

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

Declan Heery & Liz McGrath
432A, Orwell Park Green
Dublin 6W

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

Decision Order Number: 1074	Date of Decision: 09-Aug-2021
Register Reference: SD21B/0347	Registration Date: 15-Jun-2021

Applicant: Declan Heery & Liz McGrath

Development: First floor rear extension; two storey side extension; removal of main existing pitched roof on dwelling and replacement of same with a mixture of pitch and flat roof; 1 'Velux' window in front and rear of new roof; 3 'Velux' windows in side north face of new roof; 1 dormer structure with 3 obscure windows on side south face of new roof; all associated site works.

Location: 432A, Orwell Park Green, Dublin 6W

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 15-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.

- The proposed development is approximately 1.9m from a 4 inch uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant is requested to engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority as a response to Request for Further Information.
 - The proposed angle of connection to the private surface water drain to the east of the dwelling is

too acute. The applicant is requested to submit a revised drainage layout drawing showing that the proposed surface water drainage connects to the existing private drain in the direction of flow or at a minimum angle of 90 degrees.

(iii) The applicant is requested to submit a drawing to include water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development.

2. Visually, there are concerns with the proposed two storey side extension due to the flat roof proposed, its siting directly on the side boundary which would prevent access to the rear and the fact that it would project above the eaves of the main part of the dwelling, in such a prominent location. The proposal in its current form is considered to be contrary to the guidance in the SDCC House Extension Design Guide and would be incongruous and visually harmful given the site context. The applicant is requested to submit a revised design taking into account the character of the site and surrounding area and the design of the proposed roof to the main dwelling. The applicant is also requested to provide a set in from the boundary to allow access to the rear.

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/0347

Date: 10-Aug-2021

Yours faithfully,


for **Senior Planner**