

Watson Fitzpatrick & Associates
98, Woodlawn Park Grove
Firhouse
Dublin 24

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

Decision Order Number: 0211	Date of Decision: 23-Feb-2023
Register Reference: SD22A/0473	Registration Date: 22-Dec-2022

Applicant: W. Fay
Development: Demolition of extension to side and for two storey two bedroom house with new vehicular entrance and modifications to existing vehicular access.
Location: 75, Woodlawn Park Avenue, Firhouse, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 22-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.

1. The application form states 29 sq.m would be demolished. The applicant has not indicated on drawings the existing side extension that is to be demolished. It is also apparent that the redline for the new dwelling does not abut the existing dwelling and does not, therefore encompass the entire application site, to include areas of demolition. The applicant is requested to provide:
 - Existing layout plan
 - Existing elevations / plans for the element to be demolished
 - Proposed side elevation for the dwelling
 - the sq.m of rear amenity space for the host dwelling following the developmentRevised notices may be required.
2. The applicant is requested to:
 - Consider increasing the bedroom widths to 2.8m
 - Clearly indicate the sq.m of the storage areas on the floor plans
 - Provide a living room with min 3.6m width

The applicant should note that the standards for a 2bed 4person 2 storey report differ from those above, as per Quality Housing for Sustainable Communities and the applicant should ensure all relevant standards are met.

3. The proposed house would be detached, two-storeys with a pitched roof. The prevailing character of the area is defined by semi-detached, two-storey hipped roof dwellings. A hipped roof would therefore be considered more appropriate and would look less incongruous in the streetscape. It is also noted that the eaves and ridge height differ from the adjacent dwelling, and the applicant is requested to provide a roof profile more in line with the existing properties. The applicant is requested to provide additional window on the side elevation
4.
 - a. The applicant has not proposed any SuDS (Sustainable Drainage Systems) measures for the proposed development. The applicant is requested to submit a drawing in plan and cross-sectional views clearly showing proposed SuDS measures for the development.
 - b. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks.
 - c. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.
5.
 - a. The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>).
 - b. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All works are to comply with Irish Water Standard Details for Wastewater Infrastructure available at (<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>).

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/0473

Date: 23-Feb-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**