

Muhammad Iqbal
1, Rossberry Avenue
Lucan
Co Dublin

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

Decision Order Number: 1128	Date of Decision: 06-Sep-2022
Register Reference: SD22B/0326	Registration Date: 14-Jul-2022

Applicant: Muhammad Iqbal

Development: Extension and refurbishment of existing dwelling to include construction of two storey extension to side and rear; internal alterations to existing layout; alterations to front, side and rear elevations including canopy area and roof to existing dwelling; alterations to side boundary; maintenance works and all associated site works.

Location: 1, Rossberry Avenue, Lucan, Co Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-Jul-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 submit the following:
 - (a) A drawing showing the setback distance between the foundation of proposed development and adjoining Irish Water infrastructure.
 - (b) A Letter of Feasibility from Irish Water confirming that the proposed development is acceptable
2. Applicant requested to provide the following:
 - (a) Revised site layout and floor plans that clearly demonstrate the levels/contours relative to ordnance survey or equivalent data.
 - (b) Revised plan, sectional and elevational drawings which demonstrate the provision of at least 1 No. additional window at first floor level of the two storey side extension.
 - (c) full details and specifications of the existing and proposed site boundary treatment that accords

with Development Plan policy and the requirements of the Council's Parks and Landscape Services Section,

3. a). The Applicant is required to submit a surface water drainage layout drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features. In providing a Surface Water Drainage Layout drawing, the Applicant should have regard to the Sustainable Drainage Explanatory Design and Evaluation Guide (2022), a copy of which is available on South Dublin County Council's website.
- b). The applicant is requested to provide additional information as follows and in accordance with the Green Infrastructure policies and Section 12.4.2 of the South Dublin County Development Plan 2022 - 2028:
 - (i) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI 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: SD22B/0326

Date: 06-Sep-2022

Yours faithfully,

Pamela Hughes
for Senior Planner