

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

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|---------------------------------------|---------------------------------------|
| Decision Order Number: 0096 | Date of Decision: 21-Jan-2022 |
| Register Reference: SD21A/0315 | Registration Date: 18-Nov-2021 |

Applicant: Desmond Perkins

Development: 2 storey detached dwelling on site to side of existing detached dwelling incorporating new vehicular entrance to front garden to off street car parking; all associated site works.

Location: 22, Killakee Green, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 18-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 layout is deficient with regard to two aspects: overlooking and loss of privacy, and quality of private amenity space. A greater separation distance can be achieved from the rear boundary, and a simpler layout of rear amenity space would improve the residential amenity available to prospective occupants. This can be achieved by proposing a wider and shallower house on the site. It is considered that there is ample space to the side of the current proposal to accommodate those rooms currently proposed to be located to the rear (kitchen, bedroom 2, bedroom 3), although some reduction in overall footprint may be required. A revised layout should also minimise the use of rear-facing windows at first floor level given that the separation to the rear boundary will still be below the traditional standard of 11 metres. The applicant is requested to address this by additional information.

2. The applicant is requested to submit:
 - (a) a report showing site specific soil percolation test results, design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design along with a drawing and a cross sectional view of the proposed soakaway. Such a soakaway should have an overflow connection to the public surface water sewer.
 - (b) 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 Aj's, manholes, pipe size, material type and direction of flow.
 - (c) The applicant is requested to include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
 - Rain Gardens
 - Green Roofs
 - Blue Roofs
 - Planter boxes
 - Permeable Paving
 - Water Butts
 - Grasscrete.
3. The applicant is requested to submit:
 - (a) a drawing outlining the existing and proposed water supply layout for the development. Maps of the public watermains drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
 - (b) 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 Aj's, manholes, pipe size, material type and direction of flow. Maps of the public foul sewer networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
4. The Site Location Map submitted with the application does not comply with the Planning and Development Regulations 2001, as amended. The blue line on the drawing is misleading and should be removed. A line of a colour other than red or blue can be used, though it is not necessary, to highlight the part of the site the proposed development is to be located on. The applicant is requested to submit a revised site location map and site layout map accordingly.

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/0315

Date: 25-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**