

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Michael O Connor
18, Lissadel Wood
Malahide
Co. Dublin

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0194	Date of Decision: 14-Feb-2022
Register Reference: SD21B/0618	Registration Date: 10-Dec-2021

Applicant: Hugh Feighery
Development: Two storey, one bedroom family flat to the side; alterations to existing garage elevation; pedestrian access gate to the side garden wall; all associated site works.
Location: 279, Orwell Park Grove, Dublin 6w
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 10-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 applicant is requested to submit the following information:
 - (a) The proposed development is approximately 1.7m from a 6 inch uPVC public watermain located to the east of the site. Irish Water Standard Details for water Infrastructure require 3m 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.
 - (b) The applicant has not submitted foul water drainage plans for the proposed development. The

- applicant is 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 should include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and surface water systems are discharging to separate pipe networks.
- (c) South Dublin County Council records show that there is an existing 300mm public surface water sewer to the east of the site. The proposed dwelling extension is located too close to this sewer (Closest distance approx.. 1.7m). The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed extension and the existing 300mm surface water sewer. The drawings should also show the invert levels of the existing surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all proposed structures and the existing surface water sewer.
- (d) 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 should include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should 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
- (e) The applicant is requested to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development.
- (f) The proposed side gate is not acceptable to the Planning Authority as it would directly access the public park. The applicant is requested to submit an alternative access to the family flat via the existing house bearing in mind that the family flat should be easily integrated with the dwelling when no longer required as a family flat.
- (g) The applicant is requested to submit a floor plan stating the proposed use of the room which contains the stairwell. All rooms shall comply with minimum room sizes.

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/0618

Date: 16-Feb-2022

Yours faithfully,



for **Senior Planner**