

# Comhairle Chontae Atha Cliath Theas

**PR/1085/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0288      **Application Date:** 27-Jun-2022  
**Submission Type:** New Application      **Registration Date:** 27-Jun-2022

**Correspondence Name and Address:** Jude O'Loughlin, ndba architects Unit 5, Grand Canal Wharf, South Dock Road, DUBLIN 4

**Proposed Development:** Demolition of existing detached bungalow and construction of 2 No: 264sq.m detached two storey with developed roof space 4 bedroom plus study dwelling houses and associated site works

**Location:** St. Francis, Owendore Avenue, Rathfarnham, Dublin 14

**Applicant Name:** M. Hughes, A.Kilkenny & M.McCarville

**Application Type:** Permission

(CM)

### **Description of Site and Surroundings:**

Site Area: Stated as 0.0717 Ha.

#### Site Description:

The application site is located on a laneway off Butterfield Avenue. The site reads as two separate residential plots and is partially subdivided; the site accommodates a single storey bungalow with rear garden. The rear garden is walled in, hence providing a natural division of the site (though this is not expressed to the front of the site). The southern half of the site reads as a vacant greenfield plot. There is a shed located against the back wall, on the southern side of the site.

The bungalow has a pitched roof with front-facing gable and a squared bay window in the front elevation. Access is provided via an open porch to the southern side, and to the rear of this porch is located a garage. A garden access door is built into wall skirting the building line to the north of the bungalow.

The site backs on to the garda station to the rear.

### **Proposal:**

- **Demolition of existing detached bungalow** and
- **Construction of 2 No 4-bedroom houses** (264sq.m detached two storey with developed roof space 4 bedroom plus study)
- and associated site works

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### **Zoning:**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

### **Consultations:**

Water Services	Requests Additional Information.
Roads	Requests Additional Information.
Parks	Requests Additional Information.
Irish Water	No objection, subject to conditions.

### **Submissions/Observations /Representations**

None

### **Relevant Planning History**

#### **Subject Site**

None.

#### **Nearby Sites**

SD04A/0219 at 25 Butterfield Crescent (Corner site opposite the subject site) – Permission **refused** by SDCC for Detached bungalow and double driveway at the rear, fronting to Owendore Avenue.

Reasons for refusal:

1. Having regard to: (i) the location of the proposed dwelling to the rear of the existing dwelling in close proximity to the private rear gardens of the adjoining properties. (ii) inadequate private open space as the area shown on plans also accommodates parking, in contravention of Section 3.4.16.i of the Development Plan; and (iii) inadequate set back from the proposed frontage onto Owendore Avenue, It is considered that the proposed development is substandard would be seriously injurious to the residential amenity and would be inconsistent with the established pattern of development in the vicinity and depreciate the value of property in the vicinity. Therefore the proposed development would constitute a material contravention of the zoning objective which seeks to protect and/or enhance residential amenity, and thus would be contrary to the proper planning and sustainable development of the area.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

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### Relevant Policy in South Dublin County Council Development Plan 2022 - 2028

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH3 Natura 2000 Sites

NCBH3 Objective 3 (Appropriate Assessment)

Section 3.6 Architectural Conservation, Adaptability and Placemaking

Section 3.6.1 Adapting and Reusing Historic Buildings

Policy NCBH24: Adapting and Reusing Historic Buildings

Support and encourage the reuse and adaptation of historic, traditional, and older vacant and derelict buildings as a key component of promoting sustainable development and achieving compact growth and as a catalyst for the revitalisation of historic village and town centres.

NCBH24 Objective 1: To encourage the repurposing and reuse of older vacant and derelict structures, particularly within towns, villages and Architectural Conservation Areas.

NCBH24 Objective 2: To prohibit demolition or full replacement, where there are re-use options for historic buildings in order to promote a reduction in carbon footprint.

Chapter 4 Green Infrastructure

Policy GI1 Overarching

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Policy GI2 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: *Implementation and Monitoring* and the policies and objectives of this chapter.

