

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

David Doran
4, Ludford Drive
Dundrum
Dublin 16
D16K282

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

Decision Order Number: 0413	Date of Decision: 04-Apr-2022
Register Reference: SD22B/0055	Registration Date: 09-Feb-2022

Applicant: David Hickey
Development: Construction of a new domestic shed including all associated site works.
Location: Highdown Hill, Newcastle, Co Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 09-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) The applicant has not submitted surface water drainage plans for the proposed development. 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 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: servicemaps@sdblincoco.ie.
(b) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional

views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Note: Where a soakaway is proposed, the applicant is required 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 revised drawing

showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the

Planning Authority. Any proposed soakaway shall 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.

2. The applicant is requested to provide the following revised plans:

(a) layout, including delineated rear garden, all areas of hardstanding, trees and hedgerow, as well as contours (existing and proposed). The layout plans should also indicate the septic tank and percolation area, as well as distances from the proposed development and house.

(b) details of any retaining structures (proposed).

(c) full contiguous elevations, which also indicate any change in land profile (existing and proposed).

3. (a) It is noted that the vehicular access to the south has been added since the previous grant of planning permission (Reg ref: SD05B/0194). The applicant is requested to clarify when this vehicular access was added. Should the applicant wish to seek retention permission for the access then revised notices would be required to include same.

(b) The floorplans indicate the shed would be used for classic car storage, as such, vehicular access is required. In the event that the applicant is unable to use the access to the south, the applicant is requested to clarify how cars would access the proposed storage area, e.g. from the existing access at the west boundary.

(c) The applicant is requested to provide a revised layout of not less than 1:100 scale, showing accurate visibility splay with a 2.4 meters set back, at a 1.05 meter height from ground level and 49 meters sight lines in both directions from the existing entrance on the south boundary.

(d) The applicant is requested to submit a revised layout of not less than 1:100 scale, showing a separate 3.5m wide access at the south boundary, should the applicant wish to retain this access.

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/0055

Date: 04-Apr-2022

Yours faithfully,



for Senior Planner