

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Patrick Clarke,
Ruby Architectural
10, The Square
Kilcock
Co. Kildare

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

Decision Order Number: 1319	Date of Decision: 04-Oct-2021
Register Reference: SD21B/0440	Registration Date: 09-Aug-2021

Applicant: Brian McMahon

Development: Convert existing side garage from storage space to living space; single storey extension to the rear of dwelling with skylights; change existing hipped roof to an apex roof with gable; new roof to have a skylight to the front elevation and a new dormer window to the rear elevation; convert existing attic space to living space; widen existing entrance to accommodate off-street parking; internal alterations and all associated site development works.

Location: 9, Hazelwood Crescent, Dublin 22

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 09-Aug-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. Family Flat

(a) The Planning Authority notes that the proposed converted garage and extension will be provided with its own independent access and appears to be self-sufficient with the potential to exist as single bedroom dwelling. The Planning Authority further notes that a family flat has not been applied for within the Statutory Notices and does not form part of the development description. The Planning

Authority requests that the applicant clarify the use of the proposed extension and conversion and submit revised notices if a family flat is being sought.

(b) If the proposed development is to be a family flat the applicant is requested to submit a rationale and design statement clearly demonstrating compliance with Policy H19 of the County Development Plan.

2. The site layout plan is deficient in that it does not comply with Article 23(1)(a) and (c) of the Planning and development Regulations, 2001, as amended which requires 'plans, drawings and maps accompanying a planning application in accordance with article 22 shall all be in metric scale and comply with the following requirements:
 - (a) site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown'. The applicant should be requested to submit revised plans clearly showing features in proximity to the site, paying particular reference to the north of the site.
 - (b) the site layout plan and other plans shall show the level or contours, where applicable, of the land and the proposed structures relative to Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate.The applicant is requested to submit a revised site layout plan clearly showing the site within context and showing levels of the site and spot levels of adjoining sites.
3. The applicant is requested to submit:
 - (a) a revised site layout plan clearly demonstrating a vehicular access with a maximum width of 3.5 metres.
 - (b) a front boundary treatment plan clearly demonstrating a boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

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: SD21B/0440

Date: 06-Oct-2021

Yours faithfully,


for **Senior Planner**