

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

Decision Order Number: 0126	Date of Decision: 01-Feb-2022
Register Reference: SD21B/0601	Registration Date: 29-Nov-2021

Applicant: Declan Doherty & Lisa Hutchings

Development: Alterations to the existing single storey front extension including removal of pitched roof profile; construction of new flat roofed ground and first floor extension over the existing garage conversion and extension to side and rear of house with roof lights; external insulation to front, side and rear; SuDS drainage; all associated landscaping and site development works.

Location: 2, Club Road, Fox & Geese, Clondalkin, Dublin 22

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 29-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 first floor side extension has been revised from what was previously refused under Reg. Ref. SD21B/0331. The setback of this first floor side extension is welcomed. However, the Planning Authority still has concerns regarding its design and scale. It therefore considered that the reasons for refusal (under Reg. Ref. SD21B/0331) have not been fully overcome. The applicant is requested to submit a revised design for the first floor side extension to address the Planning Authority's concerns. The revised design should include a revised roof form that integrates with the existing hipped roof of the dwelling. The proposed fenestration should match that of the existing dwelling. A full set of revised proposed drawings should be submitted for assessment.

2. The applicant is requested to submit the following in relation to surface water:
- (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 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) Soakaways must include an overflow connection to the surface water drainage network.
 - (c) Include water butts as part of additional SuDS (Sustainable Drainage Systems) for the proposed development.

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/0601

Date: 02-Feb-2022

Yours faithfully,

Brian Connolly
for Senior Planner