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

Decision Order Number: 1558	Date of Decision: 07-Dec-2022
Register Reference: SD22A/0390	Registration Date: 13-Oct-2022

Applicant: Nacul Developments Ltd

Development: Demolition of an existing two storey detached dwelling (162sq.m) and associated out-buildings on site and the construction of 7 two storey (plus dormer level); 5 bedroom houses comprised of 3 detached houses and 4 semi-detached houses on a site area of c. 0.3ha; all associated site development works, car parking, open spaces and landscaping etc; proposed access to the development will be via the existing vehicular entrance on the Lucan-Newlands Road / Esker Hill.

Location: Clonbrone, Lucan Newlands Road, Esker Hill, Lucan, Co. Dublin, K78 Y5C2

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 13-Oct-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 revised Site Layout, Plan, Sectional, Elevational and Contiguous Elevational drawings of the proposed development, which demonstrate the following revisions:
 - (i) Re-site proposed House no. 7 to increase the separation distance between this dwelling and existing houses to the east.
 - (ii) Provide revised Site Layout drawings which accurately reflect the existing receiving context of the subject site to include any extensions to adjacent dwellings.
 - (iii) Re-design the proposed vehicular access junction layout, having regard to the proposed Grand Canal to Lucan Urban Greenway scheme. In re-designing the proposed vehicular access, the

Applicant should liaise with the Roads Department of South Dublin County Council.

(iv) Having regard to the potential impact of the proposed development on the arboreal footprint of the subject site, it is considered that the proposed planting is insufficient to mitigate the loss, for example there are no street trees. In this regard, the proposed Site Layout and Landscape Plan should be revised to make every effort to retain existing trees and incorporate planting to mitigate the loss of existing trees.

NOTE: Any revisions applied to the design and layout of the proposed development should be reflected in the Applicant's response to all other Additional Information items.

2. (i) The Applicant shall submit a revised layout of not less than 1:200 scale, showing:
 - The proposed access junction layout in relation to the proposed Grand Canal to Lucan Urban Greenway scheme.
 - The speed limit sign relocated away from the access point so as not to create a traffic hazard.
 - The removal/relocation of the telecom utility box and pole away from the access to a suitable location.(ii) The Applicant shall submit a revised Road Safety Audit which takes account of the revisions to the proposed Site Layout.
3. Provide the following to facilitate a complete assessment of the potential visual impact of the proposed development:
 - (i) Provide a Landscape Visual Impact Assessment of the proposed development, to be carried out by an appropriately qualified consultant.
 - (ii) Provide contiguous elevations of the proposed development to include adjacent dwellings.
4. (i) The proposed attenuation provided of 30m³ is undersized by approximately 75%. The applicant is required to submit a revised drawing and report showing additional surface water attenuation provided by means of SuDS systems (Sustainable Drainage Systems). SuDS features could include but are not limited to Permeable paving and Other such SuDS.
 - (ii) The use of concrete attenuation tanks is not accepted by SDCC (South Dublin County Council) Drainage section. The applicant is required to submit a drawing and report providing alternative means of attenuating surface water through the use of an arched type attenuation system or equivalent.
5. (i) Provide a Green Infrastructure Plan (to be coordinated with the proposed Landscape Plan and SuDS Plan) that includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone.
 - (ii) A query arises in relation to the calculation method for the Green Space Factor Worksheet provided by the Applicant, in particular it is noted that the arborists report shows one tree being protected whose canopy lies partly within the site, yet a proposed surface area of 695m² is shown for preserved trees. The Applicant is therefore requested to provide a revised Green Space Factor worksheet which provides an accurate calculation of the greening factors on the subject site.

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/0390

Date: 08-Dec-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**