Policy GI4 Sustainable Drainage Systems

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Chapter 6 Housing

Section 6.8 Residential Consolidation in Urban Areas

Policy H9 Private and Semi-Private Open Space

Policy H11 Privacy and Security

H11 Objective 2

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To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and the public realm.

Policy H13 Residential Consolidation

#### H13 Objective 3

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.

#### H13 Objective 5

To ensure that new development in established areas does not unduly impact on the amenities or character of an area.

Chapter 7 Sustainable Movement

Section 7.10 Car Parking

Policy SM7 Car Parking and EV Charging

SM7 Objective 1 Maximum car parking standards

Chapter 8 Community Infrastructure and Open Space

Section 8.7.5 Quality of Public Open Space

Policy COS5 Objective 16

To ensure that parks and public open spaces are carefully designed as safe spaces, by implementing the following measures:

- Providing active frontages and maximising passive surveillance from adjacent housing and / or public thoroughfares;
- Eliminating buildings which back-on or gable-front public open spaces;
- Designing corner units with active frontage;
- Encouraging increased use through improved access and quality of facilities';
- Careful location, design and choice of surface materials and site furniture.

Chapter 10 Energy

Section 10.2 Energy Measures

Policy E3 Energy Performance in Existing and New Buildings

Chapter 12 Implementation & Monitoring

Section 12.3 Natural, Cultural and Built Heritage

Section 12.3.1 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

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Section 12.6.7 Residential Standards

(i) Housing

Table 12.20 Minimum Standards for Housing

Section 12.6.8 Residential Consolidation

(i) Infill Development

Development on infill sites should meet the following criteria:

- Be guided by the Sustainable Residential Development in Urban Areas –

Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual;

- 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 integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes.
- Larger sites will have more flexibility to define an independent character;
- While the minimum standards set will be sought in relation to refurbishment schemes it is recognised that this may not achieve a positive planning outcome, particularly in relation to historic buildings, 'living over the shop' projects, and tight (less than 0.25 Hectares) urban centre infill developments. In order to allow for flexibility, the standards may be assessed on a case-by-case basis and if considered appropriate, reduced in part or a whole, subject to overall design quality in line with the guidelines Sustainable Urban Housing: Design Standards for New Apartments, 2020;
- Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street;
- Where the proposed height is greater than that of the surrounding area a transition should be provided (See Chapter 5, Section 5.2.7 of this Chapter and Appendix 10: Building Height and Design Guide);
- Subject to appropriate safeguards to protect residential amenity, reduced public open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops;
- Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's

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- contribution to the visual setting or built heritage of the area;
- All residential consolidation proposals shall be guided by the quantitative performance approaches and recommendations under the 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guidelines to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' and / or any updated guidance;
- It should be ensured that residential amenity is not adversely impacted as a result of the proposed development; Delivery of Public Open Space and Contribution in Lieu shall be in accordance with the provisions set out under Section 8.7.4 of Chapter 8: Community Infrastructure and Open Space.

#### (iii) Backland Development

The design of development on backland sites should meet the criteria for infill development in addition to the following criteria:

- Be guided by a site analysis process in regard to the scale, siting and layout of development;
- Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area;
- Demonstrate that there is no undue overlooking, and that overshadowing is assessed having regard to 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guidelines to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' or any updated guidance;
- Access for pedestrians and vehicles should be clearly legible and, where appropriate, promote mid-block connectivity.

### **Relevant Government Guidelines and Policy**

**Project Ireland 2040 National Planning Framework**, Government of Ireland (2018).

**Regional, Spatial & Economic Strategy 2020-2032 (RSES)**, Eastern & Midlands Regional Assembly (2019)

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

**Rebuilding Ireland: Action Plan for Housing and Homelessness**, Government of Ireland (2016).

**Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas**, Department of the Environment and Local Government (2009).

**Urban Design Manual**, Department of the Environment, Heritage and Local Government, (2008).

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**Quality Housing for Sustainable Communities-Best Practice Guidelines**, Department of the Environment, Heritage and Local Government (2007).

**Design Manual for Urban Roads and Streets** Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

**Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities**, Department of the Environment, Heritage and Local Government, (2009).

