

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 0577	Date of Decision: 03-May-2022
Register Reference: SD22B/0102	Registration Date: 09-Mar-2022

Applicant: Margaret Morgan
Development: A single storey family flat to the side of existing house.
Location: 2, Neilstown Gardens, Dublin 22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 09-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 re-design the proposed development to ensure adherence with the South Dublin County Development Plan 2016-2022 and the House Extension Design Guide (2010) as follows:
 - (a) Setback the proposed front building line of the flat and align its north-western corner with the existing front building line of the adjoining building at No. 3 Neilstown Gardens. The setback should also ensure that a car(s) can be sufficiently parked onsite.
 - (b) Clarify whether the proposed bedroom is intended for use as a single or double room. If it is a double room, the proposed flat should be re-designed to achieve the minimum requirement for a double bedroom as set out in the South Dublin County Development Plan 2016-2022 and 'Quality Housing for Sustainable Communities - Best Practice Guidelines' (2007).

2. The applicant is requested to provide the following information in relation to the vehicular access and parking arrangements for the proposed development:
 - (a) a revised drawing (with relevant dimensions) demonstrating how two cars could access/egress/park safely should the development be granted permission.
 - (b) an AutoTRAK drawing showing the safe movements of cars entering and leaving the front driveway.

3. The applicant is requested to submit the following information in relation to the Drainage and Water Services Infrastructure for the proposed development:
 - (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (b) 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
 - (c) 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. These may include green roofs, rain gardens, rain planter boxes for example.

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/0102

Date: 05-May-2022

Yours faithfully,


for **Senior Planner**