

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

Decision Order Number: 0109	Date of Decision: 26-Jan-2022
Register Reference: SD21B/0593	Registration Date: 23-Nov-2021

Applicant: Eoghan Miggan & Tara Keogh
Development: Single storey extension to the front and side of the existing 2 storey, end of terraced dwelling with a concrete tiled roof with rooflights; internal alterations; associated site works.
Location: 29, Muckcross Park, Dublin 12
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 23-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. In accordance with the House Extension Design Guide, 6m of driveway should be maintained following development. Whilst minor deviations from this standard are sometimes permitted, the proposal would result in a driveway measuring 4.216m. Roads has recommended refusal on this basis. Given the width of the front of the plot, it is considered that the applicant should be afforded the opportunity to provide parking within the curtilage, such solutions may include:
 - Removing the front extension,
 - Widening the driveway to no more than 3.5m and indicating that vehicles can access and egress safely (by providing a swept path analysis).It should be ensured that any revised arrangement does not endanger public safety by creating a traffic

hazard. Revised drawings should be submitted for assessment.

2. (A) The applicant is requested to submit 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 should include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing:

servicemaps@sdblincoco.ie.

(B) The applicant is requested to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development. SuDS proposals should be investigated to ensure foul and surface water drainage systems are separated on site.

Note: If a soakaway is proposed the applicant should submit 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 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) Soakaways must include an overflow connection to a public surface water sewer.

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/0593

Date: 26-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**