

**William Doran**  
7, St. Marys Road  
Ballsbridge  
Dublin 4.

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

<b>Decision Order Number:</b> 0814	<b>Date of Decision:</b> 27-Jun-2022
<b>Register Reference:</b> SD22A/0131	<b>Registration Date:</b> 03-May-2022

**Applicant:** Stephen Proudfoot  
**Development:** Conversion of existing two storey extension (Ref. SD07B/0404) to a one bedroom dwelling with new vehicular driveway to front to serve existing house and relocate existing vehicular driveway to serve new house at front and side.  
**Location:** 64, Oatfield Avenue, Clondalkin, Dublin 22  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-May-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. Having regard to the proposed new dwelling, the applicant is requested to submit revised drawings that comply with the minimum storage standards for houses (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007).
2. Having regard to the proposed new dwelling, the applicant is requested to submit revised drawings that comply with the minimum Living Room / Aggregate Living Space standards for houses (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007).
3. Having regard to the proposed new dwelling, the applicant is requested to submit revised drawings for the Boundary Treatment that comply with the 11.3.1 Residential (v) Privacy of the South Dublin County Council Development Plan 2016-2022.

4. The applicant is requested to:
- 1.1 a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
  - 1.2 a revised drawing showing plan & crosssectional 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
5. The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd 2022.
- In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

**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:** SD22A/0131

**Date:** 29-Jun-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**