

LAND USE, PL  
& TRANSPORTAI

1 - NOV 2022

South Dublin County Council,  
Planning Department,  
County Hall,  
Tallaght,  
Dublin 24.  
D24YNN5

24 October 2022

RE: Reg Ref: SD22B/0147.  
ADDITIONAL INFORMATION

We Suma George & George Kuruttuparambil Koraha intend to apply for retention planning permission all at 23 Alderwood Green, Dublin 24, D24 Y5T1. The development consists of the retention of a single storey garden room to the rear of the existing house and for alterations to the boundary wall to include the reposition of side access gate and for all associated site works.

Dear Sir/Madam,

On behalf of Suma George & George Kuruttuparambil Koraha we wish to reply to your recent request for Additional Information in relation the above.

We would like to point out that all works have ceased on site and the garden room in not complete.

In relation to the points outlined by your request we would like to address each issue outlined below.

1. The garden structure cannot be used as a habitable space separate to the use of the main dwelling. The provision of a w/c shower room within the garden structure is therefore not considered necessary or acceptable. The applicant is requested to submit revised plans removing the w/c shower room, noting that in the event of a grant a condition would be applied to ensure no washroom or toilet facilities would be permitted within the structure.

The garden room is for use and enjoyment of the main dwelling it is unfortunate that the council have decided that w/c shower is not considered necessary or acceptable considering there is only one wc/shower in the main dwelling with a family of 5 people we would consider this unfair. There will be no wc/shower area in the garden structure please refer to enclosed drawing 2022-AI-01.

2. The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).

Please refer to drawing 2022-AI-01 which is enclosed which shows the surface water proposal showing location of AJ's, manholes, pipe size material type and direction of flow.

We are proposing to install 2 No. 230lr water butts serving each rain water pipe from the roof with an over flow connected to the existing surface water connection this pipe will be a 4" wavin pipe and will be connected into the existing combined system which is on our site. The garden does not allow for a soakpit as buildings and boundary walls are too close to meet the standards outlined by BRE Digest 365.

3. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).

As a result of request no. 1 there is no w/c shower room with in the structure this means there is no requirement for a foul water drainage system.

In support of his application, please find the following 6No. drawings, prepared by David Manigo of Hausman Design.

- o 2022-AI-01 Cover letter
- o 2022-AI-02 Proposed layouts 1/100
- o SDCC AI request
- o Drainage map



I hope the enclosed will meet the requirements of your departments and look forward to a favourable decision.

If you have any comments or queries, please contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Manigo', written in a cursive style.

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HAUSMAN DESIGN

WE  
CREATE  
SPACE

Hausman Design  
Northside Enterprise Centre  
Bunratty Drive  
Dublin 17

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

<b>Decision Order Number:</b> 0693	<b>Date of Decision:</b> 07-Jun-2022
<b>Register Reference:</b> SD22B/0147	<b>Registration Date:</b> 11-Apr-2022

**Applicant:** Suma George & George Kuruttuparambil Koraha  
**Development:** Retention of a single storey garden room to the rear of the existing house and for alterations to the boundary wall to include the reposition of side access gate and for all associated site works.  
**Location:** 23, Alderwood Green, Dublin 24  
**Application Type:** Retention

Dear Sir /Madam,

With reference to your planning application, received on 11-Apr-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 garden structure cannot be used as a habitable space separate to the use of the main dwelling. The provision of a w/c shower room within the garden structure is therefore not considered necessary or acceptable. The applicant is requested to submit revised plans removing the w/c shower room, noting that in the event of a grant a condition would be applied to ensure no washroom or toilet facilities would be permitted within the structure.
2. The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).

3. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).

**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/0147

**Date:** 07-Jun-2022

Yours faithfully,

*Pamela Hughes*  
for Senior Planner