

South Dublin County Council
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: 0344	Date of Decision: 21-Mar-2022
Register Reference: SD22B/0027	Registration Date: 25-Jan-2022

Applicant: Alina and Thomas Normile
Development: Construction of a single storey extension at ground floor level to the rear of the existing house, new porch to the front new raised flat roof to existing side extension, alterations to elevations and internal layout, 2 roof lights, altering the existing hip roof to a gable ended roof and converting attic to accommodate study/gym with dormer window to the rear and all associated site development works.
Location: 56, Ballyroan Road, Dublin 16 D16 R8W6
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 25-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 submit the following information regarding Surface Water Drainage requirements.
 - (a) Water Services have concerns regarding the proposed soakaway. The applicant has referenced

soakaway tests have been carried out as part of the neighbouring development to the north (Planning ref: SD20A/0220) however this concluded that the use of a soakaway solely was not suitable. Therefore 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.

The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. 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.
- (b) Should a soakaway prove not to be feasible, then the applicant shall submit the following:
- (i) Soil percolation test results demonstrating a soakaway is not feasible.
 - (ii) A revised report and surface water layout drainage drawing for the development demonstrating the use alternative SuDS (Sustainable Drainage Systems) features for the proposed development to manage surface water such as:
 - Green roof
 - Rain Gardens
 - Underground attenuation systems as a last resort.
- (c) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

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/0027

Date: 23-Mar-2022

Yours faithfully,



for **Senior Planner**