

**JE Architecture**  
**Park House**  
**Ballisk Court**  
**Donabate**  
**Co. Dublin**

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

<b>Decision Order Number:</b> 0495	<b>Date of Decision:</b> 19-Apr-2022
<b>Register Reference:</b> SD22B/0079	<b>Registration Date:</b> 22-Feb-2022

**Applicant:** Anthony Sterio  
**Development:** Retention for detached single storey shed/gym/office to the rear of the garden with ancillary works.  
**Location:** 23, Churchview, Gibraltar, Dublin 22  
**Application Type:** Retention

Dear Sir /Madam,

With reference to your planning application, received on 22-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 (from all aspects), 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 and separation distances to nearby structures.
2. The following additional information in relation to the drainage and water services infrastructure is required to facilitate a complete assessment of the proposed development:
  - The Applicant is required 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.
  - The Applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within

the curtilage of the property and shall be:

- At least 5m from any building, public sewer, road boundary or structure.
  - Generally, not within 3m of the boundary of the adjoining property.
  - Not in such a position that the ground below foundations is likely to be adversely affected.
  - 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - Soakaways must include an overflow connection to the surface water drainage network.
- The Applicant is required to submit a drawing in plan and cross sectional views clearly showing additional proposed Sustainable Drainage Systems (SuDS) features for the development such as green roofs ,water butts and rain planter boxes.
  - The Applicant is required to submit a drawing showing existing and proposed foul and 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@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie)
  - The Applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.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/0079

**Date:** 21-Apr-2022

Yours faithfully,

  
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for **Senior Planner**