

# Comhairle Chontae Atha Cliath Theas

**PR/0085/23**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0443      **Application Date:** 23-Nov-2022  
**Submission Type:** New Application      **Registration Date:** 23-Nov-2022

**Correspondence Name and Address:** Douglas Ahern 5, Adelaide Street, Dun Laoghaire, Co. Dublin

**Proposed Development:** Construction of new semi-detached house to the side of the existing property, with a new single storey extension to the rear of the existing property including modifications to the existing elevations and associated landscape and site works.

**Location:** 25, Riverside Villas, Watery Lane, Clondalkin, Dublin 22

**Applicant Name:** Asish Sunny  
**Application Type:** Permission

(AOCM)

### **Description of Site and Surroundings:**

Site Area: stated as 0.0429 hectares.

### **Site Description:**

The site is located in a cul-de-sac of 29 dwellings off Watery Lane Clondalkin. The subject site is further most into the northwestern side of the cul-de-sac and is adjacent to a boundary wall that separates the rear gardens of Riversdale Road to the northeast of the site. The dwellings on Riversdale Villas are similar in form and character. Car parking has been allotted to the individual houses within the cul-de-sac. The development is in proximity to the River Camac.

Site Visited: 16/01/2023.

### **Proposal:**

**Permission** is sought for the following:

- Construction of a semi-detached, two-storey, end of terrace dwelling with 2 no. bedrooms
- Single storey extension to rear of existing dwelling.
- Modifications to existing elevation, associated landscape and site works.

### **Zoning:**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

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### Consultations:

Roads	No objection, <b>conditions</b> recommended.
Public Realm	No objection, <b>conditions</b> recommended.
Water Services	<b>Additional Information</b> recommended.
Irish Water	<b>Additional Information</b> recommended.

### SEA Sensitivity Screening

SEA monitoring indicates no overlap with relevant sensitive environmental layers.

### Submissions/Observations /Representations

Submission expiry date – 6 January 2023

No submissions or observations received.

### Relevant Planning History

**SD20A/0268:** Construction of a new semi-detached house to the side of the existing property with a new single storey extension to the rear of the existing property including modifications to the existing elevations; installation of rooflights and associated landscape and site works. **Declared withdrawn following request for additional information which included the following:**

- (a) The applicant is advised that the Planning Authority has serious concerns in relation to the overbearing impact and potential overshadowing of the proposed development. Having regard to the extent of the proposed house along the party boundary wall with No.7 and No.8 Riverside Road to the northeast. The applicant is requested to submit a fully dimensioned site layout plan and section showing the ground levels and relationship of the proposed development with the Riverside Road dwellings. A shadow impact assessment of the proposal to demonstrate the potential impact on the adjoining properties is also required.*

*(b) Having regard to the extent of the proposed extension to the existing house along the party boundary wall with No.24, the Planning Authority has concerns at the potential adverse impact or tunnel effect of the proposed development on the adjoining residential property . The applicant is requested to submit a revised proposal showing a reduction in the extent of the single storey extension to c4m or alternatively, consider setting the proposal off the boundary by c1m. Please consult the SDCC House Extension Guide prior to the amending.*

*The shadow impact assessment as part of part (a) above shall include the potential impact on the adjoining property for the revised extension.*
- Having regard to the proposed new dwelling, the applicant is requested to submit revised drawings that comply with the minimum storage standards for houses (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007).*

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3. *Having regard to the proposed new dwelling, the applicant is requested to submit revised drawings that comply with the minimum Living Room / Aggregate Living Space standards for houses (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007).*
4. *The applicant is requested to submit the following:*
  - (i) *A revised drawing of a 1:200 scale showing 3 on curtilage parking spaces shared between No. 25 and No. 25A.*
  - (ii) *A revised drawing of a 1:200 scale showing a yellow no parking box shall be marked on the carriageway along the frontage of No. 25 and No. 25A to prevent blocking the access to the 3 on curtilage spaces.*
5. *The applicant is requested to:*
  - (i) *Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Example of SuDS include permeable paving, filter drains and other such SuDS.*
  - (ii) *Submit a drawing showing the surface water layout for the development up to and including the point of connection to the public sewer. The drawing should include the location of all Aj's, manholes, pipe size, material type and direction of flow.*
  - (iii) *Include water butts in proposed development as part of SuDS (Sustainable Drainage System).*  
*Flood Risk:*
    - (iv) *Submit a letter/report to comment on the flood risk if any of proposed development.*
6. *The applicant is requested to submit:*
  - (i) *a drawing showing the surface water layout of proposed development.*
  - (ii) *a drawing showing the foul drain layout of proposed development.*
7. *Permission is sought for an extension to the rear of the existing property and the subdivision of the entire site to provide for an additional dwelling house on the lands. The entire site is affected by the proposed development on the site. The applicant is therefore requested to submit a revised site location map and site layout map that clearly delineates the entire site to be outlined in red and not blue.*

