

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

Declan Murphy
37, Woodford Downs
Clondalkin
Dublin 22.

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

Decision Order Number: 0626	Date of Decision: 18-May-2022
Register Reference: SD22B/0131	Registration Date: 29-Mar-2022

Applicant: Darren Farrell

Development: Single and two storey extension to the rear with pitched gable end roof and two dormers; new single storey extension with hip roof to the front; demolition of the existing shed to the rear; new vehicle access to the front with dished footpath; attic conversion for storage incorporating gable end distorted window at the side; dormer window and 'Velux' roof lights to the rear.

Location: 52, St. Joseph's Road, Greenhills, Dublin, 12

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 29-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 front extension, at approximately 1.7m in depth, would not comply with the recommendations of the House Extension Design Guide to 'avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.' The applicant is requested to submit revised plans and elevations as relevant clearly showing a front extension no more than 1.5m in depth.

2. The site layout plan submitted does not clearly indicate all structures on the site. The applicant is requested to submit revised plans clearly showing all structures on the site, including the substantial rear shed, noting what structures are to be demolished and retained.
3. The proposed first floor rear extension is considered to be overbearing on the attached dwelling to the north. The applicant is requested to submit revised drawings which omit the first floor rear extension.
4. The provision of a separate pedestrian and vehicular entrance to the site is considered excessive and detrimental to the amenity of the area. The applicant is requested to revise these proposals, incorporating a shared access proximate to the southern boundary, thereby limiting the impact of the development on the grass verge. The applicant shall submit a revised drawing clearly amending the entrance proposals and detailing (with clear dimensions/offsets) what is proposed at the site entrance, including:
 - (a) Proposed gate type with (1) opening/closing path and (2) gate mechanism details
 - (b) Pier and wall heights/widths/etc.
5. There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.
6. The Public Realm Section would not be in favour in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate the provision of a driving entrance. This sets an unwanted precedent as grass margins should be retained where possible in the urban setting. The applicant is requested to submit revised layout and drawings addressing these concerns and preserving as much of the existing grass verge as possible.
7. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to investigate the potential to incorporate a soakaway on site to manage surface water run off. The applicant is requested to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. 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/0131

Date: 19-May-2022

Yours faithfully,


for **Senior Planner**