

Byrne Engineering Services
Gormanstown
Kilcullen
Co. Kildare

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

Decision Order Number: 0165	Date of Decision: 15-Feb-2023
Register Reference: SD22A/0458	Registration Date: 12-Dec-2022

Applicant: Joseph & Anne Maher

Development: Two storey detached four bedroom house with bedroom in the attic space to side of existing semi-detached house with connection into existing main foul sewer and upgrading of existing entrance to a combined entrance / driveway to access the proposed house and all associated site development works.

Location: 44A, Dodsborough Road & Meadowview Grove, Lucan, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 12-Dec-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.

- A. The development is too close to an existing 225mm public surface water sewer to the south of the site. Submit a revised drawing in plan and cross-sectional views showing a setback distance of 3m from the foundation of proposed development and the outside diameter of 225mm surface water sewer. The drawings shall also show the invert levels of the existing 225 surface water sewer and any adjacent proposed building foundations.

B. If a soakaway is proposed, 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.

Should a soakaway prove not to be feasible, then the applicant shall submit the following:

 - Soil percolation test results demonstrating a soakaway is not feasible.
 - A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features

C. The applicant is required to submit a drawing showing plan and cross-sectional views of proposed SuDS for the development such as but not limited to the following:

- Raingardens
- Planter boxes with overflow connection to the public surface water sewer
- Permeable paving
- Rainwater harvesting
- Other such SuDS

D. Sustainable Drainage Guide for households is available on below link: [sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)

2. The proposed dwelling is considered to be visually incongruous with the receiving context of the 2 No. storey terraced dwellings along Dodsborough Road. Accordingly, the applicant is requested to provide the following amendments;
 - Re-design the proposed dwelling to match the front building line;
 - Re-design the ridgeline, roof profile and gable orientation to match the adjacent dwellings along Dodsborough Road.
3. The applicant is requested to provide details, in the form of plans and elevational drawings demonstrating the existing and proposed boundary treatment of the proposed development.
4. The applicant shall submit a revised layout of not less than 1:200 scale, showing the entrance reduced to a maximum of 3.5 meters, and the driveway moved adjacent to 44 Dodsborough Road.

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/0458

Date: 17-Feb-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**