

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: 0453	Date of Decision: 07-Apr-2022
Register Reference: SD22B/0058	Registration Date: 11-Feb-2022

Applicant: Colin and Aoife Durkin

Development: (a) The removal of the existing conservatory and the construction of a new 20.5sq.m single storey kitchen; (b) the removal of existing shed to the side of the house and construction of a new 17sq.m boot/utility room; (c) extend the lounge forward into existing porch area, 5.2sq.m with rooflight over; (d) extension of 7.9sq.m to the existing family room/den to the side elevation, south; (e) detached 25sq.m shed in the rear garden. At first floor level: (f) the construction of a new stairs and stair well to the front elevation to roof level with an apex roof and new windows, 4.5sq.m; (g) extension to bedroom 3 on south elevation of 6.3sq.m along with layout changes to all floor levels along with elevational changes to dwelling; (h) removing existing roof and chimney and replacing it with a new roof to include 2 dormer windows, one to the front elevation and one to the rear elevation, clad seamed aluminium and 2 'Velux' windows to the rear elevation and providing a new stairs to attic area to include open plan area and bedroom 4 with ensuite; (i) the removal of the existing beech hedge onto Knocklyon Avenue and Leylandii trees to the front garden, replace existing vehicular entrance and add new 2m high electric gates and provide a new pedestrian gate and a new boundary wall 2m high to the front of the house and 2.4 at the rear garden of the house onto Knocklyon Avenue; (j) All associated site development and drainage works to facilitate the development, ancillary works for foul and surface water to soakaway, BRE365 and public drainage systems.

Location: 9, Knocklyon Avenue, Templeogue, Dublin 16, D16X4C0

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 11-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 applicant is requested to submit:
 - (a) accurate plans demonstrating the provision of a visibility splay of 2.0m x 45m to the west of the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of the entrance (when exiting). This will determine the length of front boundary wall that must be limited to a height of 0.9m in order to improve forward visibility for vehicles. It is noted that the 45m comes from Table 4.2 (Forward Visibility) of DMURS (Design Manual for Urban Roads & Streets) and the 2m comes from Section 4.4.5 (Visibility Splays) of DMURS. Figure 4.63 of DMURS also explains the dimensions.
 - (b) revised drawings clearly showing a vehicular entrance with a maximum width of 3.5m and limit the boundary walls at vehicle access points to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2.
 - (a) The proposed building to the west of the existing dwelling is approximately 1.9m from a 4 inch uPVC public watermain located under the public footpath to the south of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant is requested to engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority as a response to Request for Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
 - (b) The proposed building to the west of the existing dwelling is approximately 1.9m from a 225m public foul sewer located under the public footpath to the south of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority as a response to Request for Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
 - (c) The applicant has proposed to discharge surface water drainage from the proposed development to the public foul drainage network which is not acceptable. The applicant is requested to submit a revised drainage layout 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 should include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing should

clearly show that the foul and surface water systems are discharging to separate pipe networks.

(d) 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.

(e) The applicant is requested to submit a revised drawing showing plan and crosssectional 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 and not the combined drainage network discharging to the public foul drainage system as is currently proposed.

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

(f) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development and shall include these on the revised drainage layout drawing.

3. The proposed detached 25sq.m shed in the rear garden will be built to the boundary with the immediate neighbour to the west (No. 7 Knocklyon Avenue). As the shed will be built forward of the front building line of No.7 the shed would obscure the vision for drivers egressing from the vehicular entrance of No.7 therefore creating a traffic hazard. The applicant is requested to submit revised drawings clearly showing the shed relocated behind the front building line of No.7 Knocklyon Avenue to address this issue.

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/0058

Date: 11-Apr-2022

Yours faithfully,



for **Senior Planner**