

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

**Anita & Frank Moles**  
**19, Knockmeenagh Road**  
**Dublin 22**

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

<b>Decision Order Number: 1646</b>	<b>Date of Decision: 20-Dec-2021</b>
<b>Register Reference: SD21B/0548</b>	<b>Registration Date: 28-Oct-2021</b>

**Applicant:** Anita & Frank Moles  
**Development:** Construction of a single storey timber framed building to the rear and associated site works.  
**Location:** 19, Knockmeenagh Road, Dublin 22  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-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 noted a number of deficiencies in the drawings and information provided by the applicant. The applicant is requested to provide the following information:
  - (1) Statutory Notices - No reference is made in the Statutory Notices to the proposed structure being a temporary habitable dwelling in the rear garden.
  - (2) The Site Layout Plan does not accurately depict the proposed structure within the site and the dimensions as indicated in the floor plans.
  - (3) Existing ground levels and finished floor levels do not appear to have been provided.
  - (4) It is noted that the floor plans and elevations do not include a north point or annotation of their orientation.
  - (5) The floor plans do not correlate with the elevations, for example the exact location of doors and windows.

(6) No foul water or surface water infrastructure is shown on the plans.

The above information should be provided by way of ADDITIONAL INFORMATION to facilitate a complete and accurate assessment of the proposed development. The applicant should note that Item 1 is deemed to be significant and would require new notices to be submitted.

2. The applicant has not provided sufficient information in relation to the proposed drainage infrastructure. As such, the applicant is requested to submit:
  - (i) 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](mailto:servicemaps@sdblincoco.ie). All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.
  - (ii) a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.
3.
  - (a) The Planning Authority acknowledges that the structure is proposed for temporary habitable use only whilst works are carried out to the house on site. In this context, the applicant is requested to outline if both structures will be used for independent residential use at the same time.
  - (b) The Planning Authority has significant concerns re. the level of residential amenity for occupants of the structure in terms of minimum dwelling sizes and open space requirements, particularly on a building site. Notwithstanding the proposed temporary use, the applicant is requested to demonstrate that the structure meets the residential standards in the South Dublin County Development Plan 2016-2022 and the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007)  
This is considered necessary as no independent private amenity space is likely to be available.

**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/0548

**Date:** 20-Dec-2021

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**