

Shane Brew
116, Longwood Park
Rathfarnham
Dublin 14

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

Decision Order Number: 1203	Date of Decision: 27-Sep-2022
Register Reference: SD22B/0353	Registration Date: 03-Aug-2022

Applicant: Ivan Ipati
Development: Construction of a new two storey extension to the side of the existing dwelling which will incorporate a garage and office at ground floor level and two bedrooms at first floor level.
Location: 10, Griffeen Glen Crescent, Lucan, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-Aug-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. An external door is proposed to the front of the extension. This provides external access to an irregular shaped room labelled on the floor plan as garage. The Planning Authority would not usually permit an additional external door to the front of a house, to avoid the use of the dwelling as two separate units. This is in reference to CDP criteria for family flats, however, is relevant in this instance. The proposed external door should therefore be omitted. An internal access should be provided to this room instead. A full set of revised drawings should be submitted.
2. The proposed extension is in close proximity to an existing 100mm Irish Water watermain running along the outside of the eastern boundary. The applicant has submitted a cross-sectional drawing showing the separation distances of the extension and foundation from the pipe. Irish Water Standard Details for water infrastructure require a 3m clear distance from a main of this size. The applicant is also advised that the separation distance is from the outside diameter of the pipe. The applicant should be requested to engage with Irish Water's Diversions Section to assess the

feasibility of existing design and whether an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure is required.

The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as additional information. If an alternative design is required a full set of revised drawings and the revised floor area should be submitted.

3. In these instances, SDCC's Water Services have advised that the applicant should be requested to include further SUDS features for the proposed development such as green roofs, rain gardens, permeable paving, grasscrete and/or other appropriate measures.

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/0353

Date: 27-Sep-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**