

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: 1064	Date of Decision: 05-Aug-2021
Register Reference: SD21A/0157	Registration Date: 11-Jun-2021

Applicant: Brendan & Sheila Quinn
Development: Construction of attached, two storey three bedroom house and all associated site works.
Location: 1, Broadfield Court, Broadfield Manor, Rathcoole, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 11-Jun-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. It appears that there is insufficient space on the driveway to provide for a car parking space. There should be a 6.0m distance between the front elevation and the front boundary to provide for this. The applicant is requested to submit a revised proposal that provides for a 6.0m distance between the front elevation of the proposed dwelling and the front boundary of the site. This might involve further setting back the proposed dwelling from the front boundary. In doing so the applicant should be satisfied that sufficient rear amenity space for the proposed dwelling can be provided in compliance with Council policy.
2. The applicant has stated that the site is owned by two different parties. They state that the southern part of the site (identified as Folio DN160605F on a submitted map) is registered to Meadowtree Construction Limited, from which a letter of consent is provided with the application. The applicant

states that the northern part (outlined on the submitted Land Registry Compliant Map) is awaiting registration by The Property Registration Authority to the applicant. Further information is required in regard to the ownership of the site. The applicant is requested to submit additional information clarifying the current ownership status of the site, including timeframes for the described land transaction.

3. There appears to be an existing outbuilding to the side of the existing dwelling. No detail has been provided on this structure and it is not shown on the site layout. If the structure is to be removed the applicant should state as such in their application. If it is to remain it needs to be accurately shown on the proposed drawings, including the site layout drawing, and the planning history for this clarified.
4. The proposal would remove the gable end windows from the existing dwelling. The proposed floor plans show rooflights would be installed in the existing and proposed dwellings to provide daylight and seemingly compensate for the loss of the gable end windows. However, the proposed rooflights are not shown on the proposed elevations, section or on a roof plan. If rooflights are proposed the applicant is requested to submit revised elevations, section(s) and a roof plan showing these.
5. The proposed dwelling would have a gable end that faces an area of open space. On the gable end it is proposed to include two windows, one at ground level in a bathroom and one at first floor level in the landing. The applicant is requested to include additional window(s) at first floor to habitable room(s) to improve passive surveillance onto the adjoining area of open space. The applicant should submit revised floor plans, elevations and sections demonstrating the location of any additional window(s).
6. The applicant is requested to submit additional information addressing the following items requested by Irish Water in regard to water supply:
 - 1.1 a letter of confirmation of feasibility from Irish Water regarding proposed development.
 - 1.2 a letter to clarify ownership of proposed and existing site in its entirety.
7. The applicant is requested to submit additional information addressing the following items requested by Irish Water in regard to foul water:
 - 2.1 a drawing to clearly show foul drain layout of proposed development up to and including the point of connection to the public foul sewer.
 - 2.2 a letter to clarify ownership of proposed and existing site in its entirety.
 - 2.3 a letter of confirmation of feasibility for proposed development from Irish Water.
 - 2.4 a drawing showing the existing foul drain layout of site.

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/0157

Date: 06-Aug-2021

Yours faithfully,



for **Senior Planner**