

**Peter McGillen**  
**McGillen Design Services**  
**Burgage**  
**Blessington,**  
**Co Wicklow**

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

<b>Decision Order Number:</b> 1368	<b>Date of Decision:</b> 28-Oct-2022
<b>Register Reference:</b> SD22B/0403	<b>Registration Date:</b> 08-Sep-2022

**Applicant:** Peter Lawlor

**Development:** Permission sought by Peter Lawlor to build two story extension to rear of existing dwelling providing additional bedrooms and living accommodation. Overall height of existing dwelling 7.300 meters. Overall height of proposed extension 6.150 meters. Area of existing dwelling 280.8 sqm. area of proposed extension 211.5 sqm. Total area 491.3 sqm together with required ancillary work.

**Location:** Mountpelier, Bohernabreena, Dublin 24

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 08-Sep-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 proposed development to a single storey extension in order to preserve the visual amenities of HA-DM area. As much as is possible, the applicant should locate this extension fully behind the existing dwelling. Furthermore, the aluminum clad external wall treatment is out of character for the surrounding area and should be omitted.

- 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 proposed development appears to require the setting back of the existing roadside boundary wall to the south and there are no details provided regarding materials, height, exact location and potential impact for road traffic including revised splays and any changes to access and egress. The applicant should submit the intended boundary treatments that are required as part of the proposed development including demonstrating the implications to the safety of road users.

- 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. Chapter 12.6.9 (Rural Housing Design) of the South Dublin County Development Plan 2022 - 2028 states that 'A comprehensive site analysis and character appraisal should be submitted with all applications for houses and extensions in rural and high amenity zones'. The applicant should therefore submit a site analysis and character appraisal as part of the Additional Information request.
3. 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.

4. Having regard to the location of the site within the Core Area, 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, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028. The applicant should therefore submit a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy. The applicant should reference Chapter 4 of the South Dublin County Development Plan 2022-2028 prior to submission.

**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/0403

**Date:** 28-Oct-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**