

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: 0336	Date of Decision: 15-Mar-2022
Register Reference: SD22B/0020	Registration Date: 20-Jan-2022

Applicant: Gareth McHale

Development: Extension to the rear and side of the existing house to be refurbished including an undercroft lower floor level below the new extension providing access to the lower rear garden; works to the house will include replacing the existing entrance with a window, a new bay window to the side (southwest) elevation, new vehicle entrance gate, driveway and parking area to the west of the existing house, leading to a new glazed entrance and hall way to the side (existing garden and gates in front of the cottage to be retained); the rear extensions will provide new living/dining/kitchen facilities with the extended and refurbished cottage providing room four bedrooms; the undercroft level will provide a garden level play room as well as storage areas; works include for all services on and under land including a new effluent treatment system and new dry stone rubble boundary walls along the existing road.

Location: Mount Carmel, Crookshane, Rathcoole, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-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 is requested to address the following inaccuracies and deficiencies in the following information:
 - (i) Application Form - The Gross Floor Space of the Proposed Works and Demolition Works are not stated in response to Question No. 12.
 - (ii) Existing Drawings - The applicant is requested to provide existing plan, sectional and elevational drawings of the existing site layout and dwelling.
 - (iii) Section AA - There appears to be a discrepancy in the floor level dimensions provided, as the same figure is quoted for the ground floor level and parapet level. Furthermore, the detail shown on Section AA does not appear to accurately reflect the layout shown in the proposed floor plan. The applicant is requested to provide an accurate sectional drawing of the proposed development.
 - (iv) The applicant is requested to provide a Landscape Plan, Planting Plan and a drawing demonstrating the existing and proposed boundary treatments in plan and elevational format.
 - (v) The Site & Roof Plan drawing appears to show a hipped roof profile to the proposed rear extensions with a flat roof profile to the glazed link. However, the Model View from South shown on the Floor Plans drawing appears to show a hipped roof profile to the glazed link and a flat roof to one of the rear extensions. The Applicant is requested to clarify this discrepancy and, if necessary provide an amended Roof Plan drawing.
 - (vi) The Applicant is requested to provide Site Characterisation and Suitability Report, as outlined in Section 11.3.4(ii) of the Development Plan.
2. The design of the proposed development should be revised to address/ include the following:
 - (i) Set back of the south elevation of the new side extension behind the side elevation of the host property;
 - (ii) Reorientation of the fenestration patterns at the south (side) elevation to provide a vertical emphasis so as to reflect the original fenestration pattern of the host property.
The applicant is requested to provide a complete set of revised site layout, plan, sectional and elevational drawings at the appropriate scale to demonstrate the revised design.
3.
 - (i) An Engineering Report which details the cut and fill required for the proposed development and the drainage and water services infrastructure design. The Report should be accompanied with appropriate drawings as outlined below.
 - (ii) 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 shall include the location of all AJs, 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.
 - (iii) The applicant is requested to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development.
 - (iv) The applicant is requested to demonstrate that the proposed drainage and water services infrastructure complies with the standards, codes and practices of Irish Water in relation to water and wastewater.
4. The applicant is requested to revise the design of the proposed development as follows:
 - (i) Provide an amended Site Layout at a scale not less than 1:500, which demonstrates the utilisation of the existing vehicular entrance with a straight driveway arrangement and the removal of the extensive 'S' shaped driveway, to be replaced with additional grass and/or tree planting to enhance the visual appearance of the site from the adjacent public road.

- (ii) Provide a Traffic Assessment which demonstrates the existing and proposed trips generated at the subject site.
- (iii) Provide a visibility splay drawing to demonstrate that adequate sightlines can be achieved from the vehicular entrance.

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: SD22B/0020

Date: 16-Mar-2022

Yours faithfully,



for Senior Planner