

Shane Brew
116, Longwood Park
Rathfarnham
Dublin 14

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

Decision Order Number: 0669	Date of Decision: 26-May-2022
Register Reference: SD22B/0137	Registration Date: 01-Apr-2022

Applicant: Niall and Suzanne Keogh
Development: Demolition of existing single storey extension (35sq.m) and shed (24sq.m) to the rear; construction of single storey extension to the rear and 2 storey extension to side of dwelling; internal alterations; widening of vehicular access at the front of the property.
Location: 184 Butterfield Ave., Rathfarnham, Dublin 14.
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 01-Apr-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. Having regard to the architectural and historical merit of the existing structure it is considered that any proposed development should be subject to Objectives HCL5 – 1, 2, 3 and 4 of the existing County Development Plan. In particular HCL5 Objective 2, which states that new works should ‘not compromise or erode the architectural interest, character or visual setting of such buildings’. Taking account of the above, and having regard to the two storey dwellings in Butterfield Park a proposed two storey side extension may be acceptable in principle. Also, there are concerns with the gable fronted design onto Butterfield Avenue which may be improved by a full hip or ‘Dutch Hip’. In addition, more uniformity is required regarding the proposed dormers onto Butterfield Park. The applicant is requested to respond to these issues and provide a contiguous elevation showing the dwelling to the south on Butterfield Park.

2. (a). The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all AJs, 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

(b). The applicant has not submitted surface water drainage plans for the proposed development. 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 should include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should 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@sdbulincoco.ie.

(c). 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 such as soakaways, rain gardens, green roofs etc.
3. (a). The applicant is requested to provide a revised layout showing a 3.5m wide vehicular access with adjacent walls limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles. The applicant is also requested to provide a swept path analysis showing how the 2 cars can safely access and egress the parking spaces.
(b). The applicant is requested to submit a layout of not less than 1:100 scale, showing accurate visibility splay with a 2.0 meters set back, at a 1.05 meter height from ground level and 45 meters sight lines in both directions from the entrance. Sightlines should be to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).

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).

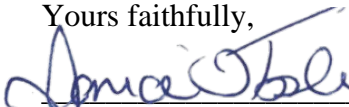
Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

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/0137

Date: 01-Jun-2022

Yours faithfully,

for **Senior Planner**