

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Liam Baker
19, Aranleigh Gardens
Rathfarnham
Dublin 14

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

Decision Order Number: 0461	Date of Decision: 11-Apr-2022
Register Reference: SD22B/0065	Registration Date: 15-Feb-2022

Applicant: Aoife O'Gorman
Development: Single and 2 storey extension to the rear; new front single storey extension; demolition of the existing shed to the rear.
Location: 12, Ballyboden Crescent, Rathfarnham, Dublin 16
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 15-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. Regarding the front extension, it is considered that the flat roof front extension is incongruous with the character of development in the area and does not comply with the recommendations of the House Extension Design Guide. The applicant is requested to amend the design to project no more than 1.5m from the front building line and to incorporate a hipped roof rather than a flat roof profile.
2. The depth of the ground floor rear extension should be reduced to no more than 6m, or other appropriate depth, to match proposals as per SD22B/0025.
3. The current proposal at first floor level does not comply with the House Extension Design Guide which requires 1m separation distance for every 3m of height, thereby requiring a separation distance

of 2m from the southern site boundary. The applicant should discuss extension plans with the neighbouring dwelling to the south, currently seeking permission for similar works under SD22B/0025, to establish how the proposals could integrate with each other, to either both extend along the common boundary or ensure 2m separation distance is provided from the common boundary to the south of the current application site. It is considered in the benefit of both applicants to address proposals together, and submit the necessary plans and elevations to show integration of the developments, as this presents an opportunity to maximise the design of the schemes and reduce impacts on neighbouring dwellings.

4. 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.
5. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan, and cross sectional views as relevant, clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant is advised to use the South Dublin County Council Sustainable Drainage Explanatory Design and Evaluation Guide as a reference.
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 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
7. The proposed development is approximately 2.5m from a 225mm Public wastewater sewer located to the front of the property. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall 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 shall be submitted to the planning authority as a response to Request for Further Information.

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/0065

Date: 12-Apr-2022

Yours faithfully,


for **Senior Planner**