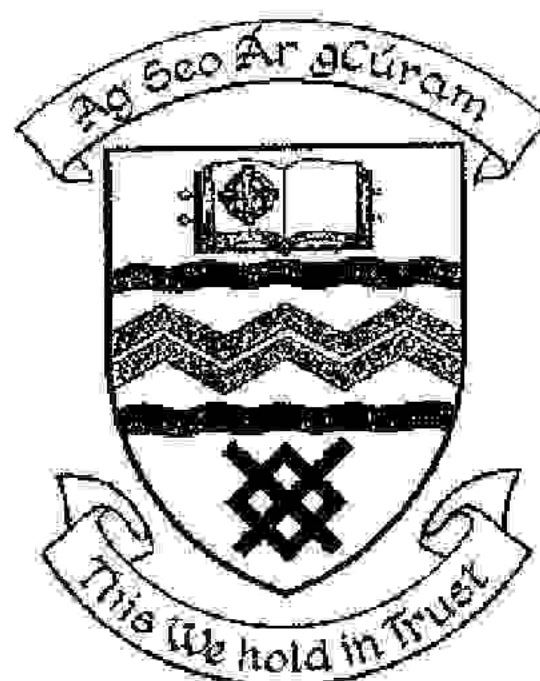


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 0605	Date of Decision 19/03/2002
Register Reference S01A/0093	Date 19/02/01

Applicant Mark & Teresa Fahy,
App. Type Approval
Development Two storey house and entrance.

Location 1 Woodford Downs, Clondalkin, Dublin 22.

Dear Sir / Madam,

With reference to your planning application, additional information received on 21/01/02 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate:

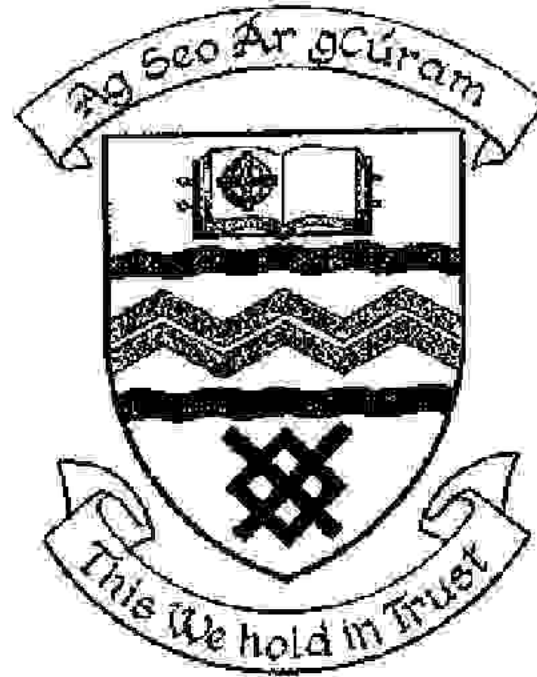
- 1 It is considered that the applicant has not addressed item 1 of the request for Additional Information to the satisfaction of the Planning Authority. In this regard the applicant is requested to submit a revised proposal which meets the following requirements:
 - (a) The main front elevation of the proposed dwelling (elevation fronting lounge and hall) adheres to the existing building line to ensure the proposed development is consistent with the prevailing pattern of development.
 - (b) The main front elevation of the proposed dwelling to be of similar width to the existing dwelling (maximum of 6 metres). The extended side elevation

H.K.O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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REG REF. S01A/0093

(elevation fronting living room) is considered acceptable at 2.75 metres.

- 2 2.) It is considered that the applicant has not addressed item 2 of the request for Additional Information to the satisfaction of the Planning Authority. The applicant should note that in the interest of the protection of residential amenity and the maintenance of visual amenity the Planning Authority consider that the front garden area (including parking area) for both existing and proposed dwelling should meet the following requirements:
- (a) one third of the front garden area to remain grassed or landscaped,
 - (b) the front garden boundary walls be maintained,
 - (c) the vehicular entrance to be a maximum of 3 metres in width,
 - (d) the vehicular entrance has fixed gate piers with cast iron/ metal gates which open inwards.

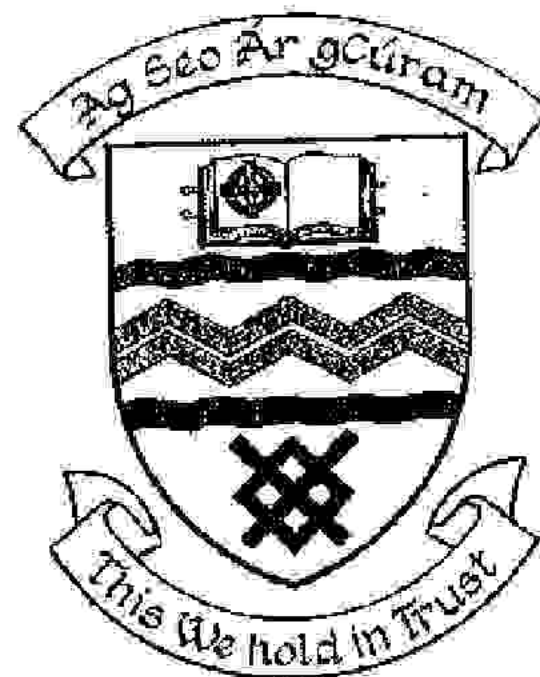
If this cannot be achieved for the existing dwelling due to the provision of two car parking spaces the Planning Authority will consider flexibility as the existing dwelling currently has provision for only one car parking space within the curtilage. In this case one car parking space within the curtilage of the existing dwelling would be acceptable. Due its location adjacent to the roundabout and junction the proposed dwelling shall require two car parking spaces within the curtilage of the dwelling.

In this regard the applicant is requested to submit clarification of proposals for the parking area and front garden areas for the proposed development and the existing dwelling including elevations of the boundary walls, gates and gate pillars to scale of not less than 1:100.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG. REF. S01A/0093


.....
for SENIOR ADMINISTRATIVE OFFICER

19/03/02