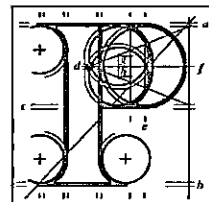


**Our Case Number:** ABP-315135-22

**Planning Authority Reference Number:** SD22B/0091



**An  
Bord  
Pleanála**

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24

**Land Use Planning & Transportation**

**22 NOV 2022**

**South Dublin County Council**

**Date:** 21 November 2022

**Re:** Construction of 2 extensions and all associated site works.  
192 Castle Park, Tallaght, Dublin 24

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

**Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.**

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

- (i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,
- (ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,
- (iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,
- (iv) a copy of the notification of decision given to the applicant,
- (v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,
- (vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,
- (vii) a copy of requests (if any) to the applicant for further information relating to the application under appeal together with copies of reply and documents (if any) submitted in response to such requests,

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

(viii) a copy of any written submissions or observations concerning the proposed development made to the planning authority,

(ix) a copy of any notices to prescribed bodies/other authorities and any responses to same,

(x) a copy of any exemption application/certificate within Part V of the 2000 Act, (as amended), applies,

(xi) a copy of the minutes of any pre-planning meetings.

2. To ensure that the Board has a full and complete set of the material specified above and that it may proceed with full consideration of the appeal, please certify that the planning authority holds no further material relevant to the case coming within the above list of items by signing the certification on page 3 of this letter and returning the letter to the Board.

3. In addition to the documents mentioned above, please supply the following:- Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development in near proximity. "History" documents should include;

a) Certified Manager's Order,

b) the site location, site layout maps, all plans and

c) particulars and all internal reports.

d) details of any extensions of time given in respect of previous decisions.

#### **Copies of I-plan sheets are not adequate.**

Where your records show that a decision was appealed to the Board, it would be helpful if you would indicate the Board's reference.

Submissions or observations by the planning authority.

4. As a party to the appeal you may, under section 129 of the 2000 Act, (as amended), make submissions or observations in writing to the Board in relation to the appeal within a **period of 4 weeks beginning** on the date of this letter. Any submissions or observations received by the Board outside of that period shall not be considered, and where none have been validly received, the Board may determine the appeal without further notice to you.

#### **Contingency Submission**

5. If the decision of your authority was to refuse permission, you should consider whether the authority wishes to make a contingency submission to the Board as regards appropriate conditions which, in its view, should be attached to a grant of permission should the Board decide to make such a grant. In particular, your authority may wish to comment on appropriate conditions which might be attached to a permission in accordance with section 48 and/or 49 of the 2000 Planning Act (Development / Supplementary Development Contributions) including any special condition which might be appropriate under section 48(2)(c) of the Act. Any such contingency submission, in circumstances which your authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

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**AN BORD PLEANÁLA**  
LDG- 059236-22  
ABP- 1315135-22  
18 NOV 2022  
Fee: € 270.00 Type: land  
Time: 14.59 By: land

Liam Grant  
191 Castle Park,  
Tallaght,  
Dublin 24.  
18/11/22

Re: Planning Application Reference, SD22B/0091

Ref: Planning application for Single storey extension with tiled roof to the front & first floor extension with a tiled roof over existing rear extension to the existing two storey end of terraced dwelling with alterations to existing rear extension tiled roof; new high level window in existing gable wall structure; internal alterations & associate site.. all at 192 Castle Park, Tallaght, Dublin 24.

Applicant: Caroline Cummins.

To whom it concerns

With reference to the current planning application as stated above (reference SD22B/0091), I would like to object to the decision to Grant Permission for same by South Dublin County Council for the following reasons:

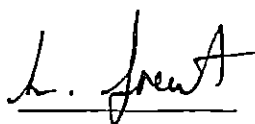
- We are concerned, most importantly, that the application does not correctly detail the existing foul and surface water pipes that service their site and the existing neighbours. It is of great concern that their existing foul water, as indicated on their plans, seems to be connected to the existing surface water drains for the rear of that terrace block and, if so, they maybe discharging their foul water into surface water drains. Their existing ground floor plan is an extension of a previous ground floor rear extension by the previous owner and seems to have covered an existing foul water manhole which has given problems to the residence of this terrace block over the years. Access to this manhole now seems to be covered with no provision for a new manhole in the rear garden. (I have attached and marked in red the existing foul water pipe run for the terrace and the approximate position of the foul water manhole that has been built over, on a copy of the drainage layout)
- The surface water proposal to the rear of the house is to existing mains outside their boundary but no details of this have been provided. Since the construction of the second extension to the rear of the property our rear garden has been flooding and the existing boundary wall (40 years old) has only now cracked. The surface water should be connected to the existing surface water drains that service the rear of the terrace block within their site.

