

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Liam Baker
19, Aranleigh Gardens
Rathfarnham
Dublin 14.

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

Decision Order Number: 0349	Date of Decision: 21-Mar-2022
Register Reference: SD22B/0025	Registration Date: 24-Jan-2022

Applicant: Alan Steedman
Development: Single and 2 storey extension to the rear; new front porch; demolition of the existing shed to the rear.
Location: 13, Ballyboden Crescent, Dublin 16
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 24-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. Examination of the proposed layout shows that the nearest rooms at ground and first floor level of the adjoining house would be within a line drawn at a 45 degrees angle in both plan and elevation from the outer extent of the proposed first floor extension. The extension may therefore cause a significant reduction in the daylight received by these windows. The applicant is requested to address this by additional information, either by:
 - (i) submit revised plans showing increased separation distance between the party boundary of No. 14 and the first-floor rear extension, to such an extent that there will not be a significant reduction in the daylight received, or;
 - (ii) show by way of analysis of the change in Vertical Sky Component (VSC) and 'No Sky Line' of

the adjoining bedroom and kitchen of No. 14, that the development would not significantly affect daylight in those rooms.

2. (a) 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. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
(b) The proposed front porch is approximately 0.5m from a 225mm public wastewater sewer which runs through the front garden of the property according to Irish Water records. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size. The applicant is requested to either:
 - (i) 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, and submit the outcome of this engagement to the Planning Authority, or
 - (ii) obtain a Confirmation of Feasibility from Irish Water to the proposed layout.(c) 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.
(d) The applicant shall submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development
Note: If a soakaway/infiltration system is proposed, the applicant is requested to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is requested to submit a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. Any proposed soakaway should 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) Soakaways must include an overflow connection to the surface water drainage network.
3. The extension will project outwards from the main front building line by c.1.6m. To comply with the SDCC House Extension Design Guide 2010 the depth of projections shall be limited to a projection of 1.5m and the driveway shall be a minimum length of 6.0m for provision of on curtilage vehicular parking. See Section 4 of the SDCC House Extension Design Guide (Sc4. Front Extensions & Sc4. Outside Space). Please amend to comply with Section 4.

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/0025

Date: 23-Mar-2022

Yours faithfully,


for **Senior Planner**