

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Robert Fitzpatrick
3, Westbourne Close
Clondalkin
Dublin 22

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

Decision Order Number: 0469	Date of Decision: 11-Apr-2022
Register Reference: SD22B/0063	Registration Date: 14-Feb-2022

Applicant: Patrick Dunne
Development: (1) Retain an unapproved shed in the rear garden; (2) retain unapproved timber panels fixed to existing boundary wall in rear garden.
Location: 7, Fforster Close, Ballydowd Manor, Lucan, Dublin, K78H526
Application Type: Retention

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 Planning Authority considers that the applicant has not demonstrated that the proposed development does not adversely impact on the residential amenity of neighbouring properties in the area. In this regard, the applicant is requested to submit a full suite of contiguous and sectional drawings (looking south to north and west to east), which indicate the existing ground level of the subject site and the adjoining properties. The revised plans shall also outline the entire context of the site including the existing and surrounding dwellings and include any other structures on the subject site.
2. The discharge of surface water run-off from the from the subject development to the foul water drainage network is not acceptable. Surface and foul water drainage must discharge to separate

systems. In this regard, the applicant is requested to:

(i) investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems.

(ii) submit a report showing site specific soil percolation test results and design calculations for a proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(iii) submit a revised drainage layout drawing showing plan and cross-sectional views, dimensions, and location of a 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 include an overflow connection to the surface water drainage network.

The applicant is requested to incorporate SuDS into the surface water management of the site.

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/0063

Date: 14-Apr-2022

Yours faithfully,


for Senior Planner