

Comhairle Chontae Atha Cliath Theas

PR/1377/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0351 **Application Date:** 08-Sep-2022
Submission Type: New Application **Registration Date:** 08-Sep-2022

Correspondence Name and Address: Robert M Foley & Associates 4, Robinhood Park,
Robinhood, Dublin 22

Proposed Development: 3 bedroom detached two storey house with tiled
pitched roof on existing side site, new wall, fences,
drainage systems, driveways, front entrance gates and
all associated site works.

Location: 36, Tamarisk Drive, Dublin 24

Applicant Name: Denis Morgan

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0243 hectares.

Site Description:

The application site comprises the side garden of an existing two-storey, semi-detached house, located on Tamarisk Drive. The site is currently comprised of hardstanding, with a single storey, flat roof detached garage. There is an existing vehicular access serving the site. The surrounding area is residential in nature, with a large area of public open space located to the northeast.

Site Visited: 12/10/2022

Proposal:

Permission is sought for the following:

- Two-storey, 3-bedroom detached house with pitched roof (xx sq.m)
- New walls, fences, drainage systems, driveways, front entrance gates and all associated site works

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

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Consultations:

Roads – **Additional information** recommended
Public Realm – No objection, **conditions** recommended
Water Services – Refusal recommended
Irish Water – No objection, **conditions** recommended

SEA Sensitivity Screening

SEA monitoring indicates no overlap with relevant sensitive environmental layers

Submissions/Observations /Representations

Submission expiry date – 12 October 2022

No submissions or observations received.

Relevant Planning History

None recorded for subject site.

Relevant Development Nearby

House to Rear

The house to the rear of the application site has a lengthy planning history relating to provision of a single dwelling in side garden, relevant issues summarised below:

SD16A/0409: Construction of a 2 storey, detached 3-bedroom house. **Granted.**

- Following previous reasons for refusal relating to the location of an existing surface water pipe, the applicant engaged with the Planning Authority and confirmed that the location of the pipe was in the public verge, and not through the application site.

SD08B/0635: Proposed two storey family flat with new vehicular entrance to side. **Granted.**

SD06A/0989: Detached two storey house with new vehicular entrance to side. **Refused by SDCC and upheld by ABP.**

- **SDCC reason:** *The proposed design for the diversion of the existing 225mm public surface water sewer, as shown in the submitted documents and drawings, does not meet the requirements of the Environmental Services Department, given the presence of other environmental services infrastructure in the immediate vicinity. The proposed development by reason of the fact that the applicants cannot divert the sewer to the satisfaction of the Planning Authority would result in a development being erected within 3 metres of a public water sewer. The proposed development would therefore be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.*
- **ABP reason:** *In order to facilitate the proposed development, it would be necessary to divert the existing surface water pipe which runs alongside number 19 Tamarisk Dale onto the grass verge area alongside Treepark Road. Such diversion would require the agreement*

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of the planning authority. It is considered that, as such permission has not been submitted with the application, the applicant has insufficient legal estate or interest to undertake the proposed development.

SD05A/1005: Detached two storey house with new vehicular entrance and re-alignment of surface water sewer. **Refused.**

- *The proposed design for the diversion of the existing 225mm diameter public surface water sewer, as shown in the submitted documents and drawings, does not meet the requirements of the Environmental Services Department, given the presence of other environmental services infrastructure in the immediate vicinity. The proposed development by reason of the fact that the applicants cannot divert the sewer to the satisfaction of the Sanitary Authority would result in a development being erected within 3 metres of a public waste water sewer. The proposed development would therefore be prejudicial to public health.*

SD05A/0156: Detached two storey house to side with new vehicular entrance and ancillary site works. **Refused.**

- *The proposed design for the diversion of the existing 225mm diameter public surface water sewer, as shown in the submitted documents and drawings, does not meet the requirements of the Environmental Services Department, given the presence of other environmental services in the immediate vicinity. The proposed development by reason of the fact that the applicants cannot divert the sewer to the satisfaction of the Planning Authority would result in a development being erected within 3 metres of a public water sewer. The proposed development would therefore be prejudiced to public health.*

