

**South Dublin County Council**  
**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**D. Kennedy**  
**225, Harolds Cross Road**  
**Dublin 6W**

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

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| <b>Decision Order Number: 0659</b>    | <b>Date of Decision: 25-May-2022</b>  |
| <b>Register Reference: SD22B/0132</b> | <b>Registration Date: 31-Mar-2022</b> |

**Applicant:** Michael & Goretti Corway  
**Development:** A single storey side garage extension incorporating three roof-lights side, north face of new pitched roof, internal alterations, and all ancillary works.  
**Location:** 10a, The Court, Cypress Downs, Templeogue, Dublin 6W  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 31-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 1.9m from a 4" uPVC public watermain and approximately 2.5m 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 mains 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. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All development shall be carried out in compliance with Irish Water Standards codes and practices.

2. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to investigate the potential to incorporate a soakaway on site to manage surface water run off. The applicant is required 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 required 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).

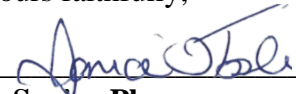
**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**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/0132

Yours faithfully,

  
for **Senior Planner**

**Date:** 26-May-2022