

Colin Mackay MRIAI
22, Oakley Grove
Blackrock
Co. Dublin

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

Decision Order Number: 0208	Date of Decision: 22-Feb-2023
Register Reference: SD22A/0466	Registration Date: 21-Dec-2022

Applicant: Barry & Susanne Coleman
Development: Demolition of an existing single storey plus dormer three bedroom dwelling house and the construction of four two storey three bedroom semi-detached dwellings; Three separate vehicular accesses are to be created off Templeville Drive with one to the south and two to east of the site with all ancillary site works and landscaping.
Location: 124, Templeville Drive, Templeogue, Dublin 6W
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 21-Dec-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 planning authority has concerns with the room measurement and sizes on the submitted drawings, they do not appear to correlate correctly. The planning authority also notes anomalies with regards to private open space measurements.
The applicant is requested to submit a full suite of revised drawings to be in compliance with the Planning and Development Regulations and accurately depicting all measurements, to include:
(i) clearly and indicatively outline how dwelling 1, 2 and 3 meets the South Dublin County Council Development Plan (2022 – 2028) Table 3.20: Minimum Standards for Housing in the Private Open Space of 60 sq.m
(ii) individual living room / kitchen / bedroom / storage room sizes and that they meet the standards as per the Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

2. 1. From the Entrance & Parking layout at Southern entrance the applicant is required to submit the following:
 - AutoTRAK analysis showing safe vehicular access/egress
 - Including for cars egressing & heading east along Templeville Drive
 - Radius dimension of internal grass verge
 - Proposed vehicular entrance width
 - Car park space dimensions (note sizes vary on submitted layout)
 - Dimension between the carpark spaces (East – West)
 - Bin collection details (narrow laneway widths to be dimensioned at all offsets)
2. From the Entrances on the Eastern side, the applicant is required to submit the following:
 - AutoTRAK analysis showing safe vehicular access/egress
 - Proposed road-marking alterations
 - Proposed vehicular entrance widths
 - Car park space dimensions (note sizes vary on submitted layout)
 - Dimension between the carpark spaces (East – West)
 - Bin collection details (narrow gate widths to be dimensioned)
3. The overall design approach taken for the dwelling(s) is considered acceptable in built form; however visually, the proposed colours of brick/render finishes to the dwellings does not respond to the surrounding environment and revisions are requested for colours more in keeping with the surrounding environment.
4. The applicant is requested to examine options for reducing potential overlooking of the rear garden of 126 Templeville Drive from the double bedrooms to the rear of the first floor of houses 3 and 4. One option around this might include the reduction in the size of the ope and provision of supplemental light by way of a rooflight.
5. 1. Landscape Design Proposals

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:

 - i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.
 - ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.
 - iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.
 - iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
 - v. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development
 - vi. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures

(such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.

2. Sustainable Drainage Systems

(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(B) In relation to SUDS, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

(C) 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.

(D) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

(E) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m³. Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

3. Green Infrastructure

The applicant is requested to provide additional information as follows and 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.

4. Boundary Treatment

The applicant is requested to submit elevation drawings specifying the proposed boundary treatment to the front of the site.

6. The proposed development is directly over an existing 450mm surface water sewer. A minimum setback distance of 4.5m to the outside diameter surface water sewer is required to access pipe for maintenance purposes. The 450mm surface water pipe is there to convey surface water from a previous stream.

(i) The applicant is requested to submit a proposal that will overcome the concerns of the SDCC Water Services Department in relation to the existing 450mm surface water sewer.

Note: prior to submitting the AI response it is recommended to contact the Surface Water Drainage Department Directly.

7. (i) The applicant is requested to submit a Confirmation Letter of Feasibility from Irish Water for proposed development to SDCC (South Dublin County Council) Planning Authority.
- (ii) The applicant is requested to submit Confirmation Letter of Feasibility from Irish Water for proposed development to SDCC Planning Authority.

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/0466

Date: 22-Feb-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**