SD02A/0418: Detached two storey house to side and associated site works. **Refused.**

- *The proposed development as shown in the submitted documents and drawings does not meet the requirement of the Environmental Services Department in that no buildings shall be erected within 5 metres of a public water sewer, or any public water sewer with the potential to be taken in charge. The proposed development would therefore be prejudicial to public health.*

Other Nearby Development

- **SD09A/0164:** 1 no. two storey with attic detached house and new additional vehicular and pedestrian access from Tamarisk Dale with two car parking spaces to the front garden, 4 no. Velux windows and all associated site development works including demolition of single storey extension. **Granted**
- **SD05A/0237:** Construction of 2 storey 3 bedroom detached house to side of existing dwelling with access through existing vehicular entrance and the provision of new vehicular entrance to existing dwelling. **Granted**

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- **SD05A/0105:** Demolition of existing garage and construction of two storey house and entrance. **Granted**
- **SD03A/0068:** Demolition of existing side shed and the construction of a 2 storey 3 bedroom dwelling with attic conversion and ancillary works. **Granted**
- **S02A/0086:** 3 bedroom house on site. **Granted, amended by SD05A/0261**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial, and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Chapter 5 Quality Design and Healthy Placemaking

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Chapter 6 Housing

Section 6.7.1 Residential Design and Layout

H7 Objective 2: To ensure that new residential developments incorporate energy efficiency measures and promote innovation in renewable energy opportunities.

Section 6.7.3 Private and Semi-Private Open Space

Policy H9: Private and Semi-Private Open Space

Ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments.

Section 6.7.4 Internal Residential Accommodation

Policy H10: Internal Residential Accommodation

Ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.

H10 Objective 1: To promote the provision of high-quality houses and apartments / duplexes within sustainable neighbourhoods by achieving the appropriate quantitative and qualitative standards, in accordance with Ministerial Guidelines and as set out in Chapter 12: Implementation and Monitoring.

H10 Objective 2: To support the design of adaptable residential unit layouts that can accommodate the changing needs of occupants, through extension or remodelling subject to the protection of residential amenity.

H10 Objective 3: To strongly encourage the provision of adequate space to allow for individuals to work from home in housing units, including apartments.

6.8 Residential Consolidation in Urban Areas

Section 6.8.1 Infill, Backland, Subdivision and Corner Sites

Policy H13: Residential Consolidation

Promote and support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H13 Objective 1: To promote and support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

H13 Objective 2: To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.

H13 Objective 3: To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.

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H13 Objective 5: To ensure that new development in established areas does not unduly impact on the amenities or character of an area.

Section 8.7.3 Quantity of Public Open Space

Section 8.7.4 Delivery of Public Open Space and Contributions in Lieu

COS5 Objective 4

COS5 Objective 5

COS5 Objective 6

COS5 Objective 7

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Section 12.6.7 Residential Standards

Table 3.20: Minimum Standards for Housing

<i>Type of Unit</i>	<i>House Size</i>	<i>Private Open Space</i>
<i>One bedroom</i>	<i>50 sq.m</i>	<i>48 sq.m</i>
<i>Two bedrooms</i>	<i>80 sq.m</i>	<i>55 sq.m</i>
<i>Three bedrooms</i>	<i>92 sq.m</i>	<i>60 sq.m</i>
<i>Four bedrooms</i>	<i>110 sq.m</i>	<i>70 sq.m</i>

Section 12.6.8 Residential Consolidation

Corner / Side Garden Sites

Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible. Proposals for buildings which project forward or behind the prevailing front building line, should incorporate*

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transitional elements into the design to promote a sense of integration with adjoining buildings;

- *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;*
- *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;*
- *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 shall not be considered as private amenity space.*

Section 12.6.10 Public Open Space

Section 12.7.4 Car parking Standards

Section 12.7.6 Car Parking Design and Layout

Relevant Government Policy & Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018

Regional Spatial and Economic Strategy, Eastern & Midlands Regional Assembly, 2019.

