website at:

[sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)

(iv) If a soakaway is proposed, then the Applicant is requested to submit a report to show percolation tests results for the site. Percolation tests and design of soakaway shall be in accordance with BRE Digest 365 Standards. Such a soakaway shall have an overflow connection to the public surface water sewer.

(v) Submit a drawing in plan and cross-sectional view showing the distance between the boundary wall of proposed house and the outside diameter of existing watermain South of Site.

(vi) Submit a drawing showing the watermain layout for proposed development.

(vii) Submit a drawing in plan and cross sectional view showing the distance between the boundary wall of proposed house and the outside diameter of existing 225mm foul sewer South of Site.

(viii) Submit a drawing showing the foul drain layout for proposed development.

(ix) Obtain a letter of confirmation of feasibility from Irish Water for proposed development in relation to the water and wastewater infrastructure for the proposed dwelling.

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/0260

Date: 28-Jul-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**