

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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David Corbally
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0299	Date of Decision: 08-Mar-2022
Register Reference: SD22A/0008	Registration Date: 14-Jan-2022

Applicant: Edward Bennett & Paul Boyle
Development: 2 four bedroom, semi-detached dormer bungalows.
Location: The Bungalow, Newlands Road, Balgaddy, Lucan, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-Jan-2022 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 has not provided sufficient information in relation to the proposed parking for each dwelling or the front boundary treatments. The applicant is requested to submit the following in relation to access and parking arrangements:
 - (a) A revised layout of not less than 1:200 scale the location and number of parking spaces to be provided at the development.
 - (b) A revised layout of not less than 1:200 scale, showing the vehicular access points shall be limited to a width of 3.5 meters.
 - (c) A revised layout/elevation of not less than 1:200 scale, showing boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

2. 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.
3. The applicant is requested to submit a drawing showing a site-specific plan and cross-sectional view of proposed soakaways as per BRE Digest 365 Standards.
4. The proposed foul drain layout does not comply with Irish Water Standards because there is no individual connection from each property to public foul sewer. The applicant is requested to obtain a letter of conformation of Feasibility from Irish Water for proposed development and submit a revised drawing that complies with Irish Water Standards.

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: SD22A/0008

Date: 08-Mar-2022

Yours faithfully,


for Senior Planner