

Aidan Coney,
Darcon Architectural
23, Tobin Park
Cookstown
Co. Tyrone

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

Decision Order Number: 0012	Date of Decision: 09-Jan-2023
Register Reference: SD22B/0482	Registration Date: 03-Nov-2022

Applicant: Aidan Brown
Development: 2 storey extension to side of dwelling and 2 storey extension to rear of dwelling. Single storey garage in rear garden. Internal alterations to be carried out.
Location: 100, Saint Maelruan's Park, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 03-Nov-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) Reduce the depth of the 1st floor to a maximum of 3 meters (when measured from the rear of the existing dwelling) so as to reduce the unwanted sense of enclosure for the occupant of attached dwelling (Number 99).
 - b) Remove the side facing windows at first floor of the rear extension .
 - c) Reduce the ridge height of the rear garage to maximum of 3.5m.
2. The Planning Authority has concerns regarding the proximity of the works in relation to existing Irish Water Infrastructure. The applicant should therefore confirm the distances to Irish Water Infrastructure (min distance of 3m) and to submit a drawing showing the setback distance from the foundations of proposed development to the adjacent Irish Water Infrastructure.
3. 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.

4. The site plan provided is not to scale and the applicant should submit a new site plan that is to scale. Furthermore, the applicant has not confirmed the site area and this should be confirmed also.

NOTE: The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event 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).

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/0482

Date: 11-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**