

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

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

<b>Decision Order Number:</b> 0697	<b>Date of Decision:</b> 07-Jun-2022
<b>Register Reference:</b> SD22B/0152	<b>Registration Date:</b> 12-Apr-2022

**Applicant:** Tom & Hilary Norton

**Development:** Construction of a single storey flat roof extension to the rear with 2 rooflights; construction of first floor extension to the side of the dwelling with existing roof hip extended; demolition of existing single storey shed in rear garden; construction of single storey canopy to front door; relocation of existing pedestrian gate to side and all associated site works.

**Location:** 17, St. Enda's Drive, Rathfarnham, Dublin 14

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 12-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. To limit the impact experienced by the neighbouring property to the east, the applicant is requested to revise their plans, reducing the depth of the extension along the eastern site boundary to no more than 5m and submit revised drawings accordingly.
2. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

3. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required 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.
4. The applicant is required 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.Should a soakaway prove not to be feasible, then the applicant shall submit the following:
  - a) Soil percolation test results demonstrating a soakaway is not feasible
  - b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features such as rain garden planter boxes to the rear of proposed development

**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/0152

**Date:** 08-Jun-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**