

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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CDP Architecture
4, The Mall
Main Street
Lucan
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

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|---------------------------------------|---------------------------------------|
| Decision Order Number: 1576 | Date of Decision: 08-Dec-2021 |
| Register Reference: SD21B/0534 | Registration Date: 19-Oct-2021 |

Applicant: Ciaran & Michelle Kavanagh

Development: Construction of a new ground floor single storey extension with roof lights; proposed dormer window to the rear; converting of existing attic space; new window to first floor bathroom to rear elevation; new bay window and porch to front elevation at ground floor level; revised pedestrian and vehicular access with pillars and gates; all associated site works.

Location: 101, Muckross Avenue, Perrystown, Dublin 12, D12EW83

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 19-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. Having regard to the South Dublin County Council's House Extension Design Guide, 2010, in relation to Attic Conversions, the Planning Authority has concerns with the proposed design of the attic dormer extension. In particular, it does not appear to be subservient within the roof profile and it extends to, and abuts, the property at 99 Muchcross Avenue. The Planning Authority requests the applicant to submit revised proposals to clearly demonstrate that:
 - (i) the proposed dormer is set back at least 3 No. tile courses from the eaves line.

(ii) the proposed dormer extension is located below the ridge line of the existing dwelling by a minimum of 0.1m.

(iii) the creation of a large area of flat roof is minimised by relocating the dormer extension away from adjoining properties by a minimum of 0.5m and providing for a more simple form of design, which includes the staircase.

The applicant is requested to submit revised rear elevational drawings, cross-sectional drawings and revised first and roof floor plans in response to this request.

2. The Drainage and Water Services Section of South Dublin County Council have assessed the proposal and have requested the following Additional Information:
 - (a) The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested to 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 Aj's, 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.
 - (b) There does not appear to be any SuDS proposed (Sustainable Drainage Systems). The applicant is requested to submit a drawing to show what SuDS are proposed. Examples of SuDS include green roofs, blue roofs, permeable paving, filter drains, water butts and other such SuDS.
3. Irish Water has assessed the proposal and has requested the following Additional Information:
 - (a) The applicant has not submitted water supply drawings for the proposed development. The Applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the Public Watermains and Wastewater Drainage networks may be obtained, if available, for required locations by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for water infrastructure <https://www.water.ie/connections/Water-Standard-Details.pdf>.
 - (b) The applicant has not submitted foul water drainage plans for the proposed development. The Applicant is requested to submit a drawing showing the existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, 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 Public Watermains and Wastewater Drainage networks may be obtained, if available, for required locations by emailing: datarequests@water.ie. All works are to comply with the Irish Water Standard Details for Wastewater infrastructure available at <https://www.water.ie/connections/Wastewater-Standard-Details.pdf>.

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/0534

Date: 09-Dec-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**