

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

Allister Coyne,
Ailtireacht
30, Mountjoy Square
Dublin 1

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

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|---------------------------------------|---------------------------------------|
| Decision Order Number: 1254 | Date of Decision: 21-Sep-2021 |
| Register Reference: SD21B/0436 | Registration Date: 05-Aug-2021 |

Applicant: Ferga Kane & Paul O'Neill

Development: Widen existing vehicular access from Crannagh Road, and associated site works inclusive of footpath dishing revisions as required; demolition of the existing boiler house, two storey terrace extension and single storey extension to the rear and side of the property; provision of a new entrance door and canopy along with associated fenestration; revisions to the front of the property; new one and two storey extension with set back at first floor level to the front and side of the property along with all roof lights and associated site works; new canopy along with associated fenestration revisions to the rear & sides of the property; new single storey amenity and storage shed to the rear of the property, along with roof light and associated site works.

Location: 28, Crannagh Road, Dublin 14

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 05-Aug-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 are concerns from a traffic and pedestrian safety perspective and visual impact (and to maintain on street parking) about the width of the vehicular entrance proposed and the lack of information in

relation to the proposed gates and boundary treatment. The applicant is requested to submit the following information:

- (a) A revised vehicular entrance with a maximum width of 3.5m
 - (b) Full details of the proposed gates shown on elevations.
 - (c) Full details of the front boundary treatment shown on elevations. The height of the front boundary wall should be maintained to the same height and design as the original. Pillars should not exceed 1.2m in height.
2. There are concerns with the proposed first-floor side extension, and in particular the flat roof and lack of fenestration, from a visual perspective given the character of the existing house and neighbouring properties. The applicant is requested to consider the contents of the SDCC House Extension Design Guide in relation to first-floor side extensions and submit a revised design incorporating the following:
- (a) A detailed design rationale for the proposal or an amended roof design that incorporates a hipped roof which would be more sympathetic to the character of the existing and neighbouring properties.
 - (b) Fenestration on the front elevation at first floor level to add interest.
 - (c) Fenestration on the side elevation serving each of the walk-in wardrobe, ensuite, and office. Obscure glazing is recommended to be used to avoid overlooking.
3. There are concerns with the lack of information submitted in relation to surface water. The applicant is requested to address the following:
- (1) It is unclear where the surface water would discharge to from the proposed development. The applicant is requested to submit a drawing showing the existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.
 - (2) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.
4. There are concerns with the lack of information submitted in relation to foul water. The applicant is requested to address the following:
- It is unclear where the foul water discharges to from proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public waste water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.

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/0436

Date: 21-Sep-2021

Yours faithfully,


for **Senior Planner**