

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

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**Shane Brennan
Hayfield House
Knocklyon Road
Dublin 16**

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

Decision Order Number: 0504	Date of Decision: 20-Apr-2022
Register Reference: SD22B/0087	Registration Date: 24-Feb-2022

Applicant: Eoin & Aisling McKenna

Development: Ground floor extension to the rear, a two storey extension to the side with hipped roof; high level windows on the side ground floor; an attic conversion for storage purposes with the provision of a dormer roof to the rear of the main roof; roof lights to the front and side of the main roof; reconfiguring the ground floor layout; and all ancillary works necessary to facilitate the development.

Location: 37, Butterfield Avenue, Rathfarnham, Dublin 14

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 24-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 applicant is requested to amend the extent of the two-storey side extension, ensuring that a sufficient distance is maintained to the side boundary, in compliance with the House Extension Design Guide requirements of 1m, or similar to reflect the character of development in the area. It is noted that there is an existing side access gate to the site and it is considered that this marks the appropriate separation distance that should be maintained, for residential and visual amenity.
2. It is noted that not all floor plans have been provided at the same scale and drawings are missing key measurements, impacting the assessment of the scheme. Floor areas provided do not appear to be entirely accurate. The applicant is requested to submit revised drawings of the proposed scheme, at a scale of 1:100 or 1:200, including key dimensions and floor areas.

3. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. 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.
4. 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:
 - 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.Should a soakaway prove not to be feasible, then the applicant shall submit the following:
 - a. Soil percolation test results demonstrating a soakaway is not feasible
 - b. A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

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/0087

Date: 21-Apr-2022

Yours faithfully,


for **Senior Planner**