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23rd June 2022

Eoin Burke
Senior Planner
South Dublin County Council
County Hall
Tallaght
Dublin 24

Re: Further Information for Register Reference: SD22B/0087

Dear Eoin,

Please find the requested drawings and documents attached to address the additional information requested for planning application Register Reference: SD22B/0087 listed below:

1. The applicant is requested to amend the extent of the two-storey side extension, ensuring that a sufficient distance is maintained to the side boundary, in compliance with the House Extension Design Guide requirements of 1m, or similar to reflect the character of development in the area. It is noted that there is an existing side access gate to the site and it is considered that this marks the appropriate separation distance that should be maintained, for residential and visual amenity.

We have surveyed the site and corrected the drawings to obtain a separation distance from the proposed extension to the eastern site boundary of 1032mm.

2. It is noted that not all floor plans have been provided at the same scale and drawings are missing key measurements, impacting the assessment of the scheme. Floor areas provided do not appear to be entirely accurate. The applicant is requested to submit revised drawings of the proposed scheme, at a scale of 1:100 or 1:200, including key dimensions and floor areas.

The drawings have been printed to a scale of 1:200 with the key dimensions added. I have added a decimal place to the floor areas for accuracy which have been automatically derived by the drawing application and calculated from the internal room bounding walls to achieve the net area of each room.

3. There are no soil percolation test results, design calculations or dimensions 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.

4. 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. Should a soakaway prove not to be feasible, then the applicant shall submit the following: a. Soil percolation test results demonstrating a soakaway is not feasible b. A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

Please find a report enclosed to address points 3 & 4 above.

If you have any further queries, please contact me.

Yours Sincerely,



Peter Brennan (Agent)