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

Decision Order Number: 1207	Date of Decision: 26-Sep-2022
Register Reference: SD22A/0320	Registration Date: 02-Aug-2022

Applicant: Eoin & Nora Hickey
Development: Two storey three bed Ancillary Dwelling Unit (ADU) with mezzanine loft, solar panels, porch, veranda deck, terrace and associated site works, utilities, landscaping, facilities and services, on site of and adjacent to existing single storey family bungalow (retained); The ADU will share existing entrance gateway and is accessed via a private new avenue to private courtyard with parking for two cars.
Location: Rathinree, Esker Lane, Lucan, Co. Dublin, K78 X2C4
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 02-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. The Applicant is requested to increase the setback distance from the adjacent western boundary, providing appropriate separation distances to adjacent properties (having regard to concern about overbearing effects) and the existing dwelling on the subject site. The Applicant is requested to provide a complete set of revised site layout, floor plan, sectional, elevational and contiguous elevational drawings demonstrating the revised location and design of the proposed dwelling.
2. The Applicant is requested to provide plan, sectional and elevational drawings demonstrating the existing and proposed boundary treatments to facilitate a complete assessment and understanding of the extent of hedgerow removal and the proposed boundary treatment at the subject site. It is

considered that, in re-locating the proposed dwelling within the subject site the Applicant should make every effort eliminate or minimise the need for removal of the existing trees, hedgerow and boundary treatments within the subject site. The re-location of the dwelling offers an opportunity to retain and enhance the existing boundary treatment, including the hedgerow.

3. The Applicant is requested to provide revised drawings demonstrating compliance with the internal storage space standards outlined in Section 12.6.7 of the South Dublin County Development Plan 2022-2028.
4. (a) 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, all additional Surface Water is to be directed to proposed soakaway. Where feasible connect an overflow surface pipe and/or swale from proposed soakaway to existing surface water sewer east of site.
(b) 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:
 - 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
5. The Applicant is requested to provide a detailed Landscape Design Plan and Green Infrastructure Plan for the subject site having regard to the Green Infrastructure Policy Objectives within the County Development Plan, including but not limited to, GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028 and the Sustainable Urban Drainage Systems Explanatory Design Guide, a copy of which is available on the South Dublin County Council website.

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/0320

Date: 28-Sep-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**