

Enda Fanning  
Dunaras  
Whitehall Road  
Churchtown  
Dublin 14

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

<b>Decision Order Number:</b> 1144	<b>Date of Decision:</b> 12-Sep-2022
<b>Register Reference:</b> SD22B/0335	<b>Registration Date:</b> 21-Jul-2022

**Applicant:** Kevin & Robyn O'Shea  
**Development:** Retention of single storey flat roof extension with a rooflight to the rear of the dwelling; Retention of 4 windows in the existing dwelling side elevations (two on each elevation); Retention of garden shed.  
**Location:** 123, Whitehall Road, Dublin 12.  
**Application Type:** Retention

Dear Sir /Madam,

With reference to your planning application, received on 21-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 front elevation indicates that the flat roof extension would not be visible from the front of the dwelling. However, the rear elevation indicates that the flat roof sits above the existing eaves and protrudes beyond the existing roof. In accordance with the House Extension Design Guide:
  - The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.The applicant is requested to provide accurate elevations. Should the extension protrude beyond the roof, the applicant is requested to provide visual / CGI images that indicate this element is screened from public view.
2. (a). There are no soil percolation test results or design calculations submitted which shows that the existing soakaway has sufficient capacity to manage surface water runoff from the proposed development. The applicant is requested to submit a report showing site specific soil percolation test

results and design calculations in accordance with BRE Digest 365 – Soakaway Design which demonstrates this.

(b). The applicant is requested to submit a revised drawing showing plan & cross sectional views, dimensions, and location of existing/proposed soakaways.

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) Not located within any sewage treatment percolation area and/or any watercourse / floodplain.

(c). The proposed development is located close to an area within Flood Zone A according to OPW's (Office of Public Works) CFRAM maps. The applicant is requested to submit a drawing showing the location of the proposed development in relation to the area identified by OPW's CFRAM mapping as being within a flood zone and therefore at risk of flooding. Development in an area at risk of flooding should be avoided where possible. If development is proposed within a flood zone, the applicant shall submit a report outlining details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands.

3. The applicant is requested to submit a landscape plan quantifying and detailing the following:

- tree and hedgerow removal;

- tree and hedgerow retention;

- new tree and hedgerow planting.

Details of lawn / grass area to be retained should also be indicated.

**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/0335

**Date:** 12-Sep-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**