**The Planning System and Flood Risk Management - Guidelines for Planning Authorities**, Department of the Environment, Heritage and Local Government & OPW, (2009).

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council policy
- Quality Design and Healthy Placemaking
- Built Heritage
- Sustainable Movement
- Green Infrastructure, Open Space and Natural Heritage
- Infrastructure and Environmental Services
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Council Policy**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. Residential dwellings are 'Permitted in Principle' under this zoning objective, subject to the criteria presented under section 12.6.8 of the South Dublin County Development Plan 2022 – 2028 and any other relevant policies and objectives.

### **Quality Design and Healthy Placemaking**

The proposal encompasses the demolition of the existing bungalow and provision of 2 detached houses. Though the planning notices refer to these as '2-storey with developed roof space', they could accurately be described as 3-storey. The houses are of the same design, flipped. Each unit is provided with a half hipped roof and front and rear dormer at second storey level. To the front, each unit is provided with a porch under canopy roof at ground level, and a bay window to the sitting room. To the rear, each unit is provided with a single-storey flat-roofed rear return, accommodating an open plan kitchen/living/dining area and separate utility room.

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### **Building Height**

The proposed ridge line would be approx. 850mm higher than the ridgeline of the adjoining 2-storey house to the south, and approx. 4 metres higher than the roof of the bungalow dwelling to the north. The half hipped roof profile provides a minor transition in height and this mitigates the slight uplift proposed for the site in comparison to the adjoining 2-storey development. Given this context, and the 3-storey garda station to the rear, the proposed height is considered to be acceptable under the South Dublin County Development Plan 2022 – 2028 Building Height policies and objectives.

### **'Quality Housing for Sustainable Communities – Best Practice Guidelines' (2007)**

Each proposed dwelling meets and exceeds the minimum standards provided for in the 2007 guidelines.

### **Private Open Space**

The rear private open spaces would be 86 and 103 sq.m. in total, exceeding the minimum standards sought in the South Dublin County Development Plan 2022 – 2028.

### **Built Heritage**

Sections 3.6 of the County Development Plan encourages the retention and re-use of older vacant buildings. The applicant has not provided a rationale for the full removal of the existing bungalow and delivery of an entirely new house in the same location.

It is considered in this instance that the existing bungalow does not have specific value as part of the visual setting or built heritage of the area. Nonetheless, in support of policies to reduce carbon footprint where re-use of a building is possible, in particular policy NCBH24 objectives 1 and 2, it is considered appropriate to seek **additional information** from the applicant on this point. The applicant should be requested to demonstrate how the existing structure of the bungalow might be re-used in full or (more likely) in part, as part of the redevelopment of the site – or to demonstrate why it should be demolished if re-use is impossible.

### **Sustainable Movement**

The Roads Department report notes that the laneway is currently hazardous to pedestrians as it does not have dedicated pedestrian facilities. Such facilities stop at the subject site. The Roads Department also notes the need for 6m-long driveways to facilitate on-curtilage parking. The report **seeks additional information** as follows:

1. Applicant to submit a revised drawing showing the continuation of the footpath (that exists outside houses 1, 2 & 3 Owendore Avenue).
2. Applicant to submit a revised drawing showing a min 6m distance from front wall to building line at the front of the houses.
3. Applicant to provide an AutoTRAK analysis showing how vehicles will safely access and egress both sites.



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This is considered to be appropriate.

### Car Parking

In terms of car parking, the proposed houses are each provided with 3 car parking spaces. The site is located in Zone 2 for parking, due to existing services provided by the 15B and 15D buses at the Owendore Avenue bus stops, and the proposed 85 bus under Bus Connects.

As such, the development of 2 houses should provide for 3 car parking spaces, rather than 4, and this should be reflected in the **request for additional information**.

### **Green Infrastructure, Open Space and Natural Heritage**

The Public Realm Department has recommended conditions in relation to the following:

1. Landscape Plan
2. Boundary treatments
3. SUDs

It is considered appropriate that boundary treatments and SUDs are dealt with by way of **additional information**.

