

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Sophie Wang & Ben Chan
56C, Clanbrassil Street Upper
Dublin 8
D08EH22

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

Decision Order Number: 0391	Date of Decision: 28-Mar-2022
Register Reference: SD22B/0037	Registration Date: 31-Jan-2022

Applicant: Zhifu Sun & Zhenfang Luo

Development: (1) Demolition of 21.9sq.m single storey storage from the rear of the dwelling; (2) erection of a 39sq.m single storey extension to the rear of the dwelling; (3) erection of a 23.7sq.m first floor extension to the side of the dwelling; (4) erection of a pitch roof to the existing porch.

Location: 7 Hillsbrook Crescent, Perrystown, Dublin 12, D12HY30

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 31-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. Having regard to the content of the South Dublin House Extension Design Guide the applicant is requested to re-design the proposed single storey rear extension and first floor side extension to ensure adequate separation distances are provided between the proposed development and the adjoining properties. The applicant is requested to provide a revised set of plans, sectional and elevational drawings to demonstrate the re-design of the proposed development. The revised drawings should also correct the inaccurate annotation of the proposed floor plans, which incorrectly annotate No. 8 Hillsbrook Crescent as No. 7 Hillsbrook Crescent.

2. In relation to Drainage and Water Services infrastructure for the proposed development, the applicant is requested to provide the following:
 - (a) 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 Aj's, 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. 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: service maps@s dublin coco.ie.
 - (b) A drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

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/0037

Date: 30-Mar-2022

Yours faithfully,


for **Senior Planner**