

**James Bryan**  
1307, Kill West  
Kill  
Kildare

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

<b>Decision Order Number:</b> 0962	<b>Date of Decision:</b> 27-Jul-2022
<b>Register Reference:</b> SD22A/0263	<b>Registration Date:</b> 02-Jun-2022

**Applicant:** Ger and Gillian Fox  
**Development:** Sub-division of existing site to allow for the construction of a new 2 storey, 3 bedroom detached dwelling with a pedestrian access gate in the side boundary wall, all to the side of the existing dwelling and all associated site works.  
**Location:** 79, Moy Glas Chase, Lucan, Dublin  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 02-Jun-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 existing north-facing outer boundary wall, the Planning Authority deemed that the extended proposed wall for a further 3.6m at 2m in height would create a tunnel effect into the estate from the west and hinder maximum visibility and surveillance. Therefore, the north-facing outer boundary wall is considered to match the front (east-facing) wall and is requested to be reduced to 0.9m, which complies with the requirements of the Roads Department and the South Dublin County Council Development Plan 2022-2028.
  - (i) The applicant is requested to submit an elevational/sectional drawing with a revised north-facing outer boundary wall and a front (east-facing) wall with a reduced height to 0.9m.
  - (ii) The applicant is requested to submit elevational/sectional drawings and plans that detail additional windows along the northern side elevation of the proposed dwelling.
2. The applicant has not submitted a drawing or report to show any SuDS (Sustainable Drainage Systems) features for the proposed development.

1.1 The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples of SuDS include:

- Green Roofs,
- Rain gardens
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Planter Boxes and water butts
- Other such SuDS

Guidance on SuDS can be found on South Dublin County Council Website from the at: [sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)

1.2 If a soakaway is proposed, the applicant is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. 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.

1.3 Submit a drawing showing the surface water layout of proposed development

3. The applicant is requested to submit the following:

1.1 a drawing in plan and cross-sectional view showing the distance between the boundary wall of proposed house and the outside diameter of existing watermain North of Site.

1.2 Obtain a letter of confirmation of feasibility from Irish Water for proposed development.

1.3 a drawing showing the watermain layout for proposed development.

- All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate water facilities.

#### 2 Foul

2.1 a drawing showing the foul drain layout up to and including the point of connection to the public sewer.

- All development shall be carried out in compliance with Irish Water Standards codes and practices.

**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/0263

**Date:** 29-Jul-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**