In addition, the Public Realm Department has advised that the following additional information is required under the new County Development Plan:

1. Green Infrastructure- the applicant must show how they intend to reduce fragmentation of existing GI. They will need to provide a green infrastructure plan showing connections through the site and connections to wider GI network (see section 12.4.2).
2. The appropriate Greening Factor must be achieved for the relevant land use zoning (see Policy GI5, section 12.4.2 and related policies).
3. Suds – Applicant must use natural SUDS and above ground attenuation where possible. Design of Suds to start at existing site conditions ideally the applicant should provide a flow analysis of the existing site pre -development and how the proposed surface water drainage proposes to achieve the greenfield run off rate. These should Refer to SDCC SUDS Design Guide. (see Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3.)

It is considered appropriate to seek **additional information** on this basis.

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### Public Open Space

The site would not be suitable for the provision of public open space as part of residential infill development

Noted that COS5 Objective 7 states

'To require at the sole discretion of the Planning Authority a pro rata contribution in lieu of provision of public open space where, due to the small size, configuration or location of a particular development or on sites with less than three units it is not possible to provide functional public open space on site.'

The subject proposal is less than three units and it is not possible to provide functional open space. The Planning Authority may charge a contribution in lieu as per Policy COS5 of the South Dublin County Development Plan 2022 – 2028. In this instances, given the scale of development and the extent of the site area, the Planning Authority uses its discretion to not seek a contribution.

### **Infrastructure and Environmental Services**

Water Services has reviewed the application and has requested **additional information** as follows:

- 1.1 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. Examples of SuDS can be found on South Dublin County Council Website at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](#)
- 1.2 The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
  - Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.
  - Permeable Paving
  - Grasscrete

The above can be incorporated into a request for additional information.

The Irish Water report states no objection, subject to standard conditions.

### **Screening for Appropriate Assessment**

The applicant has not provided an Appropriate Assessment Screening Report.

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**Table 1: Description of the project and site characteristics**

<b>Planning File Reference</b>	SD22A/0157
<b>Brief description of the project</b>	See description of development.
<b>Brief description of site characteristics</b>	See site description.
<b>Application accompanied by a NIS Y/N</b>	No.

**Table 2: Identification of European Sites which may be impacted by the project**

<b>European Site</b>	<b>List of Qualifying Interest/ Special Conservation Interest</b>	<b>Distance from proposed development (km)</b>	<b>Connections (Source-Pathway-Receptor)</b>	<b>Considered further in screening Y/N</b>
South Dublin Bay SAC	4 Qualifying Interests ConservationObjectives.rdl (npws.ie)	6	Owendocher to Dodder to Liffey Rivers	Yes
South Dublin Bay and River Tolka Estuary SPA	14 Qualifying Interests ConservationObjectives.rdl (npws.ie)	6	Owendocher to Dodder to Liffey Rivers	Yes
Rockabilly to Dalkey Island SAC	2 Qualifying Interests ConservationObjectives.rdl (npws.ie)	13	Owendocher to Dodder to Liffey Rivers	Yes
Glenasmole Valley SAC	3 Qualifying Interests [6210] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) [6410] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [7220] Petrifying springs with tufa formation (Cratoneurion)	6.9	Potential indirect hydrological connection via tributaries of the River Dodder. Indirect and upstream.	No
Wicklow Mountains SAC	13 Qualifying Interests ConservationObjectives.rdl (npws.ie)	6.5	No links	No
Wicklow Mountains SPA	2 Qualifying Interests - Merlin (Falco columbarius) [A098]	6.6	No links	No

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	Peregrine (Falco peregrinus) [A103] CO004040.pdf (npws.ie)			
South Dublin Bay SAC	4 Qualifying Interests ConservationObjectives.rdl (npws.ie)	>15km	No.	No
South Dublin Bay and River Tolka Estuary SPA	14 Qualifying Interests ConservationObjectives.rdl (npws.ie)	>15km	No.	No