- The front extension proposes a connection to the existing surface water drainage which would require ground works which are outside their site boundary. The proposed plans shows connection to existing surface water drain which would require ground works on our private property. This has not been discussed with us and no consent has been given for works on our property. In the absence of consent there is no proposal for the surface water to the proposed extension to the front of the house.

I would like to lodge and confirm our objection to this application for the reasons stated above. I would note that the Planning Permission if granted would directly contravene the Local area development plan with regards to Foul and Surface waste water and the discharge of Foul water into an existing surface water drain. The Planning authority have failed to address the concerns raised in our objection as part of the planning process.

We await your response and reply to the concerns listed above.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'L. Grant', written over a horizontal line.

Liam Grant

**An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department**

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)**

**Liam Grant  
191 Castle Park,  
Tallaght,  
Dublin 24.**

**Date: 06-Apr-2022**

Dear Sir/Madam,

**Register Ref:** SD22B/0091  
**Development:** Single storey extension with tiled roof to the front & first floor extension with a tiled roof over existing rear extension to the existing two storey end of terraced dwelling with alterations to existing rear extension tiled roof; new high level window in existing gable wall structure; internal alterations & associate site.  
**Location:** 192, Castle Park, Dublin 24  
**Applicant:** Caroline Cummins  
**Application Type:** Permission  
**Date Rec'd:** 01-Mar-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, [www.sdublincoco.ie](http://www.sdublincoco.ie).

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, [www.sdublincoco.ie](http://www.sdublincoco.ie) and when viewing an application on which a decision has not been made, you can input your email address into the box named *"Notify me of changes"* and click on *"Subscribe"*. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

**Please note:** If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney  
for Senior Planner

Lanús, Planning & Transportation Department

Telephone: 01 414 9000

Fax: 01 414 9104

An Rannóg Talamhúsaíde, Pleanála agus Iompair

Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

Mr. Liam Grant  
191 Castle Park,  
Tallaght,  
Dublin 24.

Date: 28-Sep-2022

Register Reference: SD22B/0091

Development: Single storey extension with tiled roof to the front & first floor extension with a tiled roof over existing rear extension to the existing two storey end of terraced dwelling with alterations to existing rear extension tiled roof; new high level window in existing gable wall structure; internal alterations & associate site.

Location: 192 Castle Park, Dublin 24

Applicant Name: Caroline Cummins

Application Type: Permission

Date Received: 27-Sep-2022

Dear Sir/Madam,

I wish to inform you that **FURTHER INFORMATION** was received in respect of the above proposal on 27-Sep-2022.

This submission may be inspected or purchased at the Planning Department which is open daily, Monday to Friday, from 9.00 a.m. to 4.00 p.m. inclusive.

In accordance with Part III, Article 34 (8) (b) of the Planning & Development Act, 2000 (as amended), the Council will make its decision on this application within 4 weeks from the date of receipt of the further information (or 8 weeks in the case of an application where an EIS is involved).

Please note: The Council MAY determine that the submission received constitutes **SIGNIFICANT ADDITIONAL INFORMATION** in which case the applicant(s) will be 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). If this is the case then you will be notified of receipt of revised public notices and you may make a further submission within the specified time period.

If it is determined that the response does not require revised public notices then further submissions **CANNOT** be accepted.

Yours faithfully,

M. Crowley,  
for Senior Planner

## Water Services Planning Report

**Register Reference:** SD22B/0091  
**Development:** Single storey extension with tiled roof to the front & first floor extension with a tiled roof over existing rear extension to the existing two storey end of terraced dwelling with alterations to existing rear extension tiled roof; new high level window in existing gable wall structure; internal alterations & associate site.  
**Location:** 192, Castle Park, Dublin 24  
**Applicant:** Caroline Cummins  
**App. Type:** Permission  
**Date Received:** 01-Mar-2022  
**Report Date:** 4<sup>th</sup> April 2022

### Surface Water Report:

### Further Information Required:

- 1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required 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.
- 1.2 The applicant is required 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.
- 1.3 Should a soakaway prove not to be feasible, then the applicant shall 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:



## Water Services Planning Report

**Note:** If the planning department decide to grant planning permission for this development, then the applicant shall submit the above information prior to commencement of development for written agreement from the Planning Authority.

**1.4** The applicant shall include Water Butts as part of additional Sustainable Drainage Systems (SuDS) measures for the proposed development.

### Flood Risk Report:

~~X~~ No objection subject to:

- 
- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
  - All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
- 

### Water Report:

**Referred to IW**

### Foul Drainage Report:

**Referred to IW**

Signed: \_\_\_\_\_  
Ronan Toft AE

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
Brian Harkin SEE

Date: \_\_\_\_\_