

Hausman Design
Northside Enterprise Centre
Bunratty Drive
Dublin 17

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

Decision Order Number: 0693	Date of Decision: 07-Jun-2022
Register Reference: SD22B/0147	Registration Date: 11-Apr-2022

Applicant: Suma George & George Kuruttuparambil Koraha
Development: Retention of a single storey garden room to the rear of the existing house and for alterations to the boundary wall to include the reposition of side access gate and for all associated site works.
Location: 23, Alderwood Green, Dublin 24
Application Type: Retention

Dear Sir /Madam,

With reference to your planning application, received on 11-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. The garden structure cannot be used as a habitable space separate to the use of the main dwelling. The provision of a w/c shower room within the garden structure is therefore not considered necessary or acceptable. The applicant is requested to submit revised plans removing the w/c shower room, noting that in the event of a grant a condition would be applied to ensure no washroom or toilet facilities would be permitted within the structure.
2. The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required 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.

3. 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.

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/0147

Date: 07-Jun-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**