

Noonan Moran Architecture
139 Baggot Street Lower
Dublin 2.

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

Decision Order Number: 1304	Date of Decision: 18-Oct-2022
Register Reference: SD22B/0376	Registration Date: 25-Aug-2022

Applicant: Gary & Louise Keenan

Development: Alterations and extension of the existing dwelling including the demolition part of the rear facade to facilitate the construction of a part single and part two storey extension to the rear of the house; general internal alterations and conversion of the existing garage into living accommodation with associated, alterations to the front facade and the widening of the existing vehicular entrance along with ancillary landscaping and site works.

Location: 50, Crannagh Road, Dublin 14

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 25-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 proposed ground and first floor extensions to the north is not considered acceptable and should incorporate the following alterations;
 - Reduced ridge height of the roof of the proposed extension on the ground floor to a maximum of 3.5m.
 - Reduce the ridge height of the proposed flat roof of the first floor extension to be in line/flush with the existing first floor extension to the front.The applicant should submit revised drawings including site plans, floor plans, elevations and cross sections demonstrating these amendments to the development.
2. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant should include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grasscrete
- Green Roofs,
- Rain gardens
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Planter Boxes water butts
- Other such SuDS

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

3. The applicant should confirm the materials proposed for the front parking area. The applicant should incorporate the use of permeable surface treatments inline with the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide.
4. The applicant should confirm the exact location of the combined sewer pipe to the rear of the existing property. Furthermore, the applicant should confirm that there is an appropriate distance between the proposed development and the existing Irish Water infrastructure.
The applicant should submit revised drawings including site plans and floor plans demonstrating this.

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/0376

Date: 18-Oct-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**