

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

Decision Order Number: 1626	Date of Decision: 16-Dec-2021
Register Reference: SD21B/0542	Registration Date: 26-Oct-2021

Applicant: Alan Walsh
Development: Removal of existing single storey extension and sheds to side and rear of house; construction of two storey extension to side of house and single storey extension to front of house; new vehicle entrance to front; new boundary treatments.
Location: 27, Ballyboden Road, Dublin 14
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 26-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 applicant is requested to submit revised drawings as follows:
 - (i) The proposed vehicular access point limited to a width of 3.5 meters.
 - (ii) The proposed 2.2m high rear block party wall limited to a max. height of 0.9m where it projects in front of property at 2 Willbrook Park in the interest of traffic safety and for visibility for vehicles egressing 2 Willbrook Park.
 - (iii) The proposed 2.2m high block wall dividing the front and rear gardens limited to a max. height of 0.9m in the interest of traffic safety and for visibility for vehicles egressing 2 Willbrook Park.
 - (iv) All other proposed boundary treatment including side boundary treatment to the north and west of subject site be limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in the interest of traffic safety and to improve forward visibility for vehicles.

2. In conjunction with Item no.1 above, the applicant is advised that the amenity space to the side (north) of the proposed extension should be bounded as part of the front garden with a low boundary wall to provide a dual frontage into Willbrook Park in accordance with Council policy for prominent corner sides. Further windows at first floor should be included to increase the passive surveillance of the public realm and provide increased dual frontage.
A 1.8m wall should be constructed from the rear corner of the new extension to the boundary with No. 2 to the east to provide privacy to the rear private amenity space.
3. (i) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, and permeable paving amongst others.
(ii) 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 should include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing should 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.
4. (i) Irish Water records show that there is an existing 225mm foul sewer traversing the site underneath the existing dwelling and proposed development. The applicant is requested to submit a drawing showing and plan and cross section view of the existing sewer and the proposed development. The drawing should also show the invert levels of the existing sewer. The applicant is requested to contact South Dublin County Council Drainage Operations section to determine the exact location and depth of this sewer.
(ii) The proposed development is in close proximity to a 225mm public foul water sewer. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant is requested to engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which may accommodate Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority as a response to Request for Further Information.
(iii) The applicant is requested to submit a drawing showing existing and proposed private foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing should include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing should 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 in by emailing: datarequests@water.ie.
5. The extension will project outwards from the main front building line established by the existing dwelling by c.1.8m. To comply with the SDCC House Extension Design Guide 2010 this projection should be limited to a maximum projection of 1.5m outwards from the main front building line established by the existing dwelling. Revised drawings should be submitted accordingly.

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/0542

Date: 16-Dec-2021

Yours faithfully,

Brian Connolly
for Senior Planner