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

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### **Relevant Policy in South Dublin County Council Development Plan 2022-2028**

#### *Chapter 4 Green Infrastructure*

##### *Section 4.1 Methodology*

*GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

##### *Section 4.2.1 Biodiversity*

*GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.*

##### *Section 4.2.2 Sustainable Water Management*

*GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*

#### *Chapter 5 Quality Design and Healthy Placemaking*

#### *Chapter 6 Housing*

##### *Section 6.7.1 Residential Design and Layout*

*H7 Objective 2: To ensure that new residential developments incorporate energy efficiency measures and promote innovation in renewable energy opportunities.*

##### *Section 6.7.3 Private and Semi-Private Open Space*

###### *Policy H9: Private and Semi-Private Open Space*

*Ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments.*

##### *Section 6.7.4 Internal Residential Accommodation*

###### *Policy H10: Internal Residential Accommodation*

*Ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.*

*H10 Objective 1: To promote the provision of high-quality houses and apartments / duplexes within sustainable neighbourhoods by achieving the appropriate quantitative and qualitative standards, in*

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*accordance with Ministerial Guidelines and as set out in Chapter 12: Implementation and Monitoring.*

*H10 Objective 2: To support the design of adaptable residential unit layouts that can accommodate the changing needs of occupants, through extension or remodelling subject to the protection of residential amenity.*

*H10 Objective 3: To strongly encourage the provision of adequate space to allow for individuals to work from home in housing units, including apartments.*

### *6.8 Residential Consolidation in Urban Areas*

#### *Section 6.8.1 Infill, Backland, Subdivision and Corner Sites*

##### *Policy H13: Residential Consolidation*

*Promote and support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.*

*H13 Objective 1: To promote and support residential consolidation and sustainable, intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.*

*H13 Objective 2: To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.*

*H13 Objective 3: To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.*

*H13 Objective 5: To ensure that new development in established areas does not unduly impact on the amenities or character of an area.*

#### *Section 8.7.3 Quantity of Public Open Space*

#### *Section 8.7.4 Delivery of Public Open Space and Contributions in Lieu*

*COS5 Objective 4*

*COS5 Objective 5*

*COS5 Objective 6*

*COS5 Objective 7*

### *Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)*

#### *Policy IE3: Surface Water and Groundwater*

*Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.*

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#### *Chapter 12 Implementation and Monitoring*

#### *Section 12.6.7 Residential Standards*

*Table 3.20: Minimum Standards for Housing*

<i>Type of Unit</i>	<i>House Size</i>	<i>Private Open Space</i>
<i>One bedroom</i>	<i>50 sq m</i>	<i>48 sq m</i>
<i>Two bedrooms</i>	<i>80 sq m</i>	<i>55 sq m</i>
<i>Three bedrooms</i>	<i>92 sq m</i>	<i>60 sq m</i>
<i>Four bedrooms</i>	<i>110 sq m</i>	<i>70 sq m</i>

#### *Section 12.6.8 Residential Consolidation*

##### *Corner / Side Garden Sites*

*Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:*

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible. Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*
- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;*
- A relaxation in the quantum of private open space may be considered on a case by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;*
- Any provision of open space to the side of dwellings will only be considered as*

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*part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.*

*Section 12.6.10 Public Open Space*

*Section 12.7.4 Car parking Standards*

*Section 12.7.6 Car Parking Design and Layout*

### **Relevant Government Policy & Guidelines**

*Project Ireland 2040 National Planning Framework, Government of Ireland, 2018*

*Regional Spatial and Economic Strategy, Eastern & Midlands Regional Assembly, 2019.*

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage, and Local Government (2008).*

*Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).*

*Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG, 2009.*

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Sustainable Movement
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Policy**

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*. Residential development is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan.

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### **Residential and Visual Amenity**

#### **Rear Extension**

A rear extension would be provided to the existing dwelling, with a depth of 5m, extending the full width of the house. The extension would have a flat roof with fenestration and glazed doors to the rear. Materials would match the existing dwelling.

Houses within the cul-de-sac are stepped in pairs. This would result in the rear building line of the existing dwelling protruding 4m from the rear building line of the adjoining dwelling to the southwest. The addition of the extension would result in a 9m wall along the northeastern boundary of the adjoining dwelling. The height of the extension would be approximately 3.35m. given the orientation of the dwelling there would be a concern that the adjoining property, no. 24, would be significantly impacted in terms of overshadowing, loss of daylight and an overbearing impact as a result of the proposed extension. These concerns were raised as part of the previous additional information request and it is not considered that they have been adequately addressed, despite the reduction in the depth of the rear extension.

To minimise the impact, the rear extension should be stepped in by a minimum of 1m from the shared boundary with no. 24. This should be done as **additional information**.

