

Robert M Foley & Associates
4, Robinhood Park
Robinhood
Dublin 22

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

Decision Order Number: 1377	Date of Decision: 02-Nov-2022
Register Reference: SD22A/0351	Registration Date: 08-Sep-2022

Applicant: Denis Morgan
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
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.

- 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 area

The 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 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.

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/0351

Date: 02-Nov-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**