

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: 0143	Date of Decision: 07-Feb-2022
Register Reference: SD21B/0609	Registration Date: 03-Dec-2021

Applicant: Majella Slevin & Pdraig Woods
Development: Alterations to the front and rear elevations; single storey extension to rear of existing dwelling.
Location: 53, Wainsfort Road, Terenure, Dublin 6w
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-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. Given the height and extent of the redesigned and extended part of the rear extension the Planning Authority has concerns in regard to the potential overbearing impacts on No. 51 Wainsfort Road. The proposed extent of the extension might be acceptable should the applicant reduce the height of the extension from 3.6 m and demonstrate that the revised proposal would not significantly negatively impact No. 51. The applicant is requested to submit a revised proposed development addressing this concern. A full set of revised drawings should be submitted for assessment. A proposed elevational drawing of the northern side of the development should be submitted.

2. The applicant has not submitted surface water drainage plans for the proposed development and is therefore 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. 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) 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.

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/0609

Date: 08-Feb-2022

Yours faithfully,


for **Senior Planner**