

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Graham McNevin
3, Kilakee Gardens
Firhouse
Dublin 24

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

Decision Order Number: 0245	Date of Decision: 23-Feb-2022
Register Reference: SD21B/0641	Registration Date: 21-Dec-2021

Applicant: Gail & Ronan Carey

Development: Domestic extension to side and rear of existing property including first floor extension partially over existing ground floor extension to rear and two storey extension to side of existing dwelling with internal alterations and all associated site works.

Location: 32, St. Patrick's Cottages, Rathfarnham, Dublin 14

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 21-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 amend the size of the first floor rear extension to ensure that 2m is maintained to the southern site boundary, in the interests of protecting the residential amenity of the neighbouring property.
2. In order to fully assess the proposed development it is considered that an architectural impact assessment should be provided to include a design rationale. The applicant should also consider any changes to the design and scale of the proposed 2-storey extension in order to less any visual impacts identified in the Architectural Impact Assessment.

3. Consideration should be given to the new proposed rear and side extension and the impact of the two-storey elements on the existing building and the neighbouring properties and overall character of the ACA. Consideration should also be given to how the new extension connects to the existing dwelling and any impacts on the original built fabric and materials.
4. 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.
5. The applicant is requested to submit a revised 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) Where practical soakaways must include an overflow connection to the surface water drainage network.

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

Date: 25-Feb-2022

Yours faithfully,


for **Senior Planner**