

Colm Duggan  
6, Baggot Bridge Court  
Pembroke Row  
Dublin 2

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

<b>Decision Order Number:</b> 1591	<b>Date of Decision:</b> 14-Dec-2022
<b>Register Reference:</b> SD22B/0470	<b>Registration Date:</b> 28-Oct-2022

**Applicant:** Eamon and Helen Prendergast

**Development:** Demolition of existing garage and utility room to rear. Construction of new single storey flat roofed extension to the rear and South side with photovoltaic panels to the roof. New staircase enclosure with rooflight to the 1st floor front and side elevation. New porch to front entrance. Modifications to the existing window openings at ground floor front. External wall insulation to all existing walls. Various works to boundaries and landscaping.

**Location:** 18, Bancroft Grove, Dublin 24

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 28-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 Planning Authority maintains concerns in relation to some of the design elements proposed by the applicant. Accordingly, the applicant is requested to make design alterations and submit revised plans including elevations, site plan, contiguous elevations and floor plans demonstrating the following:
  - a) Maintain one roof treatment and ridge height for the front, side and rear extension.
  - b) The angle of the mono-pitch roof should match that of the hip of the existing roof .
  - c) The main dwelling should retain a pebble dashed finish.
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 ,
- Soakaways
- Planter boxes with overflow connection to the public surface water sewer
- Grasscrete
- Green Roofs,
- Swales
- Permeable Paving
- 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 submit a boundary treatment plan indicating that the existing mature trees are maintained and include an appropriate replanting schedule utilising indigenous species.

**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/0470

**Date:** 14-Dec-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**