

**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)**

**Emmet Duggan Architects**  
**Beech Lodge Design Studio**  
**Beech Road**  
**Arklow**  
**Co. Wicklow**

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

<b>Decision Order Number: 1466</b>	<b>Date of Decision: 11-Nov-2021</b>
<b>Register Reference: SD21B/0493</b>	<b>Registration Date: 17-Sep-2021</b>

**Applicant:** Brendan McAtamney & Caroline Dowling

**Development:** Alterations and additions to existing detached dormer dwelling; construction of new single storey extension to rear; construction of new dormer extension to north gable end; new playroom at ground floor level; guest bedroom at first floor level; new bay window extension to existing bedroom at ground floor level to the rear; 2 new dormer windows in lieu of existing 'Velux' rooflights to 2 existing first floor dormer bedrooms to the rear; construction of new detached carport to north gable end and front of existing dwelling; all ancillary site works.

**Location:** Hazelberry, Hazelhatch, Celbridge, Co. Dublin

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 17-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 is requested to submit:
  - (1) a report by way of additional information showing site specific soil percolation test results and design calculations for the existing soakaway which demonstrates that the existing soakaway has sufficient capacity to manage excess surface water run off from the proposed development in

accordance with BRE Digest 365 - Soakaway Design.

(2) a revised drawing showing plan & cross-sectional views, dimensions, and location of existing/proposed soakaway. 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.

(v) Soakaways must include an overflow connection to the surface water drainage network.

2. It is proposed to extend the dwelling by adding a two-storey structure directly to the north of the existing dwelling structure. This 72sq.m (approximate) structure will be provided with its own staircase and front and back door, bedroom, living space and bathroom. Its connection to the principal structure is considered to be tacit and the Planning Authority is concerned that it will be used as a separate dwelling unit.

The applicant is therefore requested to clarify the use of this section of the proposed development:

(1) If this two-storey element is to be assessed as an extension to the dwelling, the proposed design should be significantly modified and the applicant is requested to submit revised drawing that clearly demonstrate that all structures on the site will act as one dwelling unit only.

(2) If this two-storey element is to be assessed as an separate dwelling unit, the applicant is requested to submit revised statutory notices which accurately detail the proposed development on site and submit documentation supporting compliance with the rural housing policy contained in the County Development Plan.

3. The applicant is requested to submit a planting scheme for the north-western (front) boundary, which fills in any gaps in the existing planted screening. The Planting Scheme should demonstrate that the planting will significantly screen the site (and development thereon) from the public road within a 5-year period.

**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/0493

**Date:** 12-Nov-2021

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**