

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

Decision Order Number: 0011	Date of Decision: 07-Jan-2022
Register Reference: SD21B/0565	Registration Date: 04-Nov-2021

Applicant: Michael Collins & Claire Phibbs
Development: Single storey extension to the rear of existing detached cottage with slate roof with rooflights; 2 rooflights to existing front slate roof; internal alterations and associated site works.
Location: Piperstown, Bohernabrenna, Tallaght, Dublin 24, D24X275
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 04-Nov-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 requires further clarification drawings to adequately assess the impact of the proposed development on this sensitive rural site.
The applicant is requested to submit the following drawings:
 - (a) revised site plan showing the levels/contours across the entire lands .
 - (b) Include spot and contour levels from the north to south of the site.
 - (c) Include an ordnance datum level from the adjoining road.
 - (d) Include multiple cross sections for the extension/house (existing and proposed)
 - (e) Include multiple cross sections for the water treatment infrastructure.

2. The Surface Water Drainage Department requires the following:
 - (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 - Soakaway Design.
 - (b) a revised drawing showing plan & cross-sectional views, dimensions, and location of 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.
 - (c) The applicant shall include additional SuDS (Sustainable Drainage Systems) features for the proposed development such as but not limited to the following:
 - (i) Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
 - (ii) Permeable Paving
 - (iii) Grasscrete.
3. The Planning Authority requests a Photographic Survey of the existing cottage dwelling and a supporting Engineering Report and survey of the house that deems it habitable and suitable for the proposed extension, having regard to Section 9.1.4 Older Buildings, Estates and Streetscapes objectives under the South Dublin County Council Development Plan 2016-2022.
4. It is an Objective of the South Dublin County Council Development Plan 2016-2022 (HCL7-2) 'to ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2015)...'. The proposed development is located in the Dodder and Glenasmole Valley, which has been designated as an area with a high landscape value and sensitivity and a Landscape Capacity which is negligible.

The applicant is requested to submit a landscape character and visual impact assessment which sets out the impact of the proposed development on the landscape. This assessment shall include appropriate visuals/photomontages.
5. The applicant is requested to submit an Appropriate Assessment Screening undertaken by a suitably qualified ecologist. If necessary, a Stage 2 Assessment should also be undertaken.

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/0565

Date: 10-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**