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

Decision Order Number: 0519	Date of Decision: 22-Apr-2022
Register Reference: SD22B/0091	Registration Date: 01-Mar-2022

Applicant: Caroline Cummins

Development: Single storey extension with tiled roof to the front & first floor extension with a tiled roof over existing rear extension to the existing two storey end of terraced dwelling with alterations to existing rear extension tiled roof; new high level window in existing gable wall structure; internal alterations & associate site.

Location: 192, Castle Park, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 01-Mar-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 submit revised plans and elevations, clearly showing that the front extension does not protrude more than 1.5m from the front building line. In submitting revised plans, the applicant is encouraged to include key dimensions, both internal and external, to assist the Planning Authority in completing a full and accurate assessment of the proposal.
2. The separation distance to the northern site boundary at first floor level is not considered acceptable. The applicant should submit revised proposals showing a separation distance of 2m, as a minimum, to the common site boundary to the north. In submitting revised plans, the applicant is encouraged to include key dimensions, both internal and external, to assist the Planning Authority in completing a full and accurate assessment of the proposal.
3. Revised plans and elevations shall be submitted including a window on the southern elevation of the first floor rear extension, serving the bedroom. This window shall be clear glazed and would assist in providing passive surveillance of the cul-de-sac to the south of the dwelling.
4. 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.

5. 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:
 - i. Soil percolation test results demonstrating a soakaway is not feasible
 - ii. A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features
6. The proposed development is approximately 2m from a 6" uPVC public watermain located to the south of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. 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.
7. The applicant is required to submit a plan showing Water Butts as part of additional Sustainable Drainage Systems (SuDS) measures for the proposed development.

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/0091

Date: 22-Apr-2022

Yours faithfully,



for Senior Planner