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

Decision Order Number: 0790	Date of Decision: 15-Jun-2021
Register Reference: SD21B/0228	Registration Date: 21-Apr-2021

Applicant: Jean & John Harrington

Development: Alterations to existing dwelling, previously extended, to provide an additional separate dwelling on same site incorporating previous extension with new extension into the new separate four bedroom dwelling; new roof window to existing bathroom; addition of a single storey utility room extension to the rear of existing dwelling; alterations to existing first floor windows to correspond to houses opposite; subdivision of rear garden into separate gardens; new pedestrian gate onto Lamburnam Walk.

Location: 27 Elderwood Road, Palmerstown, Dublin 20.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 21-Apr-2021 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 applicant is requested to submit a revised site layout plan to include:
 - (a) the size of the rear amenity areas proposed for each of the two dwellings (existing and proposed).
 - (b) demarcating the existing development (including existing extension) as a separate dwelling and clearly delineating the proposed new dwelling house.
2. The applicant is requested to submit revised proposals for the proposed dwelling house which clearly demonstrates compliance with County Development Plan policy for dwellings in side gardens and on corner site. Both the northern and eastern elevations should be designed to provide passive surveillance, especially of the adjacent Laburnum Walk. In this regard, revised floor and elevational drawings shall be submitted clearly demonstrating:

- (i) An active northern elevational frontage. Windows (plural) should be provided in both the ground and first floor northern elevation.
- (ii) Revised side and front boundary treatments. Details of a maximum height of 1.2m for the length of the front and side boundaries from the proposed rear building line to the front boundary line of the proposed 4 bedroom house are requested.
3. The applicant is requested to submit the following information:
- A drawing in plan outlining the existing and proposed water supply layout for the development. The drawing shall show that each dwelling has its own independent connection to the public water infrastructure. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
 - The applicant has shown the surface water run off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is requested to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks. The applicant is requested to submit a drawing showing that each individual dwelling has its own independent connection to the public wastewater network. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie
 - The applicant shall engage with Irish Water by submitting a pre Connection Enquiry (PCE) to assess feasibility of connection to the public water/waste water infrastructure. The outcome of the PCE is to be submitted as a response to RFI.
 - The applicant shall engage with Irish Water's diversions section to assess feasibility of build over and/or diversion. The outcome of the engagement with Irish Water's diversions shall be submitted as a response to RFI.
4. The applicant is requested to submit a drawing showing the inclusion of SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
 - Permeable Paving
 - Grasscrete.
5. The applicant is requested to submit a revised site layout demarcating the existing, and the extension as a separate dwelling and clearly showing car parking for both residential units.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and 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: SD21B/0228

Date: 15-Jun-2021

Yours faithfully,



for **Senior Planner**