

**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](mailto:planning.dept@sdblincoco.ie)**

**Colm McLoughlin**  
**21 Dodsboro Road,**  
**Lucan,**  
**Co. Dublin.**

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

<b>Decision Order Number: 0472</b>	<b>Date of Decision: 12-Apr-2022</b>
<b>Register Reference: SD22B/0070</b>	<b>Registration Date: 16-Feb-2022</b>

**Applicant:** Amy McDonald  
**Development:** Front bay extension comprising porch and disability bedroom and bathroom.  
Two storey extension to rear for bedroom and kitchen.  
**Location:** 31, Arthur Griffith Park, Lucan, Dublin  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 16-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 plans and elevations that have been submitted are not consistent in showing the location of the rear extension. The applicant is requested to submit revised plans, clearly showing the location of the rear extension and also taking into account any alterations that may be required as a result of this further information request.
2. The current design does not comply with the South Dublin County Development Plan 2016 - 2022 or the House Extension Design Guide in relation to privacy, separation distances, overbearing impact and loss of daylight.

Having regard to the width of the site and the fact that the house is mid-terraced it is considered that an extension at first floor level would not be acceptable and a revision should be made to provide a

ground floor extension. The applicant is requested to submit revised drawings accordingly.

3. Drawings show a rear garden of 23.68sq.m would be retained as a result of the works. This is less than the minimum rear garden space allowable under exempted development rights and significantly below the Development Plan standards. The applicant is requested to revise the rear extension to ensure no less than 25sq.m rear garden is retained. The applicant is advised that a ground floor rear extension spanning the width of the dwelling would be preferable to the deep design currently proposed in order to limit the impact 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@sdbublincoco.ie](mailto:servicemaps@sdbublincoco.ie).
5. The applicant is requested to submit revised plans including Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.
6. The applicant is requested to clarify the location of existing foul drainage manholes on the site. In this regard, 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. The location of existing manholes on a shared drain must not be altered or adversely effected. 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/0070

**Date:** 13-Apr-2022

Yours faithfully,

  
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*for* **Senior Planner**