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

Decision Order Number: 0959	Date of Decision: 28-Jul-2022
Register Reference: SD22B/0261	Registration Date: 08-Jun-2022

Applicant: Dumitru Cepoi

Development: The development will consist of Demolition of existing garage to side and adjoining single storey outbuildings (Total 70sqm).
Construction of a two-storey extension to side (Total 63sqm) to include ancillary works to existing roof. Provision of 02No.
Bay-windows to front at ground and first floor (Total 2.8sqm). Open porch to front, Single Storey extension to rear (Total 70sqm)
and all associated internal modifications. 2No. Single Storey outbuildings (Pool Room & Mechanical Plant) to rear garden (Total 112sqm).
Widening of existing vehicular entrance, and all associated site works for the above

Location: 22A, Main Road, Tallaght, Dublin 24

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 08-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. Design Considerations:

- (a) In terms of visual impact on the adjoining house to the west (No. 22), the applicant has not supplied adequate contextual rear elevations to allow assessment of the impact of the rear extension. Given the depth of the extension and the nature and height of the roof treatment, there is a risk that the

proposed development would result in loss of aspect and would be visually dominant and overbearing. Rear contiguous elevations should show the relationship and potential impact to the adjoining house, and the applicant should provide this as additional information.

(b) The proposed ridge height which is higher than two of the existing first floor rear windows by 0.4m, and would be located 3 metres beyond the rear elevation of the house which is not acceptable to the Planning Authority. This particular design approach increases the visual impact and potential loss of aspect to the adjoining house, whilst also creating a natural drain towards the new join between the extension and the main building. The ridge height should not exceed the height of the existing first floor rear windows at 3.5m and additional information is required to demonstrate this. The applicant is requested to reconsider the proposed roof treatment given the potential to mitigate the impact on the adjoining, and consider also any impact on aspect and views from the 1st floor rear windows of the subject property.

2. Pool Room and Trees.

(a) The applicant is requested to provide a survey of the existing trees in close proximity to the proposed structure. The applicant should demonstrate the need for removal of any such trees, or the need for any root barriers and root protection measures to (a) protect the structure from nearby trees, and (b) ensure the works do not result in unintended loss of trees. Section drawings should be provided as appropriate.

(b) The applicant is requested provide a proposed replanting schedule to show how the ecological features on the site can be restored or enhanced, and any losses mitigated against.

(c) The applicant is requested to reconsider the siting or scale of the structure; a shift away from the rear boundary may significantly ease the construction and protection of the structure and trees.

3. If the water for the pool is to be supplied via Irish Water public infrastructure, a letter of confirmation of feasibility should be obtained from Irish Water.

4. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development such as such as but not limited to the following:

Rain Gardens, Planter boxes with overflow connection to the public surface water sewer, Permeable Paving, Grasscrete.

5. The applicant should submit details of any proposed soakaway including soil percolation test results, design calculations and dimensions for the proposed soakaway.

The applicant is should 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.

The applicant should 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 should 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.

6. The applicant should confirm the materials proposed for the extended parking area. The proposed car parking area should be constructed using a permeable surface such as Permeable Paving, Grass Paving or Porous Asphalt as part of SuDS (Sustainable Drainage System).

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/0261

Date: 29-Jul-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**