

William Donoghue & Associates
Woodlands
Rathangan
Co Kildare

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

Decision Order Number: 0778	Date of Decision: 22-Jun-2022
Register Reference: SD22B/0178	Registration Date: 28-Apr-2022

Applicant: Jamie Goldrick

Development: Alterations to the existing roof structure of existing habitable dwelling; construction of a single storey extension to the rear and side of the existing dwelling including changes to all elevations; construction of a single storey porch to the front of existing dwelling including changes to all elevations; construction of a raised patio area to the rear elevation of the existing dwelling; decommissioning of existing septic tank and installation of a wastewater treatment plant and percolation area and all ancillary site works.

Location: Blackthorn Hill, Coolmine, Saggart, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-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. Policy H16 Objective 2 of the Development Plan 2016 – 2022 states ‘the use of intrusive engineered solutions, such as cut and filled platforms, embankments or retaining walls on sites with steep or varying topography’. While the applicant appears to have reduced the amount of cutting into the land required for the proposed works, significant raising would be required to provide a single level surface for the dwelling and proposed terrace. This is considered unacceptable by the Planning Authority and would still be contrary to Policy H16 Objective 2. In this regard, the applicant is requested to submit revised proposals, making better use of the topography of the site to provide and extension of different levels, as well as maximising flatter areas of the site to extend the existing dwelling.

2. It is not considered that the levels provided are accurate, with there being a significant discrepancy of the FFL of the dwelling being shown as 276.26m, while the ground immediately outside the house has levels ranging from 269.846-266.630. The assessment of the impact of the extension on the sloping site is a critical factor in determining the acceptability of proposals at this location. In this regard, the applicant is requested to submit revised layout and floor plans as relevant, clearly indicating accurate levels for the site.
3. The applicant is requested to submit a revised layout with appropriate scale, showing the proposed parking arrangement for the proposed dwelling, and a drawing showing boundary walls at both of existing vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, unless maintaining existing entrance arrangements. In preparing these drawings, the applicant should have cognisance of Section 11.3.4(ii) of the Development Plan which states 'driveway and parking areas should be minimised and should follow the natural slope and contours of the site with appropriate permeable materials. Modern gateways, piers and boundary walls should be avoided with the exception of the retention and reinstatement of traditional stone boundary walls.'

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/0178

Date: 22-Jun-2022

Yours faithfully,

Pamela Hughes
for Senior Planner