

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**D06HY92**

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

<b>Decision Order Number:</b> 0086	<b>Date of Decision:</b> 24-Jan-2022
<b>Register Reference:</b> SD21B/0585	<b>Registration Date:</b> 19-Nov-2021

**Applicant:** Remy Farrell  
**Development:** Demolition of existing single storey structures; porch to front, bay window and store to rear; construction of single storey flat roof extension to front, part single storey flat roof extension and part two storey extension with pitch roof to match existing dwelling to rear and internal modifications with associated siteworks.  
**Location:** Lissadell, Whitechurch Road, Rathfarnham, 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 proposed extension to the south of the existing dwelling is located in an area that is at risk of 1 in 100 year flood risk event. The applicant is requested to carry out a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk. The FRA should demonstrate compliance with the Flood Risk Guidelines, paying particular attention to residual flood risks and any proposed site specific flood management measures.  
The applicant is requested to submit a report to outline what mitigation measures are proposed for the

development to ensure flood risk is mitigated against on site as well as downstream/upstream of the site.

2. Depending what the results are from the flood risk assessment, an extension to the existing dwelling may be acceptable so long as it does not further encroach on the Whitechurch Stream. Any proposed extension should not decrease the current setback of the existing dwelling from Whitechurch Stream at the closest point. The applicant is requested to submit a revised proposal addressing this. A full set of revised drawings should be submitted.

The applicant is advised that Policy G3 Objective 2 of the Development Plan states:

To maintain a biodiversity protection zone of not less than 10 metres from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities...'

3. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
  - (a) The applicant is requested to submit 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.
    - (v) Where possible soakaways must include an overflow connection to the surface water drainage network.
  - (b) The applicant should include Water Butts as a SuDs measure (Sustainable urban Drainage).

**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/0585

**Date:** 24-Jan-2022

Yours faithfully,

*Brian Connolly*  
for **Senior Planner**