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

<b>Decision Order Number:</b> 0072/23	<b>Date of Decision:</b> 18-Jan-2023
<b>Register Reference:</b> SD22A/0436	<b>Registration Date:</b> 14-Nov-2022

**Applicant:** Romaine Nolan  
**Development:** Construction of a new two storey house adjacent to the existing house; a new driveway to the front; new garden access gates to the side and all associated site works.  
**Location:** 64, Monastery Drive, Dublin 22  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 14-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 dwelling is proposed to be built on the southern boundary with no setback provided. The applicant is required to:
  1. Provide a minimum set back of 0.9m or the minimum required by water services following the inclusion of appropriate separation distance for water infrastructure on the southern boundary wall of the site.

The proposed rear pedestrian access paths and gates to both No.64 and 64a (subject site) would provide an unwanted precedent for gated access points to rear gardens on public streets that also has the potential to significantly obstruct pedestrian safety on the footpath. The applicant is required to:

2. Omit the proposed rear pedestrian access gates on the southern boundary and provide for suitable bin storage to the existing house and to the proposed house.

2. Surface Water:

Surface water run-off from the site must be limited to pre-developed greenfield run off rates by providing adequate surface water attenuation storage on site or alternatively managed via infiltration to ground. The applicant is required to:

- 1.1 Submit a report and a drawing clearly showing how surface water will be attenuated to pre-developed greenfield run off rates.
- 1.2 Submit a drawing in plan and cross-sectional view showing design details of proposed permeable paving.
- 1.3 Submit a report showing results of proposed percolation tests in accordance with BRE Digest 365 Standards.

3. Water

The applicant is requested to:

- 1.1 Submit a drawing showing the distance between proposed development and the existing 100mm uPVC watermain south of site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size.
- 1.2 Submit a confirmation letter of feasibility from Irish Water to Water Services in South Dublin County Council for proposed development.

Reason: In the interest of public health and to ensure adequate water facilities.

Foul

The proposed development is approximately 0.2m from an existing 225mm public foul water sewer southwest of site. A minimum separation distance of 3m is required between foundation of proposed development and the outside diameter of existing 225mm foul water sewer.

The applicant is requested to:

- 2.1 Submit a revised drawing showing 3m setback distance of proposed development to existing 225mm foul sewer south west of site.
- 2.2 Submit a confirmation letter of feasibility from Irish Water to Water Services in South Dublin County Council for proposed development.

Reason: In the interest of public health and to ensure adequate waste water facilities.

**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:** SD22A/0436

**Date:** 20-Jan-2023

Yours faithfully,

  
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for **Senior Planner**