

**South Dublin County Council**  
**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
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**Dublin 16**

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

<b>Decision Order Number: 0343</b>	<b>Date of Decision: 21-Mar-2022</b>
<b>Register Reference: SD22A/0021</b>	<b>Registration Date: 21-Jan-2022</b>

**Applicant:** Pat Hogan  
**Development:** Demolish existing shed in rear garden; construct a two storey, three bedroom detached dwelling in side garden; construct a new driveway for the proposed dwelling including permission from Council to extend the existing dished area of outside footpath; all ancillary site works.  
**Location:** 2, Melrose Avenue, Dublin 22  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 21-Jan-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. (a) The applicant is requested to submit a drawing in plan and cross-section showing the distance between the proposed development and the existing 150mm watermain in the adjoining public footpath. The drawings shall also show the invert levels of the existing 150mm watermain and any adjacent proposed building foundations. The foundations of the proposed building shall be laid at such a level as to ensure no additional loading on the watermain. The applicant should fully address the requirement from Irish Water for a minimum clear setback distance of 3m between the building foundations and a watermain of this size.

- (b) Alternatively, the applicant may obtain a letter of confirmation of feasibility from Irish Water for proposed development and submit the same as additional information.
2. (a) The applicant is requested to provide a drawing in plan and cross-section the relationship between the proposed building and the existing 375mm surface water pipe in the adjacent public footpath. The foundations of the proposed building shall be laid at such a level as to ensure no additional loading on the surface water pipe.
- (b) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to provide revised plans which would include Sustainable Drainage Systems (SuDS) features for the development.
- Examples of SuDS include:
- Rain Gardens
  - Permeable Paving
  - Planter boxes with overflow connection to the public surface water sewer.
  - Grasscrete
- (c) If instead of SuDS, a soakaway is proposed, the applicant is requested to submit a report showing percolation test results for same as per BRE Digest 365 Standards, and to submit plans and cross sections of proposed soakaway as per BRE Digest 365 Standards. Such a soakaway should have an overflow connection to the surface water drainage network.
3. (a) As per South Dublin County Development Plan 2016 - 2022 policy on dual frontage and blank facades (policy H7 objective 2, H15 Objective 2, Section 11.3.2 (ii)) and pedestrian comfort and safety (Policy TM3 Objectives 2 and 3), it is considered that the proposed blank side elevation and 2m boundary wall is inappropriate for the corner development and would, taking into consideration the combination of the wall height and the new building, provide for an imposing blank façade to the street without offering any gain in terms of passive surveillance or visual penetration through the corner. The applicant is requested to submit a revised plan and elevation drawings should a lower boundary wall to the front of the site, from the point that is level with the central ridge of the proposed pitched roof. This section of wall should be limited to a maximum height of 0.9m above ground.
- (b) Revised plan and elevation drawings should also show additional fenestration to habitable rooms at ground or first floor level in the western side elevation, providing for passive surveillance of the street and to soften the overall boundary treatment.
- (c) The front boundary wall height of 1.15m is above the maximum recommended height for adequate forward visibility. The applicant shall provide revised drawings showing the front boundary wall to be no taller than 900mm above ground. Boundary pillars should be limited to a maximum height of 1.2m above ground.
4. The applicant is requested to provide revised floor plans, showing the provision of 6sq.m of dedicated general storage space as per Table 5.1 of the 2007 'Quality Housing for Sustainable Communities - Best Practice Guidelines for Planning Authorities', and laid out with regard to the recommendations of Section 5.9 of those guidelines.
5. The applicant is requested to show on a Site Layout Plan, the area of both the proposed rear garden and the remaining rear garden for the existing house.



**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/0021

**Date:** 24-Mar-2022

Yours faithfully,

  
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*for Senior Planner*