

**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)

**Loretta Kennedy**  
**19, Greenville Terrace**  
**Dublin 8.**

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

<b>Decision Order Number:</b> 1412	<b>Date of Decision:</b> 02-Nov-2021
<b>Register Reference:</b> SD21A/0255	<b>Registration Date:</b> 14-Sep-2021

**Applicant:** Teresa & Sean Butler  
**Development:** Construction of 2 three storey dwellings and associated ancillary site works.  
**Location:** Hawthorns, Killakee Lawns, Firhouse, Dublin 24  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-Sep-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 drawings submitted are inconsistent in relation to the rear access to House 2. The Site Location Map and Site Layout Plan show a different arrangement to that shown on the Site Layout and Proposed Ground Floor Plan. The applicant is requested to submit revised drawings confirming the proposed access arrangement.
2. The applicant is requested to submit existing and proposed contiguous street elevations of the site and including at a minimum 49a Killakee Lawns, to allow for a full assessment of the impact of the units on the streetscape.
3. The applicant is requested to submit a revised site layout plan detail as follows:
  - (a) The vehicular access points shall be limited to a width of 3.5 to 4.2 meters.
  - (b) The applicant shall submit a revised layout showing 6.0m reversing space behind perpendicular car parking spaces.

4. The applicant is requested to submit a comprehensive scheme of landscaping which includes boundary planting. The landscape scheme shall help to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links.
5. There are no soil percolation test results submitted for the proposed soakaways. 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.
6. The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaways based on site specific soil percolation tests. 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.
7. The applicant is requested to investigate the potential to include an overflow connection from the proposed soakaways to the public surface water network.
8. In order to assess the feasibility of a connection to public water infrastructure further information is requested as follows:

The applicant is requested to 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/waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.
9. In order to assess the feasibility of a connection to public wastewater infrastructure further information is requested as follows;

The applicant is requested to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.
10. The applicant is requested to submit a revised wastewater drainage layout for the proposed development which shows an individual wastewater connection from each dwelling to the public wastewater network.

**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/0255

**Date:** 02-Nov-2021

Yours faithfully,

  
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for **Senior Planner**