

**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)**

**Desmond Halpin**  
**15 Carriglea Drive**  
**Firhouse**  
**Dublin 24**

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

<b>Decision Order Number:</b> 1454	<b>Date of Decision:</b> 09-Nov-2021
<b>Register Reference:</b> SD21B/0490	<b>Registration Date:</b> 15-Sep-2021

**Applicant:** Mark Carroll

**Development:** Retention of single storey extension to rear of existing end of terrace dwelling; planning permission to remove existing porch and replace with single storey extension to front and side with tiled roof; internal alterations; extend front vehicular access; associated site works.

**Location:** 1, Tara Hill Crescent, Dublin 14

**Application Type:** Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 15-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 applicant should note that 1 Tara Hill is located within the St Patrick's Architectural Conservation Area and the character of which is therefore protected and requires special design consideration. The proposed extension is considered not to be in keeping with the original character of adjoining Tara Hill houses and could be deemed to be detrimental to the ACA. The proposed removal of the original 'tear-drop' window at first floor level from the front elevation, the proposed removal of the vertical emphasis corrugated material, the bulk, scale and mass of the structure to the front of the property and the proposed use of concrete block structure with smooth concrete render finish are not deemed to be acceptable. The applicant is therefore requested to:

(i) to seek advice and the services of a qualified architect to assist with the design for a new extension within an ACA.

(ii) submit a revised design that reflects the original building type and overall style to ensure an addition to the existing 1960s dwelling adds architectural interest and quality within the ACA and the existing building stock which is currently made up of a mix of early 20th Century brick TJ Byrne houses, single-storey and two-storey, St. Patricks Cottages and the 1960s flat roofed Tara Hill.

(iii) The revised design should locate any proposed extension to the side (behind the front building line) and to the rear. If the applicant seeks to locate an extension forward of the front building line the qualified architect should ensure that it is contemporary and high quality and demonstrate that it will enhance the ACA and the character of the area. Please note that the Planning Authority prefers the option to locate all structures behind the front building line and retain the original character of the front façade.

(iv) A full photographic survey of the front, side and rear elevations.

Prior to responding to this item of Additional Information the applicant should consult with the Council's Architectural Conservation Officer and submit a written report that has been agreed.

\*\*Please note that all of the above is subject to the location of the existing 300mm surface water drainage pipe running south to north immediately west of the site's western boundary, and any proposed structures must address the location of this infrastructure once established.

2. (i) There is an existing 300mm surface water drainage pipe running south to north immediately west of the site's western boundary. The exact route, condition and depth of this pipe is unknown. The Water Services Department has concerns regarding the distance between the proposed side extension and this existing surface water drainage pipe. The applicant is therefore requested to submit a report by way of additional information which confirms the exact route and depth of this pipe.  
(ii) The applicant is also requested to submit a drawing in plan and cross section view by way of additional information showing the route and invert level of the pipe in relation to the proposed extension. A minimum clear distance between the proposed extension and outer diameter of existing surface water pipe shall be 3m. Where the depth to invert of the pipe exceeds 3m, the boundary of the clear distance shall not be within the 45-degree line of influence from the base of the pipeline trench. The applicant shall contact South Dublin County Council Water Services section prior to carrying out any investigation works. A member of the Water Services section must be in attendance during any investigation works involving the existing surface water drainage pipe to the west of the site.
3. The applicant is requested to submit to the Planning Authority, by way of additional information, a revised site layout plan which identifies all rear garden structures and include dimensions, elevations, and floor areas.

**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/0490

**Date:** 10-Nov-2021

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**