

Paul Tighe  
1, Liffey Wood  
Liffey Valley Park  
Lucan  
Co. Dublin

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

<b>Decision Order Number:</b> 0840	<b>Date of Decision:</b> 06-Jul-2022
<b>Register Reference:</b> SD22B/0209	<b>Registration Date:</b> 12-May-2022

**Applicant:** Paul Tighe  
**Development:** Single storey extension to rear and side of existing dwelling.  
**Location:** 1, Liffey Wood, Liffey Valley Park, Lucan, Co. Dublin  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 12-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. The Planning Authority has concerns regarding the impact of the proposal on the residential amenity of both No3 and the application dwelling and also the visual impact created by the monopitch element set off from the main house. The applicant is, therefore, requested to submit revised plans indicating:
  - A height of no more than 2.7m along the boundary with No3
  - If the monopitch element is retained, the highest part shall be no higher than the first floor sill of the existing bathroom
  - The monopitch element shall meet the main dwelling and the gap will be omitted.The applicant should note that an alternative roof design may be acceptable provided the height along the boundary with No3 is reduced.
2. It is noted that for the previous application, there were concerns regarding the proximity of the proposed extension to the 225mm surface water pipe. At the additional information stage it was noted in the officer's report that this issue arose for a neighbouring property to the rear, and the nearby sewer was discovered to be 1.2m from the property boundary. The applicant states that, with a

separation distance of 1.9m inside the boundary to their proposed extension, the 3m requirement is being met. It is also proposed to lower the foundations to a depth of 1500mm below ground, in order to ensure there is no loading in the event that the sewer is closer to the property boundary in this location. The applicant is requested to clarify that this separation distance is being maintained and that lower foundations are also proposed in this instance.

3. It is noted that the layout plan indicates a widened driveway. The description of development submitted only refers to a rear and side extension and does not refer to widening the driveway or any associated site works with the proposed development. The applicant is therefore requested to:
- Remove the widened access from the plans OR
  - Provide revised notices indicating this elements of the development
- Should the applicant seek permission for a widened driveway, then the applicant is requested to submit a revised layout of not less than 1:200 scale showing the vehicular access points limited to a width of 3.5 meters.

**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/0209

**Date:** 06-Jul-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**