

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

Peter Kavanagh,
DublinPlanning.ie
77, Lower Camden Street
St. Kevin's
Dublin 2

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

Decision Order Number: 0900	Date of Decision: 06-Jul-2021
Register Reference: SD21B/0268	Registration Date: 12-May-2021

Applicant: Ewa Berthold
Development: Ground floor extension to side; widen driveway entrance and pavement dish to front; new access gates and pavement dish to side with associated site works.
Location: 1, Sundale Close, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 12-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. South Dublin County Council records show that there is an existing 225mm public surface water sewer traversing parallel to the outer southern boundary of the site. The proposed development is in close proximity to the surface water sewer at approximately 2.1m. Ordinarily the minimum setback distance required from buildings to the centreline of the 225mm surface water sewer is 3m to allow adequate access for maintenance works and to avoid loading from structures being imposed onto the sewer.
The applicant is requested to submit a revised layout design such that the proposed extension is a minimum of 3m away from the centreline of the 225mm surface water sewer. Alternatively, the applicant may provide survey information and cross-section drawings of the proposed development

and the pipe, and assessment by a suitably qualified engineer as to whether the development would result in increased loading to the sewer.

2. The Roads Department has recommended the omission of the additional access, stating: 'The forward visibility is compromised due to the high boundary walls. This proposal adds a significant traffic hazard for pedestrian's and road users.' The applicant is requested to remove the additional vehicular access and submit revised plans and elevations clearly showing this.
If the development were so-provided without an additional access, external access to the rear of the site would be closed off by the new extension. The applicant should provide proposals for the storage of bins to the front, or, provide for a pedestrian side access, by way of additional information.
3. There is a shed currently under construction labelled on the plans. This should form part of the development, as conterminous development on the site should all be included in an application for non-exempt development requiring planning permission. The applicant is requested to provide plans and elevations of the shed by additional information.

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/0268

Date: 07-Jul-2021

Yours faithfully,


for **Senior Planner**