

**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**

<b>Decision Order Number: 0163</b>	<b>Date of Decision: 04-Feb-2022</b>
<b>Register Reference: SD21B/0605</b>	<b>Registration Date: 02-Dec-2021</b>

**Applicant:** Zoe Faulder O'Brien & Dave O'Brien

**Development:** Demolition of single storey hipped roof extension and flat roof shed to the rear of existing building; proposed combination of single storey and two storey flat roof extensions to rear of existing building; proposed flat roof attic dormer to the rear; associated internal modifications and site works.

**Location:** 29, Cherryfield Road, Walkinstown, D12C8E2

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 02-Dec-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 extension will project outwards from the main rear building line by c.4.75m which is extremely excessive (given that this is a terraced dwelling) and the Planning Authority would have significant concerns regarding the depth of projection. The applicant is requested to submit revised scaled drawings clearly showing the depth of projection of the first floor extension significantly reduced. Such reduction in height should be significant in order to reduce the overbearing impact on flanking dwellings. The applicant is requested to consult the SDCC House Extension Guide 2010 and demonstrate that any revised proposal will not adversely impact on amenity by way of

overshadowing.

2. The applicant is requested to submit the following information:
  - (a) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit 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) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and should 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 and Green sedum roof on flat roof extension 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/0605

**Date:** 09-Feb-2022

Yours faithfully,

  
for **Senior Planner**