

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

Decision Order Number: 1572	Date of Decision: 07-Dec-2021
Register Reference: SD21B/0530	Registration Date: 13-Oct-2021

Applicant: Thomas & Hazel Reilly

Development: Partial demolition and reconstruction of a 2 storey, corner extension to the rear; provision of a new flat roof with rooflight to this extension; demolition of the two storey extension at the centre of the back (east) of the house; construction of a new flat roofed two storey extension with roof lights; repairs to windows with replacements where necessary or appropriate; construction of single storey bay extension with pitched roof to the south elevation at lower ground floor/basement level; minor internal alterations, general refurbishment, provision of maintenance access to centre valley, addition of photovoltaic panels, repairs to plasterwork, increase in height of rear garden boundary wall to the north; outbuilding to the rear, internal alterations, roof repairs, new doors and window and general refurbishment; minor hard and soft landscaping works including parking area to the northeast; all ancillary site works above and below ground.

Location: Oak Lodge, New Road, Clondalkin, Dublin 22, D22F516

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 13-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 Architectural Conservation Officer has raised a number of items of concerns and has requested that the following information be submitted to allow for a full assessment to take place:
 - (1) Works to address the damp problems at basement level were agreed and approved as exempted development during June 2021. Those exempted works were deemed acceptable based on the details provided at that time, however additional works are now detailed in the planning application at basement level, which now includes the insertion of underfloor heating which had not been previously specified as part of the exempted works in providing a new concrete slab. Other works which will impact on the conditions of the basement include a proposed new shower room and insertion of wall linings.
 - (i) It is considered that further detail and clarification is required in relation to the underfloor heating as this was not previously detailed as part of the new concrete slab.
 - (ii) Details and specifications are required for the proposed wall linings ensuring these are breathable and internal insulation is done adhering to best practice.
 - (iii) Ventilation needs to be addressed at basement level in particular where a new shower room will be inserted.

Full details to address each of these items are required in order to fully assess the impact to the original built fabric of the Protected Structure. Details of which should be included as part of a full method statement and schedule of works for all works to the protected structure including specifications for materials and new interventions.

 - (2)(a) A Conservation Report/Method Statement has been provided but the details read as a summary of works and do not provide a detailed Method Statement and Schedule of Works for each floor level and element of works proposed. A revised and detailed Method Statement and Schedule of Works for each floor level and element of works proposed should be submitted for assessment.
 - (b) The Architectural Impact Assessment has not provided details on the direct impacts to the original built fabric in assessing the scope of works proposed and has failed to provide an assessment of the proposed partial demolition and reconstruction of two-storey extension, side patio extension and photovoltaic panels with regard to direct impacts and visual impacts. A revised Architectural Impact Assessment addressing the above points and including all new interventions and new elements should be submitted and include any assessments with regard to overall impacts.
 - (c) It is considered that a greater level of information is required in particular to ascertain why the proposed new designed extension which is to be a flat roof now exceeds the height of the existing extension. The applicant is requested to justify this element and reduce the overall height to below the existing eaves level.
 - (3) It is proposed to add photovoltaic panels which will be positioned facing into the centre valley.
 - (a) Additional details for the insertion of photovoltaic panels and the works involved to facilitate their use are requested and should be submitted.
 - (b) Further information and specifications are required for this work, details should include;
 - (i) Information on the panel loads and their effect on the existing roof.
 - (ii) The effects of any increase in loading should be identified to ensure this impact is addressed with regard to safety structural issues and any direct impact to the original roof.
 - (iii) Details and specifications should be included on how the panels will be mounted. Associated works and additional services/items etc should be included as part of the methodology for the insertion of the photovoltaic panels in order to identify and highlight any such works to facilitate their use on a Protected Structure.

(4) It is proposed to construct a side extension with a pitched roof in the form of a bay with sliding sash window side lights over timber panels with French doors onto a new patio which will replace an existing uPVC side door and poor quality patio area. It is considered that this element is fussy in design and pastiche in trying to match the existing first floor bay window. It is considered that any such modest side extension should be simple in design and form and should allow for a contemporary addition at this location in contrast to original architectural features and design of the existing house, thereby clearly showing it as a modern intervention and addition to the existing house. The applicant is requested to submit a revised proposal for this element, which should be redesigned and revised to address the above concern.

(5) It is proposed to reuse the existing rear single-storey outbuilding. As part of the works to the existing outbuilding it is proposed to remove the original internal wall and replace with a new wall which appears to be virtually in the same location. The replacement of the original internal wall with a new wall is deemed unnecessary and needs to be justified. Details to clarify this issue should be submitted as well as proper justification for the proposed removal of the original internal wall. A full photographic survey of the existing outbuilding should be provided to show the full extent of the interior of the structure.

2. The following shall be submitted by way of additional information:

- (1) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. 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.
- (2) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of the 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.
- (3) The proposed car parking area shall be constructed using a permeable surface such as Permeable Paving, Grass Paving or Porous Asphalt as part of SuDS (Sustainable Drainage System). This shall be included on a revised site plan and submitted to the Planning Authority
- (4) The applicant is requested to submit a cross section detail of the proposed filter drains.

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/0530

Date: 08-Dec-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**