

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1543	Date of Decision: 30-Nov-2021
Register Reference: SD21B/0514	Registration Date: 06-Oct-2021

Applicant: John Tran
Development: Retention of single storey extension to front, side and rear of existing house, extension with new utility, bedroom and games/storage room; all associated site works.
Location: 35, Foxborough Road, Lucan, Co. Dublin
Application Type: Retention

Dear Sir /Madam,

With reference to your planning application, received on 06-Oct-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 has concerns in relation to the integration of the proposed development as it appears that a one-bedroom family flat is being proposed and not an ancillary extension. The applicant is therefore requested to clarify:
 - (1) The use of the structure. A family flat should be demonstrated to be compliance with County Development Plan policy H19 Objective 1 and design criteria outlined in Chapter 11 Implementation.
 - (2) The description of the proposed development. If a family flat is being proposed revised public notices should be submitted as the proposed development would be considered to be significant. Revised notices that clearly outline the proposed development as a family flat in accordance with Article 35 of the Planning and Development Regulations 2001 (as amended) should be submitted.

2. The applicant is requested to submit revised boundary treatment proposals (site layout plan and elevational drawings), which clearly shows:
 - (1) a 2 metre (maximum height) high southern and south-western boundary wall. The applicant may wish to consider a proposal for a low railing along the southwestern boundary of the site to provide passive surveillance (a 1.2m high wall and 0.8m railing) as an alternative proposal.
 - (2) the wooden 'enclosed yard' fence that surrounds the entire west facing and southern facing side of the site reduced to a maximum height of 2 metres.

3. The applicant has not submitted surface water drainage plans for the proposed development for retention.

The applicant is requested to:

 - (i) submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.
 - (ii) include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development for retention.

4.
 - (1) The Planning Authority has concerns in relation to the width of the vehicular access due to the potential visual impact and impact on traffic/pedestrian safety. The applicant is therefore requested to submit revised drawings showing plan and elevation of vehicular access, boundary wall and dished footpath and kerb. The applicant should note that a maximum width of 3.5m will be required.
 - (2) The Planning Authority cannot trace planning history for the widening of the vehicular access. The applicant is requested to submit all relevant planning permissions granted at this site for the widening of the vehicular entrance. If none can be found, the applicant is requested to submit revised statutory notices seeking permission for the vehicular, entrance (taking Item 1 into consideration).

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/0514

Date: 03-Dec-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**