

Robert Reilly
19, Birchview Avenue
Dublin 24

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

Decision Order Number: 0711	Date of Decision: 06-Jun-2022
Register Reference: SD22B/0149	Registration Date: 12-Apr-2022

Applicant: Robert Reilly
Development: Construction of a new single storey, pitched roof, home office and games room (44.9sq.m) and all associated site works to the rear garden.
Location: 19, Birchview Avenue, Dublin 24
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. The Applicant is requested to re-design the proposed development to reduce the impact on the residential amenity of the adjoining properties specifically No. 20 Birchview Avenue. This can be achieved through measures including but not limited to a reduction in the proposed height, increased separation distance to the party boundary and/or the adoption of a flat roof profile. The Applicant is requested to submit a complete set of revised Site Layout Plan, cross sectional, elevational and plan drawings showing the revised design of the proposed structure.
2. The Applicant is requested to address the following deficiencies in the plans and particulars provided:
 - (i) The Existing and Proposed Site Layout Plans shown on Drawing No. L_(00)_PA do not include levels or contours of the land and the proposed structures relative to Ordnance Survey datum. In this regard, the Applicant is requested to provide a revised Existing and Proposed Site Layout Plan accurately showing the levels/contours of the subject site and proposed structure.
 - (ii) Existing floor plans of the existing dwelling are required to facilitate a complete assessment of the Private Amenity Space provision remaining should the proposed structure be granted.
3. The Applicant is requested to provide the following information to facilitate a complete assessment of

the proposed development:

- (i) The applicant is required to submit a drawing showing existing and proposed surface water and foul drainage layouts up to and including the point of connection to the public surface 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 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 Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
- (ii) The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features to manage additional surface water run off from the proposed development.

4. The applicant is requested to fully justify the need for a detached structure of this scale in the rear garden. The applicant is advised that the Planning Authority has concerns in relation to the impact of the proposal on the adjoining neighbour and considers that the c8.3 m depth of the structure adjoining the common boundary is unacceptable. The applicant is requested to consider a reduction in the scale of the structure and consider if some of the floorspace/ uses could be accommodated as an extension to the dwelling.

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/0149

Date: 13-Jun-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**