

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Rory Kissane,
McGrane & Partners
Paradigm House
Dundrum Office Park
Dublin 14

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

Decision Order Number: 0979	Date of Decision: 19-Jul-2021
Register Reference: SD21A/0132	Registration Date: 25-May-2021

Applicant: Conor Broderick

Development: Retention of 2 apartments previously used as a two storey retail premises comprising a 1 one bedroom apartment at ground floor level and 1 two bedroom apartment at first floor level; Permission for internal amendments and minor elevational alterations at first floor level to the southern and western elevations along with proposed new bin storage, bicycle parking and all other ancillary site development works.

Location: Millstone House, Old Nangor Road, Clondalkin, Dublin 22

Application Type: Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 25-May-2021 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. Having regard to the insufficient residential amenity for the first-floor apartment due to the absence of natural light in the living room; it is considered that the first floor two-bedroomed apartment the partial subject of this retention permission represents substandard development, would be seriously injurious to the residential amenity of existing and any future occupants, would contravene the zoning objective 'RES' for the area which seeks 'to protect/and or improve residential amenity' in the South

Dublin County Council Development Plan 2016 - 2022 and is contrary to the proper planning and sustainable development of the area.

(i) The applicant is therefore requested to redesign and reduce the first-floor apartment from a two-bed apartment to a one bedroom apartment.

(ii) The applicant is requested to submit revised plans, elevational and cross-sectional drawings that clearly show the redesigned one bedroomed apartment and demonstrate how natural light penetrates the centre of the residential property (into the living roomkitchen, as well as bedroom).

2. The Water Services Department note insufficient space for proposed soakaway to meet BRE Digest 365 Standards.

The applicant is requested to submit:

(i) a revised drawing showing an alternative surface water layout for proposed development.

(ii) a report to show how the proposed surface water system will be maintained.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and 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: SD21A/0132

Date: 20-Jul-2021

Yours faithfully,


for **Senior Planner**