

CK Architecture
Ashleigh House
John F. Kennedy Road
Dublin 12

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

Decision Order Number: 1121	Date of Decision: 01-Sep-2022
Register Reference: SD22A/0300	Registration Date: 08-Jul-2022

Applicant: Robert Flanagan
Development: 2 storey, 2 bedroom, end of terrace house to side of existing dwelling; a new vehicular access from Kilcarberry Close; all related works.
Location: 5, Kilcarberry Close, Clondalkin, Dublin 22.
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 08-Jul-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 a revised design, which addresses the following:
In accordance with Section 12.6.8 Residential Consolidation
(ii) Corner / Side Gardens
Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:
 - a. Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain: Dual frontage has not been provided as part of the current application. It is noted there are no directly opposing first floor windows. Whilst the site is set back from the boundary, there is potential to activate the side elevation, particularly at first floor.
 - b. The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings; The design of the proposed development generally matches the adjacent dwellings, however, the Planning Authority are of the opinion that the proposal

would benefit from additional windows at first floor to the front and side.

c. A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality: The proposal provides a 2bed dwelling. In line with CDP table 3.20 55sq.m is required. The area immediately to the rear of the dwelling measures approximately 37sq.m, however, it is noted that there are hard surfaced areas proposed in this location. There is also in excess of 50sq.m to the side, but there are hard surfaced areas running through this area also. The applicant is requested to provide a layout plan, which clearly indicates functional open space that does not include car parking or footpaths. It is noted that, if car parking is retained to the rear of the dwelling, the applicant may not be able to secure the entire requirement to the rear of the building line. In which case, there may be potential to use land to the side of the dwelling, provided it is well connected to the rear open space and functional. Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings will not be considered as private amenity space.

2. The applicant is requested to clearly indicate areas of storage in line with the requirements of Quality Housing for Sustainable Communities-Best Practice Guidelines (DOEHLG 2007).
3. In relation to the existing dwelling, it is noted that an private open space area of approx. 63.5 sqm would be retained, which is considered acceptable in this instance. It is noted that the existing layout shows a large shed in the rear amenity space, however, this is not indicated in the proposed. It is noted that the amenity space for the host dwelling may also largely consist of hardstanding. Whilst not included within the redline, the applicant should note that in order for this space to be considered usable, the shed may need to be removed. The applicant is therefore requested to:
 - Revise the redline to include the rear amenity space for the host dwelling,
 - Include the rear amenity space for the host dwelling in the GI / landscape plan
 - Indicate whether the shed would be removed and the level of amenity space that would remain for the host dwelling.
4. a. The site is located within a Strategic GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1 (Strategic Corridor 5: Camac River Corridor). It is noted that the application does not include SuDS measures. Having regard to the location of the site within a Primary Corridor, the extent of private amenity grassland, the scale of the footprint increase and the lack of/ limited provision of SuDS measures, it is considered that the subject development has not incorporated Green Infrastructure and would therefore not be in accordance with Policy Objectives GI1 Objective 4, GI4 Objective 1, GI2 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 - 2028. It is also apparent that the proposed development may also impact street trees. The applicant is requested to submit a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy.
b. In conjunction with (a) the applicant is requested to submit an overall site summary quantifying and detailing the following:
 - tree and hedgerow removal;
 - tree and hedgerow retention;
 - new tree and hedgerow planting.
c. Street trees should be assessed as part of any landscape / Green Infrastructure assessment.

5. 1. The applicant is requested to submit:
 - a. A road safety audit (level 1) which includes AutoTRAK analysis is required which addresses issues of vehicular egress from dwellings No.5 and No.7, taking into account pedestrian safety and the swept paths of vehicles.
 - b. A revised drawing to be submitted with the provision of a visibility splay in both directions from the side entrance that meets the minimum requirements for the 30km/h zone.
2. The applicant is requested to examine alternative provision of access / parking that:
 - Result in more usable rear amenity space
 - Meet the requirement of the Roads Department
 - Protect existing Green Infrastructure.
3. It is noted that the proposed changes to the car parking for the existing dwelling are located outside the redline for the proposed development. The Roads Department has raised concerns regarding safety and has requested an audit, which may result in the omission of the proposed change of car parking to the front of No5. However, should the revised car parking remain, the applicant is requested to submit a revised site layout plan, which includes the impacted area within the redline.
6. The area is located within a noise significant boundary (Casement). Policy IE13 seeks to discourage noise-sensitive developments in the immediate vicinity of airports and aerodromes. In accordance with IE13, objective 1, noise sensitive uses should be subject to an appropriate noise assessment and mitigation measures to protect residential amenity. The applicant is requested to submit a noise assessment and appropriate mitigation in line with IE13 objective 1.
7. a. The applicant is requested to submit a report and drawing showing additional SuDS. Examples of SuDS include (this is not an exhaustive):
 - Permeable Paving
 - Channel Rills
 - Rain Gardens ,
 - Planter boxes with overflow connection to the public surface water sewer.
 - Grasscrete
 - Other such SuDS

Guidance on SuDS can be found at South Dublin County Council Website at Householders guide [sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)

b. There is no soakaway proposed for the development as per BRE Digest 365 Standards. There are no soil percolation test results, design calculations or dimensions submitted for a soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 - Soakaway Design.

If percolation tests results comply with BRE Digest 365 standards then submit a revised drawing showing in plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- At least 5m from any building, public sewer, road boundary or structure.
- Generally, not within 3m of the boundary of the adjoining property.
- Not in such a position that the ground below foundations is likely to be adversely affected.
- 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- Soakaways must include an overflow connection to the surface water drainage network.

8. The applicant is requested to submit a drawing showing the watermain layout of the proposed development.

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/0300

Date: 02-Sep-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**