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Leixlip
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W23 KP52.

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

Decision Order Number: 0102	Date of Decision: 30-Jan-2023
Register Reference: SD22A/0448	Registration Date: 30-Nov-2022

Applicant: Alan Fitzpatrick

Development: Construction of a new two storey attached two bedroom house to the side of the existing house with all associated site and drainage works and for single storey porch extension to front of existing house with revised front driveway to facilitate off street parking for both new and existing houses.

Location: 15, Sundale Road, Tallaght, Dublin 24 D24 C6Y1

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 30-Nov-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. Shared Vehicular Access**
There are concerns regarding the loss of grass verge and a mature tree located outside the site boundary should plans to create two separate accesses be progressed. To ensure retention of the tree in the grass verge, the applicant is requested to investigate the possibility of utilising the existing vehicular access to provide a shared access. Revised plans should be submitted, showing the location of any existing mature trees proximate to the access, and any drainage infrastructure nearby. Boundary elevations should also be provided.
- 2. Site Location Plan**
A revised site location plan is required clarifying the red and blue line interests in the site. If the site is owned by a single person/entity, a blue line is not required on this plan.
- 3. Potential Overbearing Impact**
The Planning Authority has a concern about the potential overbearing impact of the development on

adjoining and nearby dwellings. The applicant is requested to consider the possibility of locating the new dwelling forward of the prevailing front building line, in line with the proposed porch of the adjacent dwelling, to minimise the two-storey rear projection. In bringing forward the building it is also considered that the overbearing impact on dwellings to the west could be minimised. A minimum 6m front driveway is required to provide parking. The applicant is invited to consider other alternative, suitable interventions, to minimise the impact of the proposed dwelling on the surrounding area.

4. Private Amenity Space

It is acknowledged that the applicant is providing an increase in rear amenity space when compared to the previous application at the site, SD08A/0537. While it is stated that approximately 63 sq.m rear amenity space would serve the proposed dwelling, there are concerns about the functionality and amenity value of this space, given the tapering of the site to a minimum width of approximately 1.5m to the south of the site. It is also unclear from the information provided the built status of the southern portion of the lands, with aerial imagery showing a large rear garden structure at this point. The applicant is therefore requested to submit the following:

- a. A proposed site layout plan, including the dwellings to the west:
 - i. clearly showing width measurements for the rear gardens at different points, from north to south, with indicative landscaping to demonstrate how these spaces could be utilised
 - ii. clearly providing distances to the site boundary at all points of the proposed dwelling, and the distance to the rear building line of the dwellings to the west.
- b. An existing site layout plan showing all structures on the site and indicating their proposed status, either to be retained after the works have been completed or to be demolished.

5. Attic Plans

Elevations indicate a window on the wester elevation and rear roofslope to serve the attic level. No floorplans or access details have been provided for this area and should be provided.

6. Surface Water

The applicant has not proposed any SuDS features for the proposed development, and it is not clear what the existing surface water layout is for the site. The applicant is requested to provide the following in relation to surface water, attenuation and SuDS:

- a) Drawings of the existing and proposed Surface Water Layout for the site.
- b) A design report and drawings in plan and cross-sectional view showing how surface water runoff is managed from the site.
- c) The applicant shall include SuDS features for the proposed development such as but not limited to the following: Permeable pavement, Raingarden planters with overflow connection to a public surface water sewer, Swales and rill channels, Grasscrete. In proposed additional SuDS at the site, the applicant should have reference to the South Dublin County Council Sustainable Drainage Explanatory Design and Evaluation Guide.

NOTE: The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be 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/0448

Date: 31-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**