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

<b>Decision Order Number:</b> 1077	<b>Date of Decision:</b> 22-Aug-2022
<b>Register Reference:</b> SD22A/0293	<b>Registration Date:</b> 28-Jun-2022

**Applicant:** Iosif and Lucia Gabor  
**Development:** The Development will consist of the demolition of existing garage and the erection of one and a half story dwelling to the side of the existing Dwelling and all associated site works  
**Location:** 54, Sarsfield Park, Lucan, Co. Dublin  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-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. The Applicant is requested to address the following deficiencies in the drawings provided:
  - (i) Application Form - In response to Question No. 11 the Applicant has indicated that the site area is 0.00032 Ha.
  - (ii) Application Form - In response to Question No. 12 the Applicant has indicated that the Gross Floor Space of existing buildings on the subject site is 28 sq m. This appears to be the area of the garage structure. The response to this question should include the area of all structures within the redline boundary.
  - (iii) Drawing Annotation - The drawings provided by the Applicant include an annotation which states 'Existing extension amended (exempt Development)'. No detail is provided on the drawings or accompanying documents regarding the extent of alterations to the extension of the existing dwelling. To facilitate a complete assessment of the proposed development, further detail is required in relation

to the amendments to the extension of the existing dwelling at No. 54 Sarsfield Park. If necessary, the Applicant should include plan, sectional and elevational drawings of the existing extension and proposed amendments to the extension.

(iv) Boundary Treatment - The drawings provided by the Applicant include an annotation which states 'Wall to be altered (exempt development). However, no detail has been provided in relation to the proposed alterations. Furthermore, no plan or elevational drawings have been provided showing the boundary treatment for the proposed new dwelling to facilitate a complete assessment and understanding of the proposed amendments to the existing wall and the proposed boundary treatment at the subject site. The Applicant is requested to provide plan, elevational, sectional and cross-sectional drawings detailed the proposed boundary treatment.

(v) Finished Floor levels have not been provided on the proposed floor plans.

(vi) The Applicant is requested to clarify the height of the existing dwelling as there is a discrepancy between the drawings provided with a previous planning application (SD19A/0160) and those provided with this Planning Application.

2. The Applicant is requested to provide a complete set of revised plan, sectional and elevational drawings which demonstrate the following revisions to the proposed development:
  - (i) The inclusion of the minimum standard of 2 sq m storage space as outlined in Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.
  - (ii) Re-design the proposed dwelling to match the front building line at first floor level
  - (iii) Omit the proposed half-hipped roof profile.
3. The Applicant is requested to provide the following information in relation to the proposed Drainage and Water Services Infrastructure:
  - (i) 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.
  - (ii) The Applicant is required to submit a revised drawing showing plan & 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:
    - At least 5m from any building, public sewer, road boundary or structure.
    - Generally, not within 3m of the boundary of the adjoining property.
    - Not in such a position that the ground below foundations is likely to be adversely affected.
    - 10m from any sewage treatment percolation area and from any watercourse / floodplain.
    - Soakaways must include an overflow connection to the surface water drainage network.
  - (iii) The applicant is required to submit a drawing and report to provide additional information on the Surface Water network on site. Details required to be shown include:
    - Direction of flow in Surface Water network.
    - Design detail and cross section of proposed surface water drain passing underneath proposed development'.
4. The Applicant is requested to provide a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets in a Green Infrastructure Plan, demonstrating compliance with the Green Infrastructure Strategy and the Green Infrastructure Policy Objectives within the County Development Plan, including but not limited to, GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.
5. The applicant is requested to provide a detailed Shadow Assessment and Report, prepared by an

appropriately qualified consultant that sets out a detailed assessment of the potential impact of the proposed development on the adjacent rear private open space areas of the neighbouring properties. This assessment must be prepared in line with the relevant BRE Guidelines.

**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/0293

**Date:** 25-Aug-2022

Yours faithfully,

  
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for **Senior Planner**