

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

Joe Fallon Architectural Design Ltd.
1A, Ryland Street
Bunclody
Co. Wexford

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

Decision Order Number: 0613	Date of Decision: 16-May-2022
Register Reference: SD22B/0119	Registration Date: 21-Mar-2022

Applicant: Richard and Catherine Connell
Development: Single storey flat roof extension to the side with new rooflight; single storey flat roof extension to the rear with new rooflight and all associated site works.
Location: 21, Prospect Drive, Dublin 16
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 21-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 proposed development is approximately 2m from a 225mm public wastewater sewer located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size.
The applicant is requested to 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. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie

2. The Planning Authority considers that the proposed flat roof structure would create a visual imbalance and would in turn detract from the existing symmetry of this established road at this corner site location.

The applicant is requested to redesign the flat roof profile of the side extension to a pitched roof profile and re-submit elevational and cross-sectional drawings reflecting the roof modifications.

3. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway.
 - (a) The applicant is requested 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.
 - (b) The applicant is requested 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.

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/0119

Date: 17-May-2022

Yours faithfully,



for **Senior Planner**