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage, and Local Government (2008).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG, 2009.

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Roads
- Green Infrastructure
- Drainage
- Appropriate Assessment
- Environmental Impact Assessment

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Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*. Residential development is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan.

Residential and Visual Amenity

A two-storey, pitched roof, detached dwelling would be located in the side garden of the existing dwelling. Permission was granted for similar development to the rear of this property previously, however this does not appear to have been commenced.

Internal Accommodation

Table 1 provides an analysis of the proposed dwelling and its compliance with the standards as specified in Table 3.20 of the Development Plan 2022 – 2028, and the Quality Housing for Sustainable Development Guidelines.

Table 1 Comparison of Standards for 3-bedroom, two-storey dwelling requirements

	Development Plan Standards	Quality Housing Guidelines	Proposal
Gross Floor Area	92	80	132.6
Main Living Room	-	13	15.5
Living Area	-	30	44.3
Bedroom Area	-	25	37.9
Storage	-	4	8
Private Open Space	70	-	69.2 sq.m*

* measured from drawings

From the above, it is clear that the internal accommodation exceeds the requirements of both the Development Plan and Guidelines. This is considered acceptable.

Private Open Space

The Development Plan requires private open space of 70 sq.m to be provided. The applicant states on drawings that 90 sq.m private open space would be provided; however, this is not considered accurate and appears to include the side passage of the dwelling which would not be considered functional or relevant to the calculation of private open space. Measured from drawings there would be 69.2 sq.m of useable, quality, private open space. This is considered acceptable. 78 sq.m of rear open space would be retained by the existing dwelling and this is considered acceptable.

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External Appearance

The proposed materials reflect the character of the area, with the property largely rendered except on the front elevation where the ground floor would have a red brick finish. This is considered acceptable.

The ridge height of the dwelling would be 9.124m, over 1m higher than the existing dwelling to the south. This is considered unacceptable and would appear very disjointed in the context of the streetscape, which has a very uniform roof height. Other dwellings which have been constructed in side gardens, of which there is significant precedence, have been more consistent with the prevailing ridge height of the area. The applicant should be requested to amend the proposals, to have better cognisance of the prevailing ridge height in the area. This should be amended by **additional information**.

The northern elevation of the dwelling would front an existing area of public open space. This space does not benefit from enough passive surveillance, and it is considered that there is an opportunity to increase passive surveillance and improve security of this area through this development. The window serving bedroom 3 should be moved from the rear to the side elevation at first floor level. On the ground floor, a secondary window should be provided on the side elevation, serving the living room, and the applicant should explore the inclusion of a high level window serving the dining room on the side elevation. The applicant should submit revised plans and elevations as **additional information**.

Impact on Neighbouring Dwellings

The existing dwelling at Tamarisk Drive does not appear to have been extended or altered. The proposed house has a small rear protrusion that would extend approximately 5.7m from the rear building line of the existing dwelling at ground floor, and 3.8m at first floor level. A separation distance of approximately 2.2m would be maintained between the two dwellings.

The House Extension Design Guide provides a rule of thumb for extensions that for every 3m of a height, a separation distance of 1m should be achieved to minimise the overbearing impact of the development. This is considered an appropriate measure when assessing the current proposal. From drawings it appears that the maximum height of the dwelling, past the rear building line of the existing dwelling, would be approximately 7.5m. On this basis a 2.5m separation distance should be provided. The distance of 2.2m is considered acceptable and not significantly below the desired distance.

Given the orientation of the dwelling, located to the north of the existing property, it is not considered that there would be any significant negative impacts on the existing dwelling.

