

**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: 1279	Date of Decision: 27-Sep-2021
Register Reference: SD21A/0165	Date: 30-Aug-2021

Applicant: St. Patrick's GAA Club
Application Type: Additional Information
Development: Erect a new ball wall to rear including internal alterations to provide new first floor storage with new external escape door and window on south gable; Retention for refreshment kiosk to front and north side elevation.
Location: **Glenaulin Park, Palmerstown, Dublin 20**

Dear Sir /Madam,

With reference to your planning application, additional information received on 30-Aug-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:

1. The Planning Authority had requested 'a first floor plan of the proposed storage area to be submitted'. This was requested in the interests of clarity because the original drawings show the first-floor plan laid directly over the ground floor plan, resulting in the ground floor (and part ground floor) being shown twice on plans, thereby giving rise to potential confusion. The Planning Authority would like to give the applicant another opportunity to submit a first-floor plan only (showing only the first-floor element and any voids over ground floor space). This is deemed to be important in the interests of clarity and to ensure that accurate and un-ambiguous drawings are placed on file.
2. The information submitted for Item 2 is not considered to be satisfactory. The Planning Authority notes that the 'proposed ground floor plan' as shown on 'Proposed Layout Plan Drawing no. 21.60.T.05, received on the foot of the AI response, includes additional development notated as follows: 'Storage areas (Reg Ref SD20A/0044 not yet completed)', which was not included in the original drawings forming part of this subject application. The applicant should note that a

permission, once granted must be developed in full in accordance with Condition 1 of that permission i.e. completed in its entirety in accordance with the plans, particulars and specifications lodged with the application. It would not be possible to complete development approved under SD20A/0044 whilst also constructing development proposed within the subject application due to the discrepancies between the suite of drawings (approved under SD20A/0044 and submitted under the subject application). The subject application is lacking in detail and information regarding the 'storage areas', which overlaps and coincides with previously permitted storage areas. In particular, it is noted that the elevational drawings that form part of the subject application do not match the revised floor plans submitted by way of Additional Information. In this regard, the applicant is requested to submit a full revised suite of drawings clearly showing all development that is being proposed, and to be retained, on the site, including storage areas (please differentiate between works to be retained and proposed). Please note that revised notices may be required.

3. (a) The Planning Authority welcomes the revision which provides internal access only to the Kiosk. A condition will be added to any permission granted to limit the operation of the kiosk to 3 hours during training on Tuesday and Thursday evenings and Saturday morning. The applicant is therefore requested to submit the exact hours of operation and the time when the kiosk will close in the evenings.
- (b) The applicant is also requested to confirm that the owner of the site has consented to the proposed development taking place on the site. This consent should be submitted by way of a letter.

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,



for **Senior Planner**

28-Sep-2021