

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1004	Date of Decision: 21-Jul-2021
Register Reference: SD21A/0054	Date: 24-Jun-2021

Applicant: Deborah Soave
Application Type: Additional Information
Development: A two storey, detached house to side of existing house with new vehicular access and all associated site works.
Location: 67, Coolamber Park, Knocklyon, Dublin 16

Dear Sir /Madam,

With reference to your planning application, additional information received on 24-Jun-2021, 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:

- (a) The applicant is advised that the revised proposal providing for the car parking spaces to the rear has resulted in a substandard provision of amenity space in terms of functionality (low boundary walls) and the quantum (below Development Plan standards to the rear of the building line). In this context, the applicant is requested to consider the feasibility of a shared car parking area to the front with the existing dwelling, amending the house design to omit the porch and potential the setting back of the building line to provide more curtilage to the front.
(b) All car parking proposal should include autotrack analysis.
(c) The revised proposal must demonstrate, on a clear site layout plan, private amenity space behind the rear building line for both dwellings. The quantum of private amenity space shall be in accordance with Table 11.20 of the County Development Plan as a minimum.

(d) The revised proposal shall include a cover letter outlining the rationale for the revised design changes.

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a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.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,

23-Jul-2021



for **Senior Planner**