

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

CK Architecture
Ashleigh House
John F. Kennedy Road
Dublin 12

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

Decision Order Number: 0471	Date of Decision: 11-Apr-2022
Register Reference: SD22B/0067	Registration Date: 15-Feb-2022

Applicant: Dillon Lacey-Byrne
Development: (1) A pitch roof domestic garage to side and front; (2) a canopy above the entry door to front; (3) a single storey ground floor extension to side consisting of the enlargement of an existing utility room
Location: 8, The Old Forge, Lucan, Co. Dublin.
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. The symmetry of the proposed side roof in style and slope is considered unbalanced and disproportioned. The proposal does not comply with the guidance set out for 'Side Extensions' in Section 4 of the 'House Extension Design Guide 2010' 'Match the shape and slope of the roof of the existing house'.
The applicant is requested to submit revised plans and elevations indicating the following amendments:-
(i) a redesign of the entire corner side roof proposal that includes the garage and utility proposal to an integrated hip with an angle matching the existing dwelling.

Any amendments should be indicated on any resubmitted drawings.

2. The applicant has not submitted surface water drainage plans for the proposed development.
 - (i) 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 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.
3. The proposed development is approximately 1m from a 4" uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size.
 - (i) 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. The proposed development is approximately 2m from a 225mm Public Wastewater sewer located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size.
 - (ii) 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. The applicant has not submitted foul water drainage plans for the proposed development.
 - (iii) 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.
4. Revised plans section and elevation drawing shall be submitted, which detail the provision of a window in the north-eastern elevation of the proposed garage to provide passive surveillance of the public realm.

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/0067

Date: 14-Apr-2022

Yours faithfully,


for **Senior Planner**