

Sam Le Bas
149, Foxrock Park
Dublin 18

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

Decision Order Number: 1464	Date of Decision: 23-Nov-2022
Register Reference: SD22A/0373	Registration Date: 29-Sep-2022

Applicant: Patricia Carmody

Development: Demolition of the existing former two storey steelworks factory (465sq.m) and build on resultant cleared site of circa 0.133 hectares; Construction of 3 flat roof, terraced, three storey, three bedroom houses (160sq.m each, 480sq.m total) with external terraces at first and second floor levels and all associated site development works above and below ground.

Location: Former steelworks factory, Manor Avenue, Terenure, Dublin 6W

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 29-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 should provide a comprehensive daylight/sunlight and overshadowing analysis report, prepared in accordance with the relevant BRE guidance to demonstrate the following;
 - A. The potential impact on the neighbouring dwellings and associated areas of private open space;
 - B. The proposed dwellings and associated areas of private open space comply with the relevant standards.Note: Where relevant the applicant should provide a comparative assessment with the development consented under Reg. Ref. SD18A/0356 (as granted by A.B.P)
2. The applicant should submit a reasoned justification for the increased building height proposed as a necessary or desirable component in making optimal use of the capacity of the development site over alternative design approaches in line with prevailing heights of the surrounding dwellings.
3. The applicant should submit revised drawings to include elevations, floor plans and sections indicating the following amendments:
 - i) Include obscure glazing at first floor level on the northern elevation to improve daylight provision and passive surveillance.

- iii) Remove the side access to the rear of Unit 1.
 - iv) Group all car spaces to the east of Unit 1.
4. 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.
 - iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
 - v. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development
 - vi. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.
5. The applicant is requested to submit elevation drawings specifying the proposed boundary treatment to the front of the site.
6. (A) 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.
- (B) 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.
- (C) 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.
- (D) 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.. 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.
- (E) 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.

7. The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028: (a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network. (b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective. See Green Space Factor Worksheet.
8. The applicant should demonstrate in table form the percentage (%) and area in sqm the of the proposed private, semi-private and public open space provision within the site.
9. The applicant should provide the following:
 - Plans demonstrating an appropriate distance to the hydrants.
 - Drawings showing a revised watermain layout of proposed development that comply with Irish Water Standards.
 - Confirmation Letter of Feasibility from Irish Water and pre-connection enquiry with Irish Water for both water and foul connections.

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/0373

Date: 25-Nov-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**