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24

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

Decision Order Number: 1197	Date of Decision: 22-Sep-2022
Register Reference: SD22A/0318	Registration Date: 29-Jul-2022

Applicant: Mary Dalton

Development: Remove existing tiled roof to side extension and form new first floor extension over with tiled roof ridge tiles to match existing at same level with external finishes to match existing; proposed new two storey end of terraced dwelling with tiled roof and external finishes to match existing; new front porch; new front driveway; new vehicular access with new dished footpath and associated site works.

Location: 146 St. Maelruans Park, Tallaght, Dublin 24.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 29-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 planning drawings submitted do not clearly show that the quantity of private open space for the existing dwelling and the proposed dwelling. Therefore the applicant is requested to submit a revised proposed site layout plan clearly showing the deliniationand the quantity of private open space for the existing dwelling and the proposed dwelling. Private Open Space must comply with South Dublin County Council Development Plan 2022-2028 Section, 12.6.7 Residential Standard, Table 3.20 (Minimum Standards for Housing) whereby a dwelling of three bedrooms must have a minimum private open space of 60sq.m.
2. Bedroom 3 measures c.6.5sq.m and is considered a single bedroom. This proposed bedroom size (Bedroom 3) does not comply with the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007. To comply with these guidelines a

the internal floor area for a single bedroom should be at least 7.1sq.m. Therefore the applicant is requested to submit revised drawings clearly showing the internal floor area for Bedroom 3 to measure a minimum of 7.1sq.m.

3. Drawings submitted show no dedicated storage will be provided for the proposed dwelling. This would not comply with the minimum storage area requirements as per the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007. A minimum of 4sq.m of dedicated storage space should be provided for a 3 bed, 4 person, 2 storey house. The applicant is requested to submit revised drawings clearly showing that a minimum of 4sq.m. for dedicated storage will be provided.
4. To provide for a greater level of passive surveillance of the public realm it is considered appropriate to make the first floor landing window on the north elevation larger in design. Therefore the applicant is requested to submit revised drawings clearly showing the first floor landing window on the north elevation to be larger in design.
5. The applicant has not submitted clear boundary treatment details for the proposed development. Therefore the applicant is requested to submit clear boundary treatment details in both plan and elevation for all front, rear and all side boundaries including boundary treatment proposed that will separate the two vehicular entrances for the proposed and the existing dwellings. Proposed boundary treatment details should comply with the South Dublin County Council Development Plan 2022-2028.
6. The applicant is requested to submit the following information:
 - (i). Applicant proposes to discharge additional Surface Water to combined sewer. The applicant is requested to obtain a letter of confirmation of feasibility letter from Irish Water for proposed development.
 - (ii). The applicant is requested to submit a Pre connection enquiry with Irish Water for proposed development.
7. The applicant is requested to submit the following information:
 - (i). There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is 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. Subject to percolation test results passing test, all additional Surface Water is to be directed to proposed soakaway. If the percolation test does not indicate soil conditions are suitable for a soakaway, a written agreement from Irish Water is required in order to connect the surface water overflow to foul system.
 - (ii). The applicant is 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:
 - 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.

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/0318

Date: 23-Sep-2022

Yours faithfully,

Pamela Hughes
for Senior Planner