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

<b>Decision Order Number:</b> 0553	<b>Date of Decision:</b> 22-May-2023
<b>Register Reference:</b> SD22A/0390	<b>Date:</b> 25-Apr-2023

**Applicant:** Nacul Developments Ltd  
**Application Type:** Additional Information  
**Development:** Demolition of an existing two storey detached dwelling (162sq.m) and associated out-buildings on site and the construction of 7 two storey (plus dormer level); 5 bedroom houses comprised of 3 detached houses and 4 semi-detached houses on a site area of c. 0.3ha; all associated site development works, car parking, open spaces and landscaping etc; proposed access to the development will be via the existing vehicular entrance on the Lucan-Newlands Road / Esker Hill.  
**Location:** Clonbrone, Lucan Newlands Road, Esker Hill, Lucan, Co. Dublin, K78 Y5C2

Dear Sir /Madam,

With reference to your planning application, additional information received on 25-Apr-2023, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The Applicant is requested to provide the following clarification in relation to the proposed drainage and water services infrastructure:
  - (i) Submit a report showing site specific run-off rate and run-off volume calculations to clarify what water storage capacity is required to be attenuated to match the pre-developed greenfield run off rates on site. The report shall include the following:
    - a) The total area of site in km<sup>2</sup> or ha.
    - b) Seasonally Adjusted Annual Rate (SAAR) in mm.
    - c) Attenuation coefficients of soil.
    - d) Qbar calculations and results in m<sup>3</sup> /s or l/s.
    - e) Enlist the different type of areas (such as roofs, yard, grassed area, permeable pavement) and including their Impermeability Factor. SuDS such as the proposed swale or tree pits should not be included in the grassed area, as their attenuation volume is calculated separately.

- f) Provide calculation for the total impermeable area in km<sup>2</sup> or ha. 1.2
- (ii) Submit a report clearly showing the required and the provided volume of storm water attenuation, namely how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance (20%) will be attenuated on site.

Should there be a requirement to provide additional surface water attenuation, the above ground attenuation (such as SuDS) is preferred opposed to underground attenuation. In this case submit a report and drawings in plan and cross-sectional view with the inclusion of additional SuDS for the proposed development such as but not limited to the following:

- o Permeable pavement (for example driveways and rear patios).
- o Planter boxes with overflow connection to a public surface water sewer.
- o Swales and rill channels.
- o Grasscrete.
- o Green roofs and water butts.
- o Raingarden with overflow connection.
- o Bioretention rain gardens.
- o Water butts are additional features for SuDS but they are not considered as main features.

(iii) Submit details of the rainwater storage capacity in m<sup>3</sup> for all proposed SuDS.

Prior to the providing the above outlined information, the Applicant is advised to liaise directly with the Drainage and Water Services Department of South Dublin County Council.

2. The proposed open space is poor in quality and would not be accepted at a development of this scale. In this regard the Applicant is requested to provide a complete set of revised drawings which demonstrate a more appropriate Public Open Space design having regard to the content of Section 12.6.10 of the South Dublin County Development Plan 2022-2028. Prior to providing a revised Public Open Space design, the Applicant is advised to liaise directly with the Parks and Public Realm Department of South Dublin County Council.
3. The applicant has not provided any street trees that are up to South Dublin County Council's standards. Street Trees proposed are not classified as such if they are located in driveways. Miyawaki planting is also not considered to be street trees. The planting that has been proposed is unacceptable. The Miyawaki planting proposed differs greatly from what is widely understood to be Miyawaki planting. In this regard, the Applicant is requested to provide a more appropriate Planting Plan to include street trees and appropriate species of planting. Prior to providing a revised Planting Plan, the Applicant is advised to liaise directly with the Parks and Public Realm Department of South Dublin County Council.
4. (i) It is noted that the Applicant applicant is proposing to remove virtually all of the existing Green Infrastructure that is currently on the site. This would result in the fragmentation of the Green Infrastructure Network and would be unacceptable to the Planning Authority. In this regard, the Applicant is requested to provide a Green Infrastructure Plan (to be coordinated with the revised Landscape Plan, Planting Plan, Drainage Plan and SuDS Plan) that includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone.
- (ii) It is considered that the proposed development fails the minimum requirements to pass the Green Space Factor. The Applicant is requested to provide a revised Green Space Factor worksheet which provides an accurate calculation of the greening factors on the subject site.

Prior to providing a revised Green Infrastructure Plan and Green Space Factor Worksheet, the Applicant is advised to liaise directly with the Parks and Public Realm Department of South Dublin County Council.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

24-May-2023

*Pamela Hughes*  
for **Senior Planner**