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Section 12.6.7 of the Development Plan states, '*a minimum clearance distance of circa 22 metres, in general, is required between opposing windows, including in the case of apartments up to three storeys in height.*' Exceptions to this rule can be made for innovative design solutions on infill sites. At first floor level a garden depth of approximately 9.5m would be achieved, ideally this distance would be 11m to protect the development potential of the site to the rear. The applicant should be requested to look at their proposal and make any amendments possible to increase the depth of the garden so as not to prejudice future residential development to the rear. This should be sought as **additional information**.

Front porch

The proposed front porch at a depth of some 2m exceeds the council requirements for a 1.5m depth and this should be reduced accordingly by **further information**.

Roads

The Roads Department have reviewed the application and raised concerns regarding the proximity of the proposed entrance to serve the new dwelling, and the junction onto Tamarisk Road, along with the raised tables for the crossing. To address these concerns, they have recommended the following **additional information** is sought:

1. *The applicant is requested to provide a revised layout of not less than 1:50 indicating a joint entrance for both houses that is accessible to the Roads Dept.*

It is considered appropriate to request this **additional information** to ensure that any new access arrangements are safe. Revised access arrangements should also ensure the protection of the existing street tree, located in the grass verge to the south east of the site.

Green Infrastructure

The application site appears to be located within a Primary GI Corridor, as per Figure 4.4 of the County Development Plan.

The site currently appears to consist largely of hardstanding, with a detached shed. There is some mature vegetation at the front of the site. It is not clear if this would be cleared for the development or retained. The applicant should be requested to clarify this by **additional information**. The applicant does not appear to have proposed any SuDS, and this should also be addressed by **additional information**.

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The Public Realm section have reviewed the application and have stated no objection to the development, recommending the following conditions in the event of a grant:

1. *Tree Bond*

A tree bond of €1,500 (one thousand five euros) shall be lodged with the Planning Authority to ensure the protection of the existing street tree located in the grass margin during the course of the development works. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the trees proposed for retention is alive, in good condition with a useful life expectancy.

2. *Protection of Street Tree in Grass Margin*

In order to ensure the protection of the existing street tree adjacent to the entrance of this proposed development, suitable tree protection fencing should be installed in order to protect the existing tree during construction works. Protective tree fencing must be erected prior to all construction operations occurring on site. Fencing to be in accordance with BS 5837. This fencing, enclosing the tree protection areas must be installed prior to any plant, vehicle, or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access.' No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection area.

The conditions are considered appropriate in the event of a grant of permission. The applicant has not indicated on their layout drawings the location of the existing street tree. This should be rectified as part of an **additional information** request.

In addition to the recommended **conditions**, the Public Realm section raised the following concerns:

1. *Landscape Plan*

Ideally a landscape scheme shall be provided as part of the development proposals which helps to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links. The Landscape Plan should be prepared by a suitably qualified landscape consultant/designer. The landscape Plan shall include details of hard and soft landscaping, in addition the applicant is requested to submit a fully detailed Planting Plan for the development.

2. *SUDS*

There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity

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enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.

The Public Realm report does not provide a recommendation on how to address these concerns. It is considered appropriate to request these items as **additional information**.

Drainage

Water Services have recommended the application is **refused** for the following reasons:

- *Water services recommend that proposed development be refused because there is no setback distance from proposed development to an existing 225mm surface water sewer north east of site. A minimum setback distance of 3m is required between proposed development and existing 225mm surface water sewer.*
- *There are no SuDS proposed for the development.*
- *The proposed development would be prejudicial to public health and proper planning.*

It is noted that under SD16A/0409 it was accepted that there are errors in the location indicated for the surface water sewer that is indicated on Irish Water maps as running through the application site and proposed location of the dwelling. Of relevance, the cover letter for SD16A/0409 states *'the records are incorrect, and my client uncovered the said pipe on 24.11.16 for inspection by the local area engineer, Graham Murphy, who confirmed verbally that he acknowledged that the pipe was in the public verge outside my client's site. The previous record indicated a straight line between two manholes whereas the actual line followed the line of the public grass verge on the distributor road.'* It is considered that the applicant should be afforded an opportunity to demonstrate that the existing Irish Water maps are incorrect or clarify the exact surface water arrangement at the site. It is noted that the drainage layout provided by the applicant indicates the surface water sewer is in the grass verge. **Additional information** in this regard should be sought.

