

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Stephen Reilly
16, Sycamore Drive
Archerstown Wood
Ashbourne
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1258	Date of Decision: 21-Sep-2021
Register Reference: SD21B/0419	Registration Date: 28-Jul-2021

Applicant: Claire Clifford & Cormac O'Maille
Development: Ground floor extension to rear and side of existing dwelling; internal modifications and associated site works.
Location: 19, Muckcross Grove, Dublin 12
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-Jul-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) The Planning Authority notes that an existing extension has been constructed at the dwelling house located to the north-west of the subject site, which is not shown on the Site Layout Plan. The applicant is requested to submit an accurate Site Layout Plan, as required by Article 23(1)(a) of the Planning and Development Regulations, 2001, as amended.
(2) Having regard to the proposed height of the side element of the extension and its proximity to adjacent built structures the applicant is requested to submit revised proposals for the side extension element of the design showing a maximum overall height of 3m.
(3) The applicant is requested to submit revised drawings replacing the proposed double-doors in the front elevation with a window ope.

2. The Planning Authority has concerns in relation to drainage from the site and consider that additional SUDS proposals should be incorporated within the overall design proposal. The applicant is requested to submit revised drawings, documentation and proposals to include further SuDS (Sustainable Drainage Systems) such as soakaways for the proposed development.

The applicant is requested to submit the following:

- (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- (b) a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and should 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 a public surface water sewer.

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/0419

Date: 22-Sep-2021

Yours faithfully,



for **Senior Planner**