

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

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**Roy O'Brien
194, Arthur Griffith Park
Lucan
Co. Dublin**

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

Decision Order Number: 0098	Date of Decision: 25-Jan-2022
Register Reference: SD21B/0286	Date: 20-Dec-2021

Applicant: Roy O'Brien
Application Type: Additional Information
Development: Extension to side of existing house.
Location: 194, Arthur Griffith Park, Lucan, Co. Dublin

Dear Sir /Madam,

With reference to your planning application, additional information received on 20-Dec-2021, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. In relation to additional information item (2):
 - (a) The proposed development is approximately 2.5m from a 6" uPVC public watermain located under the public footpath to the north east of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant has not provided an letter of feasibility from Irish Water's diversions section to build within the required 3m separation zone. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority in response to this item.
 - (b) The proposed development is approximately 1.5m from a 225mm public wastewater sewer located under the public footpath to the north east of the site. Irish Water Standard Details for

wastewater Infrastructure require 3m clear distance from a sewer of this size. The applicant has not provided an letter of feasibility from Irish Water's diversions section to build within the required 3m separation zone. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority in response to this item. Note this letter of agreement required is separate to the submitted confirmation of feasibility letter for the proposed wastewater connection.

2. In relation to additional information items (1) and (2) there are still concerns regarding the proposal to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is requested to investigate the use of SuDS (Sustainable Drainage Systems) on site to infiltrate surface water to ground. Failing this, the applicant is requested to investigate connection of stormwater run off to the public storm water system in the area. The applicant should contact South Dublin County Council's Water and Drainage Section to discuss stormwater drainage proposals prior to submitting a response to this clarification of further information request.
3. As stated in additional information item (3) the applicant should note that following investigations of existing Irish Water infrastructure in proximity to the site, the proposed design and structure may need to be modified to address the protection of this infrastructure. If this is the case, the applicant is requested to submit a revised site plan, floor plans and elevational drawings for a full assessment.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,



for **Senior Planner**

28-Jan-2022