

H2b Architects
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Kildalkey
Co. Meath

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

Decision Order Number: 0761	Date of Decision: 17-Jun-2022
Register Reference: SD22B/0062	Date: 24-May-2022

Applicant: Darragh Satelle
Application Type: Additional Information
Development: New 2 storey extension to front, side and rear of family home, also single storey home office/storage to rear garden and all associated site works.
Location: 45, Homelawn Road, Dublin 24

Dear Sir /Madam,

With reference to your planning application, additional information received on 24-May-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. Following a site visit on 3 June 2022, it is clear that the submitted site layout plan is not accurate. A gate has been provided into the rear laneway and is not indicated on drawings. The applicant is requested to submit an up to date, fully accurate, site layout plan, including all boundary features and their interaction with the proposed home office.
2. The applicant is requested to submit floor plans of the home office, including a north arrow, to confirm the correct and accurate orientation of the rear structure.
3. Contextual elevations of the rear laneway are required, showing the rear garden wall and the home office structure behind, to allow for a full and accurate assessment of the home office and its interaction with boundary features at the site.
4. There are no soil percolation test results and design details 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.

5. 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.
6. It is unclear where the foul water discharges from the proposed development. The applicant is requested 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 A_j'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.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.

NOTE: The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

17-Jun-2022

Pamela Hughes
for Senior Planner