

PDC Architectural
12A, Churchfields
Kentstown
Co. Meath.

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

Decision Order Number: 1570	Date of Decision: 13-Dec-2022
Register Reference: SD22A/0393	Registration Date: 19-Oct-2022

Applicant: Danielle Whelan

Development: Construction of a 1.5 storey, 3 bedroom detached, dormer bungalow to rear garden of existing dwelling; site works proposed including modification to shared vehicular entrance and boundary walls to separate new access road to site at rear of existing dwelling; landscaping and associated site works including new soakaway; existing bungalow to front and new proposed dormer bungalow to rear to be separate sites.

Location: 11 Esker Cottages, Esker South, Lucan, Co. Dublin.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 19-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. 1. The applicant is requested to explore if it is feasible to provide a combined access route that would serve No. 10A and the proposed dwelling.
2. Should a combined access route not be feasible, the applicant is requested to provide revised details which indicate both driveways will be no more than 3.5m each.
3. The applicant is requested to submit:
 - a) A revised parking layout which demonstrates how vehicles can safely turn within the site and exit.
 - b) An AutoTRAK analysis which compliments the revised layout in (a) above.

2. Green infrastructure:

1) The applicant is requested to submit details of:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

2) 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:

- 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.
- Indicate how the development proposals link to and enhance the wider GI Network of the County.
- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.
- Proposals for identification and control of invasive species where appropriate, for the site

3) The applicant is requested to submit a Landscape Plan for the site, including details of materials, species and a planting schedule

3. Surface Water.

a) The applicant is requested to submit a drawing and report showing surface water layout and connections for the proposed development.

b) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

c) The applicant is requested to submit a revised drawing showing plan and crosssectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

i) At least 5m from any building, public sewer, road boundary or structure.

ii) Generally, not within 3m of the boundary of the adjoining property.

iii) Not in such a position that the ground below foundations is likely to be adversely affected.

iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

v) Soakaways must include an overflow connection to the surface water drainage network.

d) 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. The applicant is requested to submit a maintenance plan as a demonstration of how the system will function following implementation. The applicant is requested to include additional natural SUDS features into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant is requested to provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- A drawing to show how surface water shall be attenuated to greenfield run off rates.
- Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, rains gardens, swales or other such SuDS.
- 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.

- The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

4. Irish Water

1) Water: The applicant has not submitted any drawings showing water layout and connections for the proposed development. The applicant is requested to submit a drawing showing proposed watermain layout and connections for the proposed development.

2) Foul: The applicant has not submitted any drawings showing wastewater connections for the proposed development. The applicant is requested to submit a drawing showing proposed wastewater layout and connections for the proposed development.

5. The applicant is requested to indicate 6sq.m of storage on the floorplans.

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/0393

Date: 14-Dec-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**