

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: 0142	Date of Decision: 04-Feb-2022
Register Reference: SD21B/0607	Registration Date: 02-Dec-2021

Applicant: Eithne & Martin Dorgan

Development: Two storey side extension and a single storey rear extension (total extension area = 115.4sq.m) with internal modifications and all associated site works. Permission is also sought to demolish part of the existing house that juts out (lean-too) (5.1sq.m) to the rear of the existing dwelling.

Location: 10, Haydens Park Close, Lucan, Dublin, K78 NH50

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 proposed development is less than 1m from a 200mm ductile iron public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 5m clear distance from a main of this size. The applicant is requested to 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 as a response to Request for Further Information.

If the response requires a redesign of the proposed development, the applicant is requested to submit a full set of revised drawings for assessment.

All development shall be carried out in compliance with Irish Water Standards codes and practices.

2. The applicant has not submitted surface water drainage plans for the proposed development and is requested to submit the following:
 - (a) 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 Aj's, 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.
 - (b) A drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development.
3. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is therefore requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All development shall be carried out in compliance with Irish Water Standards codes and practices.
4. The applicant is advised that the window ope sizes on the side (north) elevation do not provide adequate passive surveillance of the street. The applicant is requested to provide increase the dual aspect frontage of the dwelling and clearly delineate the side boundary treatment. A low boundary wall for the extent of the house should be considered.

NOTE: The applicant should note that any submission made in repsonse 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/0607

Date: 08-Feb-2022

Yours faithfully,


for **Senior Planner**