

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: 0135	Date of Decision: 02-Feb-2022
Register Reference: SD21B/0602	Registration Date: 30-Nov-2021

Applicant: Liam & Joanne Munnelly

Development: Single storey ground floor extension to existing dwelling house at front rear and side comprising new roofs; new roof lights; decorative stone treatment; new window and front door locations; new wastewater treatment system and percolation area; part removal of existing front boundary stonewall to allow for better visibility and site access to shared driveway; part conversion of existing attic for non-habitable use.

Location: Mount Carmel, Old Lucan Road, Dublin 20

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 30-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 communal vehicular access has a width of 9550mm. This width is considered excessive, particularly with regards to the High Amenity zoning objective within the SDCC Development Plan 2016-2022, and represents an unsuitable precedent. The applicant is requested to submit revised layout drawings, taking into account the concerns of the Roads department regarding the proposed excessive width of this vehicular access and the preservation of the existing roadside

boundary. Revised proposals could include reduced width for the communal access.

2. (a) There are discrepancies in the drawings submitted, particularly in relation to the west elevation and the location of rooflights. The first-floor plan is not accurate. A roof plan has also not been submitted. The applicant is requested to submit revised drawings, clearly and consistently showing the proposal across all plans, sections and elevations. In particular, rooflights must be shown consistently across all plans and elevations. The applicant is requested to submit an accurate first-floor plan and west elevation.
(b) At the east end of the site the red line boundary runs north south and is approx. 0.5m from the side wall of the 'mews dwelling' to the east. The existing north south driveway that appears to serve the application site and the 'mews dwelling' is not clearly shown on the site layout drawings. The applicant is requested to submit a revised site layout to address this. The revised drawing should also show the site of the 'mews dwelling' outlined in blue (if it is within the control of the applicant).
3. The applicant has not submitted surface water drainage plans for the proposed development. 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 shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall 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.
Note: If a soakaway is proposed the applicant shall 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 where possible.

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/0602

Date: 04-Feb-2022

Yours faithfully,


for **Senior Planner**