

Edmond Desmond
85, Seatown Villas
Swords
Co. Dublin

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

Decision Order Number: 1243	Date of Decision: 05-Oct-2022
Register Reference: SD22B/0362	Registration Date: 11-Aug-2022

Applicant: John Flood

Development: 2 storey extension and internal alterations to include granny flat extension. Comprising of ground floor extension to front and rear for open plan granny flat with own hall door entrance, open plan dining room, kitchen, bathroom and open plan lounge/bedroom. Extended playroom and additional windows with new w.c to hall. Single storey kitchen/family room to rear. First floor comprising of 2 additional bedrooms to front and rear. bathroom and shower room/w.c and attic space converted to home office and balcony together with soak pit to rear garden.

Location: 46 Monastery Park, Clondalkin, Dublin 22.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 11-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. In accordance with the criteria for family flats under Section 12.6.8 of the South Dublin County Development Plan 2022-2028 the applicant is requested to submit the following:
 - (a) Information demonstrating that there is a genuine need for the family flat
 - (b) Clarification as to what part of the house is to be used as the family flat and confirmation that the overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house
 - (c) Revised plans that omits the second proposed external front door so that there is only one external door to the front elevation (existing main entrance)

2. The applicant is requested to submit a full set of revised drawings, and revised proposed floor area, addressing the following:
 - (a) The front home office/balcony dormer extension would not be setback at least 3 tile courses from the eaves. Given that this would be highly visible and is not inkeeping with what has been permitted along the street, this should be revised.
 - (b) It does not appear that any bedrooms would meet the minimum floorspace requirement for a double bedroom (11.4sq.m) or a main bedroom (13sq.m). While it is noted that the 3 no. single sized bedrooms at first floor are existing, the addition of a further 2 no. single sized bedrooms is not a desirable outcome for the standard of accommodation for the house. The first floor should be revised to provide for a least one bedroom of a double or main bedroom size in accordance with the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007).
3. The proposal includes a soakaway in the rear garden of the site. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. SDCC's Water Services states in these instances the applicant should be 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.

Water Services state that the applicant should also be 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.

Should a soakaway prove not to be feasible, then the applicant should submit the following:

 - (a) Soil percolation test results demonstrating a soakaway is not feasible
 - (b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

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/0362

Date: 05-Oct-2022

Yours faithfully,

Pamela Hughes
for Senior Planner