



JFOC Design and Planning,  
11A Greenmount House  
Harolds Cross  
Dublin 6W.

**PLANNING & DEVELOPMENT ACTS 2000 - 2015 AND REGULATIONS MADE THEREUNDER**

Decision Order No. PF/0111/16	Decision Date 28 January, 2016
Register Ref. F15A/0551	Registered 27 November, 2015

**Applicant** William O'Brien

**App. Type** Permission

**Development** The demolition of the existing 2-storey house (190m<sup>2</sup>) and the construction of 31 no. dwelling houses - 4 no. house type A (2.5 storey; 4 bed; 174m<sup>2</sup>), 7 no. house type B (2 storey; 2 bed; 89m<sup>2</sup>), 10 no. house type C (2 storey; 3 bed; 130m<sup>2</sup>) and 10 no. house type D (2.5 storey; 4 bed; 156m<sup>2</sup>) and all associated and ancillary site works including vehicular access from Portrane Road, and pedestrian and cycle access to The Links and Baltra Hall.

**Location** Glaslinn, Portrane Road, Donabate, Co. Dublin.

Dear Sir/Madam,

With reference to your planning application received on 27 November, 2015 in connection with the above, I wish to inform you that before the application can be considered under the above mentioned Acts, six copies of the following **additional information** must be submitted:

1. The applicant is requested to submit the following with regard to the proposed road and car parking layout:

(a) Cross-sections of the internal roads showing dimensions and construction

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details on a revised site layout plan.

(b) A taking-in-charge drawing.

(c) An explanation of how vehicles accessing houses numbers 1 to 7 and the two visitor parking spaces would be able to turnabout.

(d) A justification for the lack of traffic calming on the main access road.

(e) Details of the accesses to neighbouring residential roads. This should include elevations of the revised boundary treatment in the form of a low wall and railing. Details of how proposed pedestrian paths are to be connected to existing should also be provided as well as relevant cross sectional drawings detailing any change in gradient.

The applicant is advised to contact Sean McGrath of the Transportation Planning Section at [sean.mcgrath@fingal.ie](mailto:sean.mcgrath@fingal.ie) prior to the submission of any additional information.

2. The applicant is requested to submit the following:

(a) A revised water supply layout drawing showing watermains to be looped such that at least 2 houses are supplied off any loop.

3. The Applicant is requested to address the following:

(a) Confirm the proposed cover level of MH F2 (4.300) and MH F3 (3.992).

(b) All pipelines shall have recommended minimum cover of 1.2 m, with absolute minimum cover of 750mm when encased with 150mm thick concrete, as per the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006. The applicant is requested to submit a revised design complying with the Code.

(c) Submit details of the proposed private sewers, including levels, gradient and pipe size.

4. The applicant is requested to submit the following with regard to surface water drainage:

- (a) As per the GDSDS (Greater Dublin Strategic Drainage Study) Regional Drainage Policies Volume 2 New Development, Aug 2005, the use of underground attenuation tanks in this instance is not allowed. The applicant is requested to submit a revised drainage design following the principles of Sustainable Drainage Systems (SuDS) and in compliance with the principles outlined in the GDSDS.
- (b) The applicant is requested to confirm the proposed cover level of MH S5 (4.326m).
- (c) All pipelines shall have recommended minimum cover of 1.2m, with absolute minimum cover of 750mm when encased with 150mm thick concrete, as per the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006. The applicant is requested to submit a revised design demonstrating compliance with the Code.
- (d) The applicant is requested to submit details of the proposed private sewers, including levels, gradient and pipe size.
- (e) Permeable paving shall only be acceptable within private curtilages and the applicant is requested to submit a revised layout and surface water design accordingly.
5. The applicant is requested to submit full landscaping details, with particular regard to the location of surface water drainage systems. The applicant is advised to contact the Parks and Green Infrastructure Division prior to submission of a response to the foregoing.
6. No details of the proposed public lighting have been submitted. The applicant is requested to submit a revised site layout plan showing the location of the public lighting within the site in addition full details of the type of lighting proposed are requested. The lighting should be of a low energy type such as LED lighting.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Planning Reg. Ref. No. given above.

Yours faithfully

..... *Y. Manley* ..... 28 January, 2016.  
for Senior Executive Officer

N.B. In accordance with Article 33(3) of the Planning and Development Regulations 2006, where the above requirement is not complied with, the Planning Application shall be declared to be withdrawn after a period of 6 months.

NOTE: Please note that applicant is required to remove Site Notice on receipt of Notification from Planning Authority of decision.

NOTE: Please note all observations/submissions have been taken into consideration when making this decision.