

Liam Cullen  
44, Ballinteer Crescent  
Dublin 16

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

|                                       |                                       |
|---------------------------------------|---------------------------------------|
| <b>Decision Order Number:</b> 1378    | <b>Date of Decision:</b> 02-Nov-2022  |
| <b>Register Reference:</b> SD22B/0401 | <b>Registration Date:</b> 09-Sep-2022 |

**Applicant:** Rachel O'Brien

**Development:** The development will consist of a single storey extension to side and rear of existing dwelling (overall floor area 54.3m.sq.) incorporating a new common entrance hallway & toilet (10.6m.sq.) located at the front of the proposed extension leading to a new 'family flat' (43.7m.sq.) located at the rear of the proposed extension and associated site works.

**Location:** 97, Killinarden Estate, Tallaght, Dublin 24

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 09-Sep-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 rear/side extension as proposed is considered unacceptable given its depth (13.5m from the rear building line of the existing extension) and the impact it would have on the neighbouring dwelling to the north as a result of its height and length along the entire northern site boundary. It is considered that this would result in unacceptable levels of overshadowing to the rear of the neighbouring property. It is considered that the extension would be better located to the side of the existing dwelling, infilling the area formerly occupied by a garage, between the dwelling and the northern site boundary. The applicant is requested to submit revised proposals, relocating the location of the extension to the side of the dwelling. A bedroom and en-suite could be accommodated in this area along with the downstairs toilet that was stated as a requirement in the applicants cover letter. In amending the proposal, the applicant is reminded that only one common entrance would be acceptable, and any works to provide additional family flat accommodation should be able to be absorbed into the main dwelling once the need for the family flat no longer exists. The applicant should ensure that all revised plans and elevations are consistent.

2. A revised proposed site layout is required, clearly marking any rear structures that would remain after the works have been complete, including fixed shed structures or similar.
3. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features. The applicant is requested to 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 shall 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
  - Rills
  - Water Butts
  - Other such SuDSThe applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.
4. The drainage plans for the development are not clear. The applicant is requested to submit a drawing showing the watermain layout, foul and surface water layout of the proposed development, ensuring that surface water is kept separate from foul water.

**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/0401

**Date:** 02-Nov-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**