

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Rory O'Brien
9, Ardeevin Drive
Lucan
Co. Dublin

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

Decision Order Number: 0735	Date of Decision: 03-Jun-2021
Register Reference: SD21B/0064	Date: 07-May-2021

Applicant: Rory O'Brien
Application Type: Additional Information
Development: Alterations to existing dwelling to include demolition of existing single storey garage; single storey rear extension and garden shed; removal of first floor dormer and chimney; new external insulation ; new windows and roof windows; new dormer to the west; construction of new two storey extension to the east and a single storey extension to the rear of the site; overall increase of the floor area will be 86.55sq.m; all associated site works.
Location: 9, Ardeevin Drive, Lucan, Co. Dublin

Dear Sir /Madam,

With reference to your planning application, additional information received on 07-May-2021, 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 Water Services Department has serious concerns and has recommended refusal as the development would be prejudicial to public health and proper planning and would result in inadequate space to allow for access to the existing surface water sewer for maintenance purposes or in the event that the sewer required replacing.
The applicant is requested to submit:
(i) The revised proposals include mitigation measures to alleviate loading being imposed from the development onto the existing surface water pipe to the east of the dwelling. However, the minimum proposed clear setback distance of approximately 2.5m is still inadequate for maintenance access purposes. In this instance given the location and depth of

the existing surface water pipe a minimum set back distance of 4m from buildings to the outside diameter of the 225mm surface water sewer is required to allow adequate access for maintenance works.

(ii) The revised proposals show that the surface water run-off from the proposed development to be connected into a combined drainage network via an overflow pipe from the proposed soakaway. This is not in compliance with the Greater Dublin Regional Code of Practice for Drainage Works or Irish Water requirements with regard to complete separation of surface and foul water drainage systems. Therefore, written agreement from Irish Water is required to be submitted which clearly states that Irish Water are in agreement with the applicant's proposal to connect an overflow pipe from the proposed soakaway into the existing combined drainage system on site.

(iii) The applicant has proposed a soakaway for the proposed surface water drainage design however there are no soil percolation test results or design calculations submitted for the proposed soakaway. A report is required showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. It is advised that the applicant consult directly with SDCC Water Services Department with respect to Drainage and Services prior to the lodgement of Clarification of Information.

2. The applicant is advised that there are still significant concerns with the height and scale of the eastern extension (walk in wardrobe) as it would appear unbalanced when viewed from the main road and is not considered subservient to the main dwelling. The applicant is requested to submit a revised proposal removing this element from the proposal and is requested to consider a dormer on the eastern side of the original roof that would be similar in scale to the one on the western side which would still allow the creation of space for the walk-in wardrobe. Revised floor plans, sections, elevations, and contiguous elevations should be submitted with the response.

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,



for **Senior Planner**

03-Jun-2021