

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

DRB Design
74, Lambourn Park
Clonsilla
Dublin 15

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

Decision Order Number: 0888	Date of Decision: 05-Jul-2021
Register Reference: SD21A/0108	Registration Date: 10-May-2021

Applicant: Sean Walsh

Development: One bedroom, two storey semi-detached house including associated hard and soft landscaping; off-street car parking; connection to existing public main sewers and boundary walls.

Location: 20, Woodford Park Road, Dublin 22

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 10-May-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. There is an issue apparent from the elevation and plan drawings submitted. The development would appear to overhang the site to the north-west which is in separate ownership. The applicant is requested to confirm by additional information whether the development would infringe upon lands outside the ownership of the applicant, and if so, the applicant should also provide a letter of consent from the adjoining land owner or failing this submit revised plans and elevations showing the proposal fully within the redline boundary. The applicant may also need to re-advertise as this might constitute significant additional information.

2. The applicant is proposing works outside the red line boundary indicated on the Site Location Map. Specifically, the applicant is proposing to alter the vehicular entrance to the existing house. The red line should be amended to take in the entire site, and this can be done by way of additional information. The applicant may also need to re-advertise as this might constitute significant additional information.
3. The proposed development is located in an area that is a risk of 1 in 100 to 1 in 1,000 flood risk event. The applicant is requested to submit a report to show the flood risk of proposed development and also show what mitigation measures are proposed for the development. As per section 11.6.1 (i) of the South Dublin County Development Plan 2016 - 2022, the Flood Risk Assessment shall be prepared by an appropriately qualified Chartered Engineer or equivalent, in accordance with the Flood Risk Management Guidelines, and to appropriate detail for the scale of development.
The applicant is also requested to confirm, or provide alternative plans showing, finished floor levels of at least 500mm above highest known flood level on the site.
4. The applicant is requested to submit:
 - (a) a report showing percolation test results for proposed soakaway as per BRE Digest 365 Standards.
 - (b) a drawing in plan and cross-sectional view showing design details of proposed soakaway as per BRE Digest 365 Standards.
 - (c) a drawing showing what additional SuDS (Sustainable Drainage Systems) is proposed such as permeable paving for proposed development, including any proposals for water butts in proposed development as part of SuDS.
5. The applicant is requested to submit a drawing showing the watermain layout of proposed development.
6. SDCC notes the comments of Irish Water:
 - 2.1 The proposed development appears to be located over an existing foul drain that serves a number of houses.
 - 2.2 The proposed diversion of existing foul drain to an area outside the boundary of site is not recommended because there are too many right angle bends proposed on foul drain. The number of right angle bends increase from 1 to 3 and this is not acceptable due to increased risk of blockage of foul pipe which would affect a number of houses.
 - 2.3 The applicant does not own the land where proposed diversion of foul drain/sewer is proposed and permission from owner of same is not shown to be given.
 - 2.4 A minimum of 225mm foul sewer is required for taking in charge and this would not be recommended to take in charge because of the high risk of blockages due to the increased number of right angle bends from 1 to 3 number on proposed foul drain/sewer.
 - 2.5 Foul drain/sewer should be shown as a red line on drawing instead of a blue line.
Therefore because of the high risk of blockages of proposed foul drain/sewer water services recommend refusal of proposed development. The proposed development would be prejudicial to public health and proper planning.'
The applicant is requested to provide:
 - (a) an alternative arrangement for foul sewer diversion which addresses the concerns contained in the

Irish Water report.

(b) letter of consent from the adjoining property owners if diversion is required through adjoining lands.

7. Neither house, as shown, would have access to the rear garden. The applicant is requested to show by of additional information, what arrangements are proposed for the storage of bins to either house in both front gardens. Adequate storage meeting waste management standards for both properties should be provided.

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: SD21A/0108

Date: 07-Jul-2021

Yours faithfully,


for **Senior Planner**