

**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)**

**Joe Fallon Architectural**  
**Ryland House**  
**Ryland Street**  
**Bunclody**  
**Co. Wexford**

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

<b>Decision Order Number:</b> 0067	<b>Date of Decision:</b> 20-Jan-2022
<b>Register Reference:</b> SD21B/0589	<b>Registration Date:</b> 19-Nov-2021

**Applicant:** Brian and Lauren Monaghan

**Development:** Single storey 76.7sq.m extension to the rear and sides of existing dwelling with new roof lights; new 74.3sq.m single storey domestic shed to replace existing derelict structure to the front of the site; widening of existing vehicular entrance to 3.5 metres; removal of 2 existing pedestrian entrances and all associated site works.

**Location:** Tig Mhuire Old Bridge Road, Templeogue Dublin 16

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 19-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 applicant is requested to submit a drawing showing the distance between proposed development and the Dodder River to the north. G3 Objective 2 of the South Dublin County Development plan does not permit development within 10m of existing watercourses (from the top of the bank of the watercourse). This is also a requirement under the Greater Dublin Regional Code of Practice for Drainage Works.

2. The applicant is requested to submit a drawing showing that the proposed soakaway is located such that:
  - (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.
  - (v) Soakaway must include an overflow connection to the surface water drainage network/nearby watercourse.
3. It is unclear where the proposed foul water discharges from the proposed development site. The applicant is requested to submit a drawing showing 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 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).
4. The applicant is requested to submit a report showing design calculations for the proposed wastewater pumping station. The report shall also outline how access to the pumping station will be achieved, how maintenance will be carried out and how the pump will operate in the event of power and/or pump failure. The applicant is also requested to submit drawings showing the layout and specification of proposed pumping station. Gravity drainage systems are preferred and pumping of wastewater shall only be considered as a last resort. All design and layout details of proposed pumping station shall comply with the requirements of the Building regulations Part H-Drainage and Wastewater disposal and Irish Water's Code of Practice for Wastewater Infrastructure.

**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/0589

**Date:** 20-Jan-2022

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**