

Avril O'Connor
46, Limekiln Road
Dublin 12

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

Decision Order Number: 1528	Date of Decision: 01-Dec-2022
Register Reference: SD22A/0386	Registration Date: 07-Oct-2022

Applicant: John McWeeney

Development: The demolition of existing garage and the construction of 1 dormer style, 3 bedroom detached dwelling with new vehicular access from Limekiln Road including the diversion of the existing storm water pipe and all associated ancillary site works. Proposed works similar to previously approved planning permission ref SD07A/0710.

Location: 46, Limekiln Road, Dublin 12

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 07-Oct-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 Water Services Department have serious concerns with regards to the 300mm surface water sewer passing through the site where the dwelling is proposed. Water services consider that proposed development would be prejudicial to public health and proper planning of the area.
 - (i)The applicant is requested to consult directly with the Water Services Department at South Dublin County Council regarding a revised drainage design that enables the site's development to coincide with the existing 300mm surface water sewer prior to the lodgement of an Additional Information response.
Once agreed with South Dublin County Councils Surface Water Drainage Department:
 - (ii) Submit an approved drawing showing the surface water layout and attenuation for the proposed development.

2. Having regard to location of the site in Flood Zone B, a site-specific flood risk assessment carried out by a suitably qualified expert is required that accords with the Planning System and Flood Risk Management Guidelines for Planning Authorities to enable the Planning Authority to fully assess the proposals.

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: SD22A/0386

Date: 05-Dec-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**