

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie**

**Dáire Nolan,
iStruct Consulting Engineers
16, Oakcourt Park
Palmerstown
Dublin 20**

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

Decision Order Number: 1633	Date of Decision: 17-Dec-2021
Register Reference: SD21A/0294	Registration Date: 27-Oct-2021

Applicant: Romaine Nolan
Development: Demolition of existing single storey garage wing; construction of a new house, No.1A adjoining the existing house with the addition of a rear extension and internal layout changes to No.1, along with an additional front driveway entrance and all associated site works.
Location: 1, Birchview Drive, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 27-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. (a) South Dublin County Council records show that there is an existing 300mm public surface water sewer to the front of the site. The applicant is requested to submit a drawing in plan and cross-sectional view showing the distance between the proposed extensions and the existing 300mm surface water sewer. The drawings shall also show the invert levels of the existing 300 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer of this size.
(1) 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 SuDS features for the development. Some examples of SuDS are listed below:

- (i) Water butts.
- (ii) Permeable paving.
- (iii) Green roofs.
- (iv) Grasscrete.
- (v) Rain gardens
- (vi) or other such SuDS.

2. (a) The applicant is requested to submit a drawing showing the watermain layout of proposed development up to the point of connection to the public watermain.
(b) There are too many right hand bends proposed in foul drain. These additional bends would greatly increase the risk of foul drain blockage which would adversely affect a number of houses upstream of site. The applicant is requested to submit a revised drawing so that there are no additional right angle bends on foul drain. If proposed extension is proposed over existing foul drain then submit a drawing in plan and cross-sectional view showing proposed foul drain layout. Such a drawing shall show a manhole either side of extension on foul drain. The foul drain under extension shall be encased in 150mm concrete between manholes either side of proposed extension. There shall be suitable cover on foul drain as per Technical Guidance Document Part H of Building Regulations. The cover and invert levels and diameter of proposed/existing foul drain should also be shown on drawing.
3. The applicant is requested to provide first floor windows to habitable rooms in the flank elevation of the new dwelling in order to provide passive surveillance.
4. The fence panelling to the side garden wall would similarly detract from the character of the area, and would create an overbearing wall along this stretch of Treepark Road. It would be favourable for another solution to be implemented, i.e. the raising of the wall only as necessary to achieve 2 metres in height above ground, thus protecting privacy. The applicant is requested to supply revised plans.
5. (a) The applicant has not provided clear information on the size of the proposed dwelling, but it appears to be approx. 125sq.m. and therefore meets the minimum standards for a 3-bed house, under the 2007 guidelines. The smallest bedroom seems to fall short of these standards, and the applicant could be asked to clarify this by additional information (noting that there are other issues with the development).
(b) The applicant has not illustrated the size of the rear amenity space for both the existing and proposed house, and should do so by way of additional information.

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: SD21A/0294

Date: 17-Dec-2021

Yours faithfully,

Brian Connolly
for Senior Planner