

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Michael Finnan
Lower Friarstown
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0407	Date of Decision: 30-Mar-2022
Register Reference: SD22A/0031	Registration Date: 03-Feb-2022

Applicant: Stella Browne

Development: (1) Demolition of existing single storey garage and rear single storey extension;
(2) construction of a new two storey, semi-detached dwelling house with an attic conversion and widening existing vehicular access to serve existing dwelling house at 29 Ballyboden Road, Rathfarnham, Dublin 14.

Location: 29, Ballyboden Road, Rathfarnham, Dublin 14

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-Feb-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. (a) It is considered that the proposed development would constitute overdevelopment but that reductions in:
 - (i) the size and height of the dwelling and
 - (ii) the number of bedrooms,could result in a suitable infill development. The applicant is requested to address this by way of additional information.
- (b) The proposed development does not appear to provide adequate private amenity space for the

existing or proposed dwelling. The applicant should maximise this space in revised plans and also illustrate on those plans the area of private amenity space (in square metres) provided to the rear of both dwellings.

2. The proposed house would interrupt both the building line and the ridge level of the existing houses, to which it would be attached. This combination would give the impression of haphazard development and would detract from the residential character of the area and the streetscape. The applicant is requested to reduce the scale of the development as follows:
 - (a) Ensure that the building line is kept at first floor level to the front;
 - (b) Ensure that the building line is kept at first floor level to the back, for that half of the house which directly adjoins the existing house;
 - (c) Ensure that the ridge level matches that of the existing, attached, house.
3. The vehicular accesses shall each be limited to a width of 3.5 metres and the applicant is requested to show this in revised plan and elevation drawings.
4. Having regard to:
 - (i) The Environmental Services Department has sought additional information in relation to the sustainable drainage measures proposed, in particular seeking the following appropriate solutions:
 - Blue roof (on flat roof surfaces);
 - Permeable surfaces;
 - Water butts;
 - Plant boxes;
 - and (ii) The Public Realm Department has noted the proposed loss of grass verge and expressed its opposition to such a loss.the applicant is requested to provide a revised SUDs proposal and confirm how surface water infiltration will be maximised on site, run-off rates minimised, and how SUDs features will assist in mitigating the loss of green verge to the front, in terms of biodiversity (through use of pollinators etc.).
5. The proposal appears to propose a direct connection from surface water gutters and water butts to a combined sewer to the rear of the property. A new connection to a combined sewer would be contrary to the South Dublin County Development Plan 2016 - 2022 (Policy IE1 Objective 7), and the Greater Dublin Drainage Strategy. The applicant is requested to investigate alternative possibilities in the area.

Water.

The proposed development is shown as being 1.75m to the centre line of existing 300mm watermain south of site. There should be a setback distance of 5m to the outside diameter of existing 300mm watermain south of site to proposed boundary wall. The applicant is requested to submit a drawing showing a setback distance to existing 300mm watermain to boundary wall as required by Irish Water. Alternatively the applicant is requested to obtain a confirmation of feasibility letter from Irish Water and submit same to Water Services, Planning Authority of South Dublin County Council regarding proposed water supply network.

Foul.

The proposed development is approximately 2.5m from boundary wall to existing 225mm foul sewer and Irish Water require a setback distance of 3m between boundary wall and existing 225mm foul

sewer west of site. The applicant is requested to obtain a confirmation of feasibility letter from Irish Water and submit same to Water Services, Planning Authority of South Dublin County Council. This relates the setback distance between proposed development and existing 225mm foul sewer west of same.

The applicant is requested to submit a drawing showing proposed foul drain network system up to the point of the public foul sewer.

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/0031

Date: 01-Apr-2022

Yours faithfully,


for Senior Planner