

**O' Dwyer & Associates Architects**  
8, Townyard House  
Townyard Lane  
Malahide  
Co. Dublin.

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

<b>Decision Order Number:</b> 1149	<b>Date of Decision:</b> 12-Sep-2022
<b>Register Reference:</b> SD22B/0329	<b>Registration Date:</b> 19-Jul-2022

**Applicant:** Michael Doran  
**Development:** Ground floor extension to side and rear to provide kitchen, wc, utility and living room with bay window to front elevation; first floor extension to side to provide single bedroom and en-suite double bedroom and associated site works.  
**Location:** 1, Sundale Green, Dublin 24  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 19-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 site is a corner site on Sundale Green and Sundale Park. The proposed extension would be on the side adjoining Sundale Park. In accordance with Council policy relating to corner sites, a dual frontage should be provided in order to avoid blank facades and maximise passive surveillance of the public domain. The current window fenestration on the side (south-east) elevation does not provide adequate passive surveillance of the street. The applicant is requested to increase the dual aspect frontage of the dwelling. This could include providing a high level window to the kitchen and increasing the size of the window to the sitting room on this elevation. A full set of revised drawings and the revised floor area would be required.
2. The proposed extension is in close proximity to the existing Irish Water water main and foul water sewer pipes that run along the south-eastern boundary of the site. The applicant is requested to submit cross-sectional drawing(s) showing the distance between the foundation of the proposed extension

and this Irish Water public infrastructure. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and whether the required setback distances from this infrastructure are achieved. If an alternative design which accommodates Irish Water's minimum required separation distances is required, a revised design should be submitted. A full set of revised drawings and the revised floor area would be required.

3. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. SDCC's Water Services states in these instances the applicant should be requested 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. Water Services state that the applicant should also be 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.
- 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.

**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/0329

**Date:** 12-Sep-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**