

**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](mailto:planning.dept@sdblincoco.ie)**

**Jimmy Callaghan**  
**The Lugg**  
**Brittas**  
**Co. Dublin**

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

<b>Decision Order Number: 0585</b>	<b>Date of Decision: 10-May-2022</b>
<b>Register Reference: SD22B/0117</b>	<b>Registration Date: 16-Mar-2022</b>

**Applicant:** James & Brenda Tracey  
**Development:** Construction of a domestic garage to the rear of the existing dwelling  
**Location:** Raheen, Brittas, Co. Dublin  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 16-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 applicants attention is drawn to the fact that the existing shed appears to be constructed at 6.4m rather than the approved 5.4m. The applicant is requested to submit revised notices to include retention of the height of the existing garage at 6.4m.
2. (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 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@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).

(ii) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development to manage surface water run off from the proposed development. The applicant shall submit design calculations to demonstrate that surface water from the proposed development will not exceed greenfield discharge rates or alternatively will be infiltrated to ground.

(iii) The applicant is requested to submit a drawing which shows the distance between the proposed garage and the existing stream to the north of the site. The drawing shall show that there is a minimum setback distance of 10m between the proposed development and the top of the stream bank. This is required to ensure adequate maintenance access is being achieved to the stream and also to maintain an adequate riparian buffer zone.

**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/0117

**Date:** 13-May-2022

Yours faithfully,

  
for **Senior Planner**