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

Decision Order Number: 1556	Date of Decision: 08-Dec-2022
Register Reference: SD22B/0465	Registration Date: 24-Oct-2022

Applicant: Alida Stewart & John McGrane

Development: The development will consist of an extension to the rear of the existing dwelling. This extension will be single storey and located at a half level above the ground floor of the existing dwelling to respect the site contours. The extension will have a four sided pitched roof with a central roof light and be linked to the existing house via a flat roofed element. This application includes for attendant works of drainage and landscaping to facilitate the above.

Location: Cottbrook, Castlekelly, Bohernabreena, Co. Dublin, D24 YY42

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 24-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 development site is located within the 100m zone from streams, as per Appendix 5 of the Development Plan. This appears to provide a hydrological connection to the Bohernabreena Reservoir Catchment Area, the Glenasmole Valley SAC, the Glenasmole Valley pNHA. The site is also located proximate to the Wicklow Mountains SAC and the Wicklow Mountains SPA. The applicant has not provided an Appropriate Assessment (AA) Screening Report or Natura Impact Statement (NIS) to determine that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network. It has therefore been determined that screening for AA is required and the applicant is requested to submit this as additional information. In the event that the development cannot be screened out for AA, an NIS will

need to be submitted.

2. The site is zoned within the Bohernabreena / Glenasmole Reservoir Restricted Area, per Appendix 5 of the Development Plan. H19 Objective 2 and IE3 Objective 5 state it is an objective of the Plan 'To generally prohibit development within restricted areas identified on the Bohernabreena / Glenasmole Reservoir Restricted Areas Map contained in Appendix 5.' It is not considered that this precludes the applicant from developing at the site however, given the sites sensitivity, it is considered that the development as proposed is excessive in scale. Policy H20 Objective 1 restricts the scale of extension that would be acceptable in the HA-LV and HA-DV zones to no more than 50% of the original structure. This is considered an appropriate measure against which to assess the current proposal. In this regard, the applicant is requested to revise the proposal, significantly reducing the size of the proposed extension so as not to exceed the size of the current house by more than 50%. This would result in an acceptable size of development of approximately 70 sq.m. Revised plans, elevations and sections should be submitted as relevant, amending the proposal. In revising the scheme, the applicant should have regard to the existing dwellings vernacular style, and reflect this in the design of any extension. In addition, development should reflect the topography of the site, reducing the need for hard engineered solutions. The applicant should have regard to Section 12.3.5 of the Plan which states that 'Proposals should ascend the contours of the site with unique design solutions such as lower density split level housing and sloping gardens with planted boundary treatments. Where changes in ground level between buildings are unavoidable, planted banks may be utilised.'
3. There are concerns about the gradient of the site and its suitability to handle additional development, given the impact of increased hard standing and the interruption of the flow of surface water runoff. Section 12.3.5 of the Development Plan states that proposals on sites with a steep and / or varying topography should be accompanied by a comprehensive site analysis (including character appraisal and movement analysis), concept proposal and design statement as described and illustrated within the Urban Design Manual – A Best Practice Guide, DEHLG (2009). Such analysis should be accompanied by comprehensive site sections and plans detailing any proposed changes in site level and demonstrating how the proposal incorporates the natural slope and drainage features of the site. The applicant has not provided this information and is requested to do so to allow a full assessment of the proposed development and its potential impacts. In compiling this information, the applicant should also undertake and submit a topographical survey of the site, to determine its suitability for development.
4. The applicant is requested to provide a Landscape Visual Impact Assessment of the proposed extension, when viewed from the wider area, with particular regard to views from areas indicated on Map 11 of the Plan as having protected views. A number of before and after images from various viewpoints should be provided to allow a full assessment of the impact of the development when viewed within the wider valley area.
5. It is not clear from a site visit and a review of the SDCC planning record the planning status of certain elements of the existing dwelling. The applicant is requested to provide clarity in relation to any additions to the original cottage and regularise this development as necessary. In addition, from a site visit it was evident that a single storey outbuilding has been constructed at the site. This does not appear to be indicated on existing or proposed site layout plans, and the planning history of this structure is also not clear. The applicant is requested to clarify this and ensure that all existing and proposed site plans include ALL structures on site.

6. It appears from a review of Appendix 5 of the Development Plan that the area for which development is proposed overlaps with both the 100m zone from streams and slope greater than 20% layers of the Map showing the Restricted Areas for Development Glenasmole and Bohernabreena. The applicant has indicated these areas on layout plans however, there is a discrepancy in the areas shown on the applicants submission, and the areas shown on the map contained at Appendix 5. The applicant is requested to clarify this item, updating maps as necessary or confirming how conclusions were reached on site about where these layers have been shown.
7. Green Infrastructure

The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans should include the following information:

 - A. Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County.
 - B. Indicate how the development proposals link to and enhance the wider GI Network of the County.
 - C. Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.
 - D. Proposals for identification and control of invasive species where appropriate, for the site
8. Landscape Plan

Ideally a landscape scheme shall be provided as part of the development proposals which helps to integrate the development into the local landscape and through mitigation of vegetation lost and negative visual effects, 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.
9. The applicant was permitted a new septic tank in 2021 under SD21B/0343. The applicant has not submitted details on the suitability of this septic tank to manage the potential for additional loading as a result of the proposed extension. The applicant is requested to submit evidence that the septic tank on site is of an appropriate size to manage the cumulative load of the existing dwelling and proposed extension.
10. The applicant has not provided any information regarding SuDS at the site, or any mitigating measures to address the impact on surface water attenuation and runoff as a result of the proposed extension. The applicant is therefore requested to submit the following:
 - A. a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
 - i. Rain Gardens
 - ii. Planter boxes with overflow connection to the public surface water sewer.
 - iii. Permeable Paving
 - iv. Grasscrete
 - v. Green Roofs
 - vi. Rain gardens
 - vii. Swales
 - viii. Rills
 - ix. Water Butts

x. Other such SuDS

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: SD22B/0465

Date: 08-Dec-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**