

**Peter McGillen**  
**Burgage**  
**Blessington**  
**Co Wicklow**

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

<b>Decision Order Number:</b> 0969	<b>Date of Decision:</b> 27-Jul-2022
<b>Register Reference:</b> SD22A/0266	<b>Registration Date:</b> 03-Jun-2022

**Applicant:** Gary McKeon

**Development:** Retention of existing building A1 with new direct link to existing family home providing extra living accommodation; Retention and completion of existing building B to rear North Boundary for use as private family Gym and general store; Retention of single storey shed E in side garden South for storage of equipment used by applicant in relation to his work; Retention and completion of building F located on North side of Land to accommodate the storage of Vintage Cars owned by applicant together with required storage of associated materials; Installation of new on-site treatment system to service proposed development; Completion of all ancillary works in relation to proposed development.

**Location:** Glenside House, Glassamucky, Bohernabreena, Dublin 24

**Application Type:** Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 03-Jun-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 confirm the planning status of the existing chalet (D) which appears to an additional separate residential dwelling unit located within the blue line boundary and which is in the ownership of the applicant. The applicant is also requested to confirm the planning status of the separate access road for the chalet that is now in situ. The applicant is also requested to confirm as to whether or not the site may have been subdivided to accommodate the chalet as it appears that the site has been subdivided.

Permission for the subject development cannot be granted separately if major unauthorised

development including subdivision of the site and a separate residential dwelling and access continues without being regularised.

2. Hydrological Survey / AA Screening

(a) The Planning Authority cannot screen out Appropriate Assessment for the development due to a lack of information relating to the groundwater connection to the Glenasmole Valley SAC and the petrifying springs (a qualifying interest of the SAC).

The applicant is requested to submit a fully comprehensive Hydrological Survey Report and demonstrate the potential impact of chemicals and phosphates which on the petrifying springs in the Glenasmole Valley SAC (Special Area of Conservation), arising from the storage, maintenance and washing of vintage cars on the site.

This should be incorporated into a revised AA Screening Report.

(b) The applicant is requested to submit a comprehensive design proposal for a surface water management and interception features to protect the ground water from any inappropriate / polluting run-off.

(c) The applicant is advised that, if surface water management features are required in order to mitigate the impacts on the Glenasmole Valley SAC (and not for any other purpose), the application may require a Stage 2 Appropriate Assessment. Under s.34(12) of the Planning and Development Act, 2000 (as amended), the Planning Authority cannot further consider a proposal for retention where an Appropriate Assessment is shown to have been required prior to development.

3. The applicant is requested to submit the following items:

(a) A full site visit to examine all areas of the development site must be facilitated by either the applicant or their agent. The applicant is requested to liaise with the Environmental Health Officer on this matter.

(b) A comprehensive map showing well locations and separation distances re. same. The map must also confirm what well and sewage treatment provisions are made for the other domestic residence (Chalet D) on the site.

4. The applicant is requested to clearly demonstrate how the proposal is in accordance with Policy H23 Objective 1 of the South Dublin County Development Plan 2022-2028 (previously Policy H27 Objective 1 in the 2016-2022 CDP), and that it meets the following criteria as per that objective:

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and
- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and
- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and
- Retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries; and
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and
- Would comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent less than 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPA's Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies; and
- Would not create or exacerbate ribbon or haphazard forms of development.

5. (a) The applicant is requested to submit a report showing percolation test results for location of proposed soakaways as per BRE Digest 365 Standards. Comment on the suitability of such soakaways in respect to results of soakaways and BRE Digest 365 Standards.  
(b) The applicant is requested to submit a drawing in plan and cross-sectional view showing design details of proposed soakaways.

6. The applicant is requested to submit the following information:

- (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 is requested to 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 is requested to provide the following additional information:

- i. The applicant is requested to 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.

- ii. 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.

- iii. The landscape Plan should include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio retention tree pits.

- iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site

- v. Demonstrate how natural SUDs features can be incorporated into the design of the proposed Development

- vi. 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.

The Planning Authority notes that trees appear to have been removed on site to subdivide the site within the last 7 years. The tree survey and report should, as far as is possible, contain commentary and information relating to the trees that have been removed.

The applicant should demonstrate that new planting can restore, enhance, or mitigate the loss of trees due to the potentially unauthorised subdivision and construction of a separate residential dwelling on the site.

- (c) Landscape and Visual Impact

The applicant has provided little or no information as to the landscape and visual impact of the proposed development. The applicant is requested to provide a detailed landscape and visual impact assessment including photo montages for the proposed development. The applicant is requested to provide the following information, to enable full assessment of the visual impact:

- i. Photomontages indicating existing, as permitted and as proposed development. These should show

the site and the wider area.

ii. Full sections through the site, north/south and east/west, indicating existing and proposed levels.

(d) 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 should also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features should be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant should 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.

7. 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/0266

**Date:** 02-Aug-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**