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

Decision Order Number: 1431	Date of Decision: 15-Nov-2022
Register Reference: SD22A/0367	Registration Date: 23-Sep-2022

Applicant: Frank & Roslain Norton

Development: Construction of a new single storey detached sheltered dwelling (108sq.m) in the existing garden; Accommodation includes 1 bedroom, bathroom, living, kitchen / dining rooms with storage and utility spaces all at one level; Adjustment to the existing landscape layout to allow for 1 additional parking space, accessed using the existing vehicle entrance; Removal of the existing on-site septic tank and the installation of 2 new proprietary wastewater treatment units and new surface water soakways.

Location: Forgefield, Stocking Lane, Firhouse, Newtown, Dublin 16

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 23-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 submit comprehensive evidence of compliance with Policy 17 Objective 2 and Policy H18 Objective 1 of the South Dublin County Development Plan 2022 -2028. The applicant is requested to provide additional documentation further demonstrating recent close family ties as defined in the CDP and social connection with this rural community. The information shall demonstrate the duration of the social and family connection to the area.
2. The applicant is requested to provide evidence of how they comply with the requirements of 12.6.9 Rural Housing of the South Dublin County Development Plan 2022 -2028 including:

- Documentary evidence to show how the applicant complies with rural housing policy.
 - A strong justification in relation to the need for an additional dwelling in the rural area.
 - A rationale clearly detailing why a family flat is not a suitable alternative.
3. The applicant is required to propose additional Sustainable Urban Drainage (SuDS) Features. Submit a drawing and report detailing additional SuDS including cross sectional views and locations on site. Additional SuDS features could include but are not limited to:
- Soakaways
 - Swales
 - Permeable Paving
 - Green roofs
 - Other such SuDS
4. The applicant should submit a Green Infrastructure Plan in accordance with Chapter 4 of the South Dublin County Development Plan 2022 - 2028 that will mitigate and compensate for the impact of the proposed development on this existing site. These proposals should include planting for carbon sequestration and pollination to support the local Bat population. The applicant should also submit a summary, in a digital format, quantifying and detailing the following:
- tree and hedgerow removal;
 - tree and hedgerow retention;
 - new tree and hedgerow planting.
5. The proposed development involves the subdivision of an existing residential site. The 2005 Rural Guidelines outline that in assessing individual housing proposals in rural areas planning authorities will in some circumstances need to form a view as to whether that proposal would contribute to or exacerbate ribbon development. Taking account of the dispersed nature of existing housing in many rural areas, areas characterised by ribbon development will in most cases be located on the edges of cities and towns and will exhibit characteristics such as a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage.

Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

- The type of rural area and circumstances of the applicant,
- The degree to which the proposal might be considered infill development, and
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development

Please note that Section outlines that in general a road frontage of 60m is required to offset ribbon development.

In the context of the above, the applicant is required to demonstrate that the proposed development does not exacerbate ribbon development.

6. a). Landscape Design Proposals
- There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works

specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:

- i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.
- ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.
- iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.

b). Tree Survey

The applicant is requested to submit a comprehensive Tree Report to the SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist.

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/0367

Date: 15-Nov-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**