

Avril O'Connor  
46, Limekiln Road  
Dublin 12

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

<b>Decision Order Number: 0238</b>	<b>Date of Decision: 01-Mar-2023</b>
<b>Register Reference: SD22A/0386</b>	<b>Date: 03-Feb-2023</b>

**Applicant:** John McWeeney  
**Application Type:** Additional Information  
**Development:** The demolition of existing garage and the construction of 1 dormer style, 3 bedroom detached dwelling with new vehicular access from Limekiln Road including the diversion of the existing storm water pipe and all associated ancillary site works. Proposed works similar to previously approved planning permission ref SD07A/0710.  
**Location:** 46, Limekiln Road, Dublin 12

Dear Sir /Madam,

With reference to your planning application, additional information received on 03-Feb-2023, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The Surface Water Drainage Department recommends these proposals be refused because:
  - 1.1 There is a 300mm surface water sewer passing through the site where house is proposed. Water service do not recommend diverting same to allow proposed house to be developed because:  
The proposed diverted surface water pipe sharpens (Increased right angle bend) the angle of flow which in turn increases the risk of blockage of surface water flow in the pipe. This would also increase flood risk up stream of site.
  - 1.2 The proposed angle of flow of pipe entering canal is against the direction of flow and this would further block surface water entering canal.
  - 1.3 There is an additional manhole proposed (S7) and this together with moving existing surface water sewer poses a risk of having a new pipe built in accordance with building regulations.
  - 1.4 The proposed surface water sewer adjacent to S7 is too close to foul drain adjacent to Manhole F4.
  - 1.5 There will be traffic loads over proposed diverted surface water sewer which could damage the pipe and there is not sufficient cover level to surface water sewer.
  - 1.6 Lowering the surface water sewer increases the risk of water from canal flowing back up

surface water sewer.

The Planning Authority requests that the applicant engage a specialised consultant to prepare a revised design that would enable the development to coincide with the existing 300mm surface water sewer. Any revised proposal shall be reviewed by the Surface Water Drainage Department's to ascertain whether its the above recommended reason for refusal can be overcome

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**

02-Mar-2023