

Jason Walsh Architectural & Engineering Services
12, Ard Mor Crescent
Tallaght
Dublin 24

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

Decision Order Number: 1068	Date of Decision: 22-Aug-2022
Register Reference: SD22A/0287	Registration Date: 27-Jun-2022

Applicant: Deborah Soave
Development: The development shall consist of two storey detached house to side of existing house with vehicular access and all associated site works.
Location: 67, Coolamber Park, Knocklyon, Dublin 16
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 27-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. Given the prominent corner location of the site, and the established pattern of roof profiles in the area, the side gable pitched roof orientation is not considered appropriate and would create an awkward impression of the house when viewed in the context of the adjoining dwelling. On this basis, the roof of the dwelling should be amended to provide a front gable, of the same character as the existing dwelling on the site and the similar corner house constructed to the rear under S00A/0665
2. To maximise the benefit of the windows on the side elevation fronting Coolamber Park to the north, the boundary wall should be amended to be no more than 0.9m in front of the living room window on this elevation. The applicant is requested to submit revised boundary details to include this change.
3. The applicant has stated that the proposed dwelling would have a rear garden of 66 sq.m and the existing dwelling would retain a garden in excess of 120 sq.m. This cannot be verified based on the information currently provided as the site layout plan does not include any measurements against which the drawing can be scaled. The applicant is therefore requested to submit a detailed site layout plan, at a scale no less than 1:100, providing measurements for the site to allow for an accurate

assessment of the rear amenity space provided to each dwelling. The site layout plan should also clearly indicate existing rear structures to be retained, noting the large rear shed in the middle of the garden serving the existing dwelling.

4. To meet the requirements of Section 12.4.2 of the CDP 2022 - 2028, a landscaping plan is required detailing landscape proposals for the site and quantifying and detailing the following:
 - o tree and hedgerow removal;
 - o tree and hedgerow retention;
 - o new tree and hedgerow planting.
5. If it is intended to include a soakaway, the applicant is requested 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.

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/0287

Date: 23-Aug-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**