**Table 3: Assessment of Likely Significant Effects**

<b>Identify all potential direct and indirect impacts (alone or in combination) that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project:</b>	
<b>Likely Impacts</b>	<b>Possible Significance of Impacts (duration, magnitude etc.)</b>
Construction phase e.g. <ul style="list-style-type: none"> <li>• Vegetation clearance</li> <li>• Demolition</li> <li>• Surface water runoff from soil excavation/infill/landscaping</li> <li>• Dust, noise, vibration</li> <li>• Impact on groundwater/dewatering</li> <li>• Storage of excavated/construction materials</li> <li>• Access to site</li> <li>• Pests</li> </ul>	There is no potential for likely significant effects on any European site in view of their conservation objectives, as a result of the proposed development.
Operational phase e.g. <ul style="list-style-type: none"> <li>• Human Habitation.</li> </ul>	There is no potential for likely significant effects on any European site in view of their conservation objectives, as a result of the proposed development.
In-combination/Other	Potential impacts may arise in combination with increased human habitation within the catchment area of Dublin Bay – this has been subject to SEA screening. Significant impacts would not arise from this development.

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Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?
No

**Table 4: Screening Determination Statement**

<b>Assessment of significance of effects:</b>		
Describe how the proposed development (alone or in-combination) is/is <b><u>not likely</u></b> to have <b><u>significant</u></b> effects on European site(s) in view of its conservation objectives.		
<b>Conclusion:</b>		
	<b>Indicate (X)</b>	<b>Recommendation</b>
<b>It is clear that there is no likelihood of significant effects on a European site</b>	X	The proposal can be screened out. Appropriate assessment not required.
<b>It is uncertain whether the proposal will have a significant effect on a European site</b>		Request further information to complete screening Request NIS Refuse permission
<b>Significant effects are likely</b>		Request NIS Refuse permission
<b>Completed by</b>	CM	
<b>Date</b>	22 <sup>nd</sup> August 2022	

### **Screening for Environmental Impact Assessment**

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Conclusion**

Having regard to the South Dublin County Development Plan 2022 – 2028 settlement and infill development policies, the proposed development of the site for 2 dwellings is acceptable in principle. Having further regard to policies and objectives relating to re-use of vacant buildings, reduction of carbon footprint, sustainable movement, green infrastructure and open space, it is considered necessary to request additional information and to give the applicant an opportunity to amend the proposed development to support the council's policies and to support the sustainable redevelopment of the site and the proper planning of the area.

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### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. Re-use of Older Buildings.

The South Dublin County Development Plan 2022 - 2028 seeks the retention and re-use of older vacant buildings (see section 3.6 and policy NCBH24, and NCBH24 objectives 1 and 2) . The applicant has not provided a rationale for the full removal of the existing bungalow and delivery of an entirely new house in the same location.

In support of policies to reduce carbon footprint where re-use of a building is possible, in particular policy NCBH24 objectives 1 and 2, the applicant is requested to demonstrate how the existing structure of the bungalow might be re-used in full or (more likely) in part, as part of the redevelopment of the site, or to demonstrate why it should be demolished if re-use is impossible.

2. Sustainable Movement.

The applicant is requested to provide revised plans showing:

- (a) the provision of car parking for 3 vehicles to serve the two dwellings.
- (b) the continuation across the front of the site, of the footpath that runs in front of Nos. 1, 2 and 3 Owendore Avenue. This shall be proposed to be taken in charge.
- (c) a revised drawing showing a min 6m distance from front wall to building line at the front of the houses.
- (d) swept-path analysis showing how vehicles will safely access and egress the site.

3. Boundary Treatment.

The applicant is requested to submit elevation drawings specifying the proposed boundary treatment to the front of the site.

4. Sustainable Drainage Systems.

(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(B) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates, and showing what SuDS (Sustainable Drainage Systems) are proposed.

(C) 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

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implementation.

(D) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. 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.

(E) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m<sup>3</sup>. Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m<sup>2</sup> are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

### 5. Green Infrastructure.

The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:

(a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

(b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective.

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**REG. REF. SD22A/0288**

**LOCATION: St. Francis, Owendore Avenue, Rathfarnham, Dublin 14**

  
\_\_\_\_\_  
**Jim Johnston,**  
**Senior Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:**

22/8/22

  
\_\_\_\_\_  
**Eoin Burke, Senior Planner**