

Jude O'Loughlin,
ndba architects
Unit 5, Grand Canal Wharf
South Dock Road
DUBLIN 4

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

Decision Order Number: 1085	Date of Decision: 22-Aug-2022
Register Reference: SD22A/0288	Registration Date: 27-Jun-2022

Applicant: M. Hughes, A.Kilkenny & M.McCarville
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
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 27-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. 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 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 m³ . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² 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.

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/0288

Date: 24-Aug-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**