

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

Decision Order Number: 1074	Date of Decision: 24-Aug-2022
Register Reference: SD22A/0295	Registration Date: 30-Jun-2022

Applicant: J McDonagh
Development: Two storey four bedroom detached house to side of 29 Ballyroan Heights Rathfarnham Dublin 16
Location: 29 Ballyroan Heights, Rathfarnham, Dublin 16
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 30-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. It appears from the plans submitted by the applicant that there is existing foul sewer and surface water drainage pipes running close to the proposed rear elevation. The applicant is requested to provide drawings including site plans and floor plans confirming the distance to the pipes, including confirmation of an appropriate set back to accord with SDCC requirements (surface water) and Irish Water requirements (foul).
2.
 - 1.1. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.
 - 1.2. The applicant is requested to include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
 - Soakaway
 - Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
 - Permeable Paving
 - Grasscrete

1.3.If a soakaway is proposed, the applicant is requested to submit a report as additional information showing percolation tests results. The report shall include the following details:

- i) Which individual had carried out the site test.
- ii) When the test was carried out
- iii) Which location was the test carried out at exactly
- iv) The report shall include the time, date and location of percolation tests. Show the start and end time the test started and length of time it took for the trial hole to drain 50% within 24 hours.

1.4. If a soakaway is proposed the applicant is requested to submit a drawing in plan and cross-sectional view showing design details of same as per BRE Digest 365 Standards. The soakaway shall have an overflow connection to the public surface water sewer.

3. Vehicular entrance.

The applicant is requested to submit a revised layout of not less than 1:100 scale, showing two separate accesses i.e. one to each dwelling (the proposed and the existing dwelling to the east), including the proposed widths of both. The entrance to the proposed dwelling should have a distance of 3m from the existing street tree.

Accuracy of drawings.

The 1/500 site layout is not consistent with the proposed floor plans – the first floor rear element shows an inset to the west but this is not reflected in the plan drawings.

Furthermore, the proposed ground and first floor plans are disjointed and should be shown one on top of the other and also indicate the site boundaries and the footprints of the adjacent dwellings to west and east. The applicant is requested to submit revised drawings accordingly.

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/0295

Date: 24-Aug-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**