#### **House**

A two-storey, pitched roof, semi-detached end of terrace dwelling would be located adjoining the northeast elevation of the existing dwelling. The site is located at the end of a cul-de-sac of similar dwellings and would complete a terrace of dwellings stepped back in pairs.

#### ***Internal Accommodation***

Table 1 provides an analysis of the proposed dwelling and its compliance with the standards as specified in Table 3.20 of the Development Plan 2022 – 2028, and the Quality Housing for Sustainable Communities Guidelines.



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Table 1 Comparison of Standards for 2-bedroom, two-storey dwelling requirements

	Development Plan Standards	Quality Housing Guidelines 2 bed 3 per	Quality Housing Guidelines 2 bed 4 per	Proposal
Gross Floor Area	80	70	80	Not stated
Main Living Room	-	13	13	9.45*
Living Area	-	28	30	32.25*
Bedroom Area	-	20	25	23.14*
Storage	-	3	4	5.68
Private Open Space	60	-	-	Not stated

\* measured from drawings

The house would provide 2 bedrooms measuring approximately 13.2 sq.m and 9.94 sq.m. The Guidelines state a double bedroom should be a minimum of 11.4 sq.m and on this basis the second bedroom would be assessed as a single bedroom. The bedrooms sizes would meet the requirements of the Guidelines.

The Guidelines state a minimum unobstructed living room width of 3.6m would be required for the living room serving a two bedroom dwelling. The width of the living room provided is approximately 2.7m. This is significantly below the recommended minimum standard and would not be acceptable. This would require a redesign as part of a request for **additional information**. The aggregate living area, including the open plan kitchen/diner to the rear, would exceed the Guidelines recommendations. While this is noted, it is not considered appropriate that a sub-standard living room is provided. In providing additional information, the applicant should clearly state all internal floor areas, as well as the total internal floor area for the new dwelling.

### *Private Open Space*

The Development Plan requires private open space of 60 sq.m to be provided. The applicant has not stated how much private open space would be provided however, measured from drawings it appears that both the existing and proposed dwellings would have rear open space in excess of the Development Plan requirement. This is considered acceptable.

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Section 8.7.3 of the 2022 – 2028 Development Plan requires the provision of public open space as part of all new developments comprising a residential element, save for certain exception circumstances. The current proposal seeks to deliver 1 no. house, on a site of 0.0429 ha. The provision of public open space at this location would not be viable and, in this instance, it is not considered appropriate or necessary to require a contribution in lieu.

### *External Appearance*

The proposed materials reflect the character of the area, with the properties materials to match those of the existing dwelling to which it would be attached. Fenestration would also be consistent with the existing dwelling. This is considered acceptable.

### *Impact on Neighbouring Dwellings*

There are no dwellings to the rear of the application site, which is bounded by a lumber yard. No windows are proposed on the site elevation. As a result, there would be no impact in terms of overlooking or loss of privacy.

Concerns were raised under SD20A/0268 regarding the potential overbearing impact of the dwelling on houses along Riversdale Road, to the east. It appears that there would be a minimum separation distance of approximately 19.5m between the proposed dwelling, and the existing dwellings to the east. Given this distance, it is not considered that the dwelling would have a significant or overbearing impact. This is considered acceptable.

### **Sustainable Movement**

The Roads Department have reviewed the application and stated no objection to the development, recommending the following **condition**:

- 1. Footpath and kerb shall be dishd and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dishd and widened to the full width of the proposed widened driveway entrance.*

In terms of the orderly management of car parking within the cul-de-sac, it is not clear how parking is currently used and allocated, and how the proposal would impact this. The letter of consent from the management company referenced the requirement for *'the existing communal spaces being maintained.'* From a site visit, it was not clear what spaces are allocated or communal. There would also be a concern about the stacking of car parking both on street and in curtilage, especially given there is no turning head at the end of the cul-de-sac. From a site visit it was apparent that a yellow box had at some point been provided for the space in front of the existing driveway. This is not indicated on the site plan. The applicant should be requested to submit **additional information**

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confirming the existing and proposed car parking layouts to allow for a full assessment of the impact of additional car parking at the site. The applicant should note that the site is considered to be well located for public transport and local amenities, and the provision of 2 car parking spaces is not necessarily considered appropriate.

### Green Infrastructure

The application site appears to be located within the Grand Canal Primary GI Corridor, as per Figure 4.4 of the County Development Plan.

There is an existing small patch of grass to the front of the site, the remainder of which is concrete. The rear garden appears to be mostly grassed with minimal other vegetation. The proposal would practically double the level of hardstanding at the site.

