

**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**

<b>Decision Order Number: 0459</b>	<b>Date of Decision: 11-Apr-2022</b>
<b>Register Reference: SD22B/0062</b>	<b>Registration Date: 14-Feb-2022</b>

**Applicant:** Darragh Satelle  
**Development:** New 2 storey extension to front, side and rear of family home, also single storey home office/storage to rear garden and all associated site works.  
**Location:** 45, Homelawn Road, Dublin 24  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-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. The plan provided for the home office appears to show an access onto the rear laneway of Homelawn Villas and no access from the rear garden of the existing dwelling. This arrangement would not be acceptable and contrary to the proper planning and sustainable development of the area. The applicant is requested to provide a revised site layout plan clearly showing the orientation of the garden room, with an access from the rear garden of the main dwelling and no access onto the rear laneway.
2. The hipped roof of the side extension is not accurately shown on side elevations. The applicant is requested to submit accurate site elevations noting all changes to the roof as currently proposed.

3. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. 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.
4. The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. 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 have an overflow connection to the surface water networkShould 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 surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.
5. The applicant is requested to include Water Butts and green roofs where feasible as part of additional Sustainable Drainage Systems (SuDS) measures for the proposed development.
6. It is unclear where the foul water discharges from the proposed development. 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 shall include the location of all AJs, 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).

**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/0062

**Date:** 12-Apr-2022

Yours faithfully,

  
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*for* **Senior Planner**