

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

Shona D'Arcy & Brian Hutchinson
2, Ballyroan Lodge
Dublin 16

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

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| Decision Order Number: 1327 | Date of Decision: 15-Oct-2021 |
| Register Reference: SD21B/0296 | Date: 17-Sep-2021 |

Applicant: Shona D'Arcy & Brian Hutchinson
Application Type: Additional Information
Development: Refurbishment works to existing dwelling involving: (a) demolition of a single storey structure, existing windows, roof and gable wall, part of the existing dwelling; (b) removal of two existing rooflights; (c) alteration to the existing main entrance door (d) new dormer window in the existing roof to the rear elevation; (e) new roof light in the existing roof to the front elevation; (f) construction of a new 2 storey extension with new windows to the front and rear elevations; (g) associated internal works and drainage; (h) associated external works; (i) and permission for retention of existing shed structure on the site.
Location: 2, Ballyroan Lodge, Dublin 16

Dear Sir /Madam,

With reference to your planning application, additional information received on 17-Sep-2021, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. (a) Surface Water
The applicant has still proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is requested to investigate other methods of separating surface water and foul water drainage networks on site. If it is not possible to incorporate a soakaway on site, then the applicant is requested to investigate the possibility of discharging all existing and

proposed surface water run off on site to the Owendoher river. All surface water run off to the Owendoher River must be attenuated to greenfield run off rates. The applicant is requested to submit a revised drainage layout and design report demonstrating how this is achieved. Submit details of proposed outfall and include a non return valve on same. There should be adequate freeboard between outfall invert level and the 1 in 100 year river water level.

(b) Foul Water

The applicant has shown the surface water run off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is requested to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks. If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as infiltration soakaway systems, then the applicant is requested to submit a Letter of Agreement from Irish Water to the planning authority which clearly states that Irish Water are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,



for **Senior Planner**

15-Oct-2021