The Public Realm section have reviewed the application and have stated no objection to the development, recommending the following **conditions** in the event of a grant:

1. *Sustainable Drainage System (SuDS)*

*No development shall take place until details of the implementation; maintenance and management of the sustainable drainage scheme have been submitted to and approved by the Planning Authority.*

*The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.*

2. *Green Infrastructure Plan*

*The applicant shall submit the following information relation to Green Infrastructure 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.*

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Water Services have reviewed the application and have recommended the following **additional information** is sought:

- 1.1 The applicant is required to submit drawings of the existing and proposed Surface Water Layout for the site.*
- 1.2 There are no SuDS (Sustainable Drainage Systems) features proposed for the development. Submit a drawing in plan and cross-sectional views showing proposed SuDS features for the development. [suds-householder-s-guide.pdf (sdcc.ie)]*

Given that deficiencies in relation to the provision of SuDS were highlighted as part of the previous **additional information** request, it is considered appropriate to again require these items to be dealt with as **additional information**. In relation to green infrastructure, there is limited opportunity for green infrastructure connectivity from and through the site. The site is located in a cul-de-sac, with minimal mature vegetation present. The requirement for a green infrastructure plan is therefore considered onerous in this instance.

### **Water Supply and Wastewater**

Irish Water have reviewed the application and, in relation to water supply, have stated no objection, recommending a standard condition requiring water and foul water connection agreements prior to the commencement of development. In relation to foul water, Irish water have recommended the following **additional information** is requested:

- 2.1 Submit a drawing showing the connection of foul drain to the point of connection to the public foul sewer system.*

A foul drainage layout was previously requested, and has not been provided, and this should again be raised as **additional information**.

### **Screening for Appropriate Assessment**

The subject site is not located within nor within close proximity to a European site. The proposed development is located in Riverside, Clondalkin, an established residential area. The development comprises construction of a semi-detached, end of terrace dwelling and associated site works.

Having regard to:

- the small residential scale of the development,
- the location of the development in an established urban area, and
- the consequent absence of a pathway to the European site,

it is considered 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 and appropriate assessment is not therefore required.

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### **Environmental Impact Assessment**

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed and the responses received from consultees to the application, it is considered that **additional information** is required as follows:

- The depth of the proposed rear extension of the existing house is considered likely to have an overbearing impact on the adjoining dwelling, no. 24. The extension should be inset from the site boundary by a minimum of 1m.
- The internal accommodation does not meet the requirements of the Quality Housing for Sustainable Communities Guidelines. The layout should be altered to ensure adequate accommodation is provided.
- Existing and proposed car parking layouts are required to allow for an assessment of the likely impact of the development in relation to parking management.
- SuDS proposals for the site
- Foul drainage layouts for the development

### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

#### 1. Overbearing Impact of Rear Extension

The Planning Authority has concerns about the overbearing impact the proposed rear extension to the existing dwelling would have on the adjoining dwelling, no. 24. The cumulative impact of the height and depth of the extension along the shared boundary wall, in addition to the protrusion of the existing dwelling, is considered unacceptable. To minimize this impact, the extension should be inset from the site boundary by a minimum of 1m. The applicant should clearly note on revised plans the internal and external measurements of the extension, as well as the total sq.m of the rear extension to no. 25.

#### 2. Internal Accommodation

The internal accommodation does not meet the requirements of the Quality Housing for Sustainable Communities Guidelines. The living room does not meet the minimum recommended width and it is considered that this would not provide an appropriate level of living accommodation. The applicant should alter the layout to ensure that all relevant

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standards, are per the Guidelines and the South Dublin County Development Plan 2022 – 2028. In providing revised drawings the applicant should ensure that all internal and external measurements are provided, including square metres.

3. The Planning Authority would have concerns about the impact of the proposed development on the existing car parking arrangement within the development. The applicant is required to provide an existing layout plan of all car parking within the development, indicating how car parking is allocated. The applicant should clearly note any areas where yellow boxes are provided. The applicant is also required to provide a more detailed proposed car parking plan, considering the potential to reduce the level of car parking proposed having regard to the sites location proximate to public transport and local amenities. Existing and proposed car parking layouts are required to allow for an assessment of the likely impact of the development in relation to parking management.
4. Surface Water and Sustainable Drainage System (SuDS)
  - A. The applicant is required to submit drawings of the existing and proposed Surface Water Layout for the site.
  - B. There are no SuDS (Sustainable Drainage Systems) features proposed for the development. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance suds-householder-s-guide.pdf (sdcc.ie).
5. Foul Drain Connection  
Submit a drawing showing the connection of foul drain to the point of connection to the public foul sewer system.

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REG. REF. SD22A/0443

LOCATION: 25, Riverside Villas, Watery Lane, Clondalkin, Dublin 22

  
\_\_\_\_\_  
Jim Johnston,  
Senior Executive Planner

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 24/01/23

  
\_\_\_\_\_  
Gormla O'Corrain, Senior Planner