

Desmond J. Halpin
15 Carriglea Drive
Firhouse
Dublin 24

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

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| Decision Order Number: 1418 | Date of Decision: 09-Nov-2022 |
| Register Reference: SD22A/0362 | Registration Date: 15-Sep-2022 |

Applicant: Danielle Connolly
Development: A new two storey end of terrace dwelling house with concrete tiled roof and external finishes to match existing: new driveway and vehicular access: new dished section footpath for vehicular access and associated site works.
Location: 1, De Selby Park, Blessington Road, Tallaght, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 15-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 is requested to provide a complete set of revised Site Layout, Plan, Sectional and Elevational drawings which demonstrate the following revisions to the proposed development:
 - a) Re-design the internal layout of the proposed dwelling having regard to the provisions of Table 3.20 of the South Dublin County Development Plan 2022-2028 and Table 5.1 of the 'Quality Housing for Sustainable Communities: Best Practice Guidelines (2007).
 - b) Increase the fenestration of the northern elevation of the proposed dwelling, particularly at first floor level.
 - c) Provide Plan and Elevational drawings of the existing and proposed boundary treatment.
2. The Applicant to submit a revised Site Layout Plan and Elevational drawing which clearly details the vehicular access points for both the existing and proposed dwellings, demonstrating that the boundary walls at vehicle access points will be limited to a maximum height of 0.9m, and any boundary pillars will be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
3. The Applicant shall provide the following information in relation to the Drainage and Water Services infrastructure for the proposed dwelling:

- i) The proposed development is approximately 2.5m to the outside diameter of existing 525mm surface water sewer north of site. The setback distance required is 5m to the outside diameter of existing 525mm surface water sewer. Submit a revised drawing in plan and cross-sectional view showing the setback distance from proposed foundation to the outside diameter of existing 525mm surface water sewer north of site.
 - ii) Prior to submission of revised drawing contact the Drainage and Water Services Department in South Dublin County Council to arrange a meeting on site to witness verification of the site location of existing 525mm surface water sewer.
 - iii) Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include and this is not an exhaustive list:
 - o Permeable Paving
 - o Rain Gardens
 - o Planter boxes with overflow connection to the public surface water sewer.
 - o Grasscrete
 - o Water butts
 - o Other such SUDS
 - iv) If a soakaway is proposed then submit percolation tests results for proposed soakaway as per BRE Digest 365 Standards. Such a soakaway shall comply with BRE Digest 365 Standards. Submit a drawing in plan and cross-sectional view design details of a soakaway if such is proposed.
 - v) Submit a drawing showing the foul and watermain layout of the proposed development.
4. i) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.
- ii) In relation to SUDS, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates, and showing what SuDS (Sustainable Drainage Systems) are proposed.
- iii) SUDS Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
- iv) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.
- v) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m³ . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off

coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

5. The applicant is requested to provide:
 - i) A Green Infrastructure Plan to demonstrate how they intend to reduce fragmentation of existing green infrastructure. The Applicant Green Infrastructure Plan should be coordinated with the Landscape Plan and Drainage Layout Plan and should show connections through the site and connections to wider GI network.
 - ii) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective’.
6. The applicant is requested to submit details of the Tree protection measures to be implemented in order to ensure the protection of the street tree in the grass margin. The tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:
 - i) The position and construction of protective fencing around the street tree (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
 - ii) The extent and type of ground protection, and any additional measures required to safeguard the street tree and its root protection area.
7. Having regard to the location of the subject site within Flood Zone A as identified in the Strategic Flood Risk Assessment which accompanies the South Dublin County Development Plan 2022-2023, the Applicant is requested to submit a Site Specific Flood Risk Assessment carried out by an appropriately qualified Engineer.

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/0362

Date: 10-Nov-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**