

Michael Tweed
60, Amiens Street
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1231	Date of Decision: 04-Oct-2022
Register Reference: SD22A/0066	Date: 07-Sep-2022

Applicant: John Pope
Application Type: Additional Information
Development: The demolition of the existing 3-bedroom, single storey detached house and sheds and the construction of three houses; two 3 bedroom 3 storey; semi-detached houses extending to 131.50sq.m each and one 3-bedroom; 3 storey detached house extending to 131.5sq.m; and all associated site works. Each house will have 2 off-street parking spaces to the front of the house (the total number of car spaces will be 6).
Location: 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1

Dear Sir /Madam,

With reference to your planning application, additional information received on 07-Sep-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The site is located entirely within a Riparian Corridor. As such the applicant is required to undertake a hydromorphological assessment. The identification of the site within the corridor represents stage 1 of the assessment The applicant is requested to undertake a Stage 2 'Scoping' assessment and, if relevant, a Stage 3 'Detailed Assessment'.

The requirements for a Stage 2 assessment are as follows:

- The scoping stage considers the pressures that have the potential to directly or indirectly affect hydromorphology. The assessment of pressures should identify driver, pressure, state, impact and response. A Stage 2 assessment is to include a qualitative assessment of the likely positive and negative impacts of the development on existing pressures. The morphological pressures relevant to the proposed development should be identified and should also consider the development phase (i.e. construction, operation/maintenance, demolition). Pressures that should be considered are listed in the Water Information System for Europe (WISE). The effect (positive/neutral/negative), duration and significance are to be considered. If the planning authority is satisfied that there is no potential risk of adverse impacts to the hydromorphology of the subject reach from the proposed development, the process can conclude at Stage 2. However,

where there are likely negative impacts the assessment process will progress to Stage 3 Detailed Assessment to quantify the potential impact to the reach hydromorphology.

The requirements for a Stage 3 assessment are as follows:

- Stage 3 Detailed Assessment is undertaken to quantitatively assess the impact of the proposed development and any mitigation measures required. This will typically involve site walkover using River Hydromorphology Assessment Technique (RHAT). RHAT method was developed for WFD classification, but it also has other applications including assessing morphological pressures at a site or reach scale. The RHAT can be used as a tool to determine remedial/restoration work required to improve the river habitat as well as determine deviation from a “Natural” form. It can also be used to assess conditions before and after such works are carried out. The stage 3 assessment must be undertaken by a suitably qualified person (e.g. hydrologist or geomorphologist) that will identify whether RHAT will be required, given the characteristics of the proposed development. Attributes considered as part of a RHAT survey are listed below:

- (1) Channel form and flow types
- (2) Channel vegetation
- (3) Substrate condition
- (4) Barriers to continuity
- (5) Bank structure & stability
- (6) Bank vegetation
- (7) Riparian land use
- (8) Floodplain connectivity

The RHAT concludes by defining a WFD Hydromorphological Status (i.e. Bad, Poor, Moderate, Good, High). This stage takes into consideration mitigation measures and is an iterative process whereby a mitigation measure can be assessed to determine the most appropriate for the proposed development. The potential impact of the proposed development should be assessed and considered in sufficient detail to define the likely Hydromorphological Status post development. A proposed development will be accepted if post-mitigation there is no adverse change in hydromorphological Status (i.e. from Good to Moderate) of any reach directly or indirectly impacted by the proposed development.

2. In accordance with the CDP 2022-2028, all development proposals shall be accompanied by a Green Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:
 - Site location plan showing the development site in the context of the wider GI as shown on the Council’s GI Plan for the County;
 - Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;
 - Indicate how the development proposals link to and enhance the wider GI Network of the County;
 - Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site;
 - Proposals for identification and control of invasive species.

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.
- Increased planting to the front of the dwelling

The applicant is requested to submit a Green Infrastructure Plan in accordance with the above. The applicant should note that the site is within Strategic Corridor 4: Liffey Valley Corridor and any submission should reflect this

3. The applicant is requested to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance should be demonstrated through the submission of a Green Space Factor (GSF) Worksheet.
4. The applicant should note that Further Information was requested on 20 April 2022. Any response to this Further Information must be received by the Planning Authority within 6 months of this date. The applicant is advised that, under Article 33(3) of the Planning and Development Regulations, the Planning Authority may agree to an additional period, not exceeding 3 months, to respond to the request for Further Information. The applicant should note that any such request should be made prior to the submission of details in accordance with this Clarification of Further Information request.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION", and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

Pamela Hughes
for **Senior Planner**

04-Oct-2022