Irish Water have reviewed the application and have stated no objection to the development, recommending standard **conditions** relating to water connection agreements prior to the commencement of development. These would be considered appropriate in the event of a grant of permission.

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Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is on Tamarisk Drive, an established residential area. The development comprises construction of a detached dwelling and associated site works.

Having regard to:

- the small residential scale of the development,
- the location of the development in an established urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed and the responses received from consultees to the application, it is considered that **additional information** is required as follows:

- Revised plans, elevations, and sections as relevant amending the ridge height of the dwelling to better reflect the prevailing ridge height of the area
- Alterations to the side and rear elevations to improve passive surveillance of the public open space to the north
- Amend the depth of the dwelling so as not to prejudice the development potential of the site to the rear
- Revised layout amending the access arrangement for the site to provide a shared access
- Landscape plan, including information on existing and proposed vegetation to serve the site
- Sustainable Urban Drainage Systems (SuDS) plan
- Clarify the location of the existing surface water drain and consult with the Planning Authority to confirm the acceptability of the proposal once drainage layouts are confirmed
- Revise the 2m deep front porch to 1.5m depth

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Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. a) The ridge height of the proposed dwelling would be in excess of 1m taller than the existing dwelling to the south. This is considered unacceptable and would be incongruous when viewed in the context of the area, which has a well maintained prevailing ridge height, not exceeded anywhere by this height. The applicant is requested to revise the proposals to have greater cognisance of the character of the area, and the prevailing ridge height maintained along Tamarisk Drive and the surrounding residential neighbourhood. Revised plans and sections should be submitted detailing the amendments.
b) The proposed front porch at a depth of some 2m exceeds the council requirements for a 1.5m depth and this should be reduced accordingly by further information. Revised drawings should be submitted accordingly.
2. The applicant is requested to make the following amendments to improve passive surveillance of the public open space area located to the north:
 - Relocate the window serving bedroom 3 from the rear of the dwelling to the northern side elevation. This will improve passive surveillance of the public open space area and protect the development potential of the site to the rear.
 - Include a secondary window serving the living room, on the northern side elevation fronting the public open space
 - Investigate the possibility of including a high-level window on the northern side elevation, serving the dining areaThe applicant should submit revising floor plans and elevations, consistently showing any alterations made as a result of this request.
3. The applicant is requested to reduce the depth of the dwelling to provide an increased rear garden depth to protect the development potential of the site to the rear, to accord with Section 12.6.7 of the South Dublin County Development Plan. 2022 - 2028
4. The applicant is requested to provide a revised layout of not less than 1:50 indicating a joint entrance for both houses, utilising the existing vehicular access and minimising any threat to the street tree located in the grass verge to the south east of the site.
5. Submit a landscape scheme which helps to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links. The Landscape Plan should be prepared by a suitably qualified landscape consultant/designer. The landscape Plan shall include details of hard and soft landscaping, in addition the applicant is requested to submit a fully detailed Planting Plan for the development. The landscape plan shall also include details of any existing vegetation at

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the site that is to be retained as part of the development

6. There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Development Plan 2022-2028.
7. There are inconsistencies with the drainage layout provided, and the drainage layout of the area prepared by Irish Water. The applicant is requested to clarify drainage proposals for the site, confirming the exact location of all existing pipework at and near the site, and ensuring all drainage proposals comply with Irish Water Standards codes and practices. The applicant is advised to consult the South Dublin County Council Drainage Department as part of this request, and prior to the submission of a response to this additional information request.

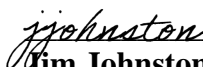
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REG. REF. SD22A/0351

LOCATION: 36, Tamarisk Drive, Dublin 24



Jim Johnston,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 02/11/2022

Colm Harte,
Senior Executive Planner