

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

**Roger Bell,**  
**Bell Associates**  
**Executive House**  
**Whitestown Road**  
**Rush**  
**Co. Dublin**

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

<b>Decision Order Number: 1050</b>	<b>Date of Decision: 04-Aug-2021</b>
<b>Register Reference: SD21A/0156</b>	<b>Registration Date: 11-Jun-2021</b>

**Applicant:** Sandra Dolan  
**Development:** Construction of two storey dwelling to the side of dwelling; new storm water percolation area; new doorway to rear access lane; new shed and associated site works.  
**Location:** 46, Slade View, Forest Hills, Rathcoole, Co. Dublin, D24 KW66  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 11-Jun-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. 2 ground floor southern gable windows are proposed to No. 46a, but no side gable windows to the habitable first floor bedrooms. The applicant is requested to redesign the layout to include for windows on the first floor of the habitable rooms of No. 46a to ensure passive surveillance of the park area to the south.
2. The applicant notes that no parking can be provided due to the front being pedestrianised. It is stated that the rear courtyard will enable parking for the proposed dwelling. However, the parking in the rear courtyard is numbered and already allocated. The applicant is requested to identify were the proposed spaces for No's 46 and 46a will be provided by way of additional information. For a three bedroom

house a maximum of 1.5 spaces should be provided as per the CDP for zone 2 parking. The unit is located 400m from the Main Street in Rathcoole which is a bus corridor, therefore Zone 2 applies.

3. The applicant has not provided an existing elevation of No. 46. The applicant is requested to submit this by way of additional information.
4. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 - Soakaway Design.
5. The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
  - (i) At least 5m from any building, public sewer, road boundary or structure.
  - (ii) Generally, not within 3m of the boundary of the adjoining property.
  - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
  - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - (v) Soakaways must include an overflow connection to the surface water drainage network where possible.
6. The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>)
7. In order to assess the if the public water infrastructure has sufficient capacity for the proposed development further information is requested as follows:

The applicant shall engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure (both water and foul). The Confirmation of Feasibility (COF) must be submitted to the Planning Department as part of the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

**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/0156

**Date:** 04-Aug-2021

Yours faithfully,

  
for **Senior Planner**