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

Decision Order Number: 1217	Date of Decision: 27-Sep-2022
Register Reference: SD22B/0354	Registration Date: 03-Aug-2022

Applicant: Elaine & Benji O'Reilly
Development: Two storey extension and single storey side extension to existing dwelling, comprising of 160sq.m to ground floor and 137sq.m to the first floor, accommodating additional bedrooms and living accommodation and granny flat; Finishes to be painted sand and cement render to walls and natural slate tiles to the roof.
Location: The Lugg, Saggart, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-Aug-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 does not comply with Policy H23, Objective 1 of the South Dublin County Development Plan 2022-2028 and should submit the following:
 - The proposed development is not designed and sited to minimise the impact on the landscape including the 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. The applicant should provide revised drawings including floor plans, site plans, elevations and cross sections reducing the height of the two storey element of the proposed development in order to preserve the visual amenities of HA-DM area.
 - The proposed development may have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings. The applicant should provide a revised

landscape plan including replanting schedule and a full Green Infrastructure assessment including any mitigating measures to address the potential negative impact on the environment.

- The applicant should confirm that the proposed development 'retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries'. The applicant should submit the intended boundary treatments that are required as part of the proposed development.

- The applicant is required to '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'. The applicant should submit a comprehensive map showing well locations and separation distances re. same. Detail in the form of a written report must also be provided indicating what (if any) sewage treatment provision was made for the new domestic residence proposed and if a new sewage treatment system has been considered.

2. The proposed development does not comply with the South Dublin County Development Plan requirements regarding family flats and the applicant should submit the following:

- The main entrance to the existing house shall be retained and the family flat shall be directly accessible from the front door of the main dwelling via an internal access door, and the design criteria for dwelling extensions will be applied;

There is no direct internal door to the family flat from the existing dwelling and the applicant should provide revised drawings including floor plans indicating an internal access door to the main dwelling.

- Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house;

The main access to the family flat is to the front of the property and this should be moved to the side or rear and the applicant should submit revised drawings including floor plans, site plans and elevations confirming this.

3. The proposed development is located in 'HA-DM' - 'To protect and enhance the outstanding natural character of the Dublin Mountains Area' and as such all development should align with this zoning objective. The proposed ground floor extension to the east is not considered acceptable and should incorporate the following alterations;

- Reduced building footprint;
- Omission of the angled relationship to the host property;
- Redesign of the roof to omit the visually jarring flat roofed transition between the two storey and single storey elements of the proposed development. (It is noted that this design change may require amendments to bedroom 5)

The applicant should submit revised drawings including site plans, floor plans, elevations and cross sections demonstrating these amendments to the development

4. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant should 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
- Green Roofs,
- Rain gardens
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Planter Boxes water butts
- Other such SuDS

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

REASON: To ensure the adequate provision of SuDS

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: SD22B/0354

Date: 29-Sep-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**