

**Bell Associates
Bell Associates
Executive House
Whitestown Road
Rush
Co. Dublin**

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

Decision Order Number: 0752	Date of Decision: 15-Jun-2022
Register Reference: SD22B/0169	Registration Date: 21-Apr-2022

Applicant: Conor Brady and Cathrine Brady
Development: Construction of 2 storey kitchen/dining/living/bedroom extension to side; Porch extension to front; Detached garage to side and all associated site works.
Location: 37, Pairc Mhuire, Saggart, Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 21-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. Re-design

The Applicant is requested to provide amended elevational and plan drawings demonstrating the addition of at least one window to the western elevation at first floor level of the proposed two storey side extension, as it would result in increased passive surveillance to the adjacent public realm.

2. Irish Water

The Report of Irish Water has indicated a concern that the proposed development is located directly beside and potentially directly over a 150mm public wastewater sewer which traverses the site according to Irish Water record maps. Irish Water Standard Details for Wastewater Infrastructure require 3m clear distance from a sewer of this size. The Applicant is therefore requested to 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 Applicant is also requested to provide details of the outcome of this engagement with Irish Water's diversions and, if necessary, provide a complete set of drawings showing any resulting amendments to the proposed development.

3. Drainage and Water Services Infrastructure

The Applicant is requested to provide the following information in relation to the proposed drainage and water services infrastructure for the proposed development:

(a) 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 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

(b) 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.

(c) Submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the 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/0169

Date: 17-Jun-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**