

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

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

Decision Order Number: 1434	Date of Decision: 04-Nov-2021
Register Reference: SD21A/0195	Date: 07-Oct-2021

Applicant: John & Lynn O'Dwyer
Application Type: Additional Information
Development: Increase in the permissible number of children attending from a daily total of 42 to 56 at any one time at the existing childcare facility from that approved in previous planning ref. SD11A/0278 and extended & amended by ref. SD16A/0343; 2 additional carparking spaces on site; no additional construction work is proposed.
Location: Sunflowers, Ballyowen Lane, Lucan, Co. Dublin

Dear Sir /Madam,

With reference to your planning application, additional information received on 07-Oct-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 considers that the response to the Additional Information request is unsatisfactory and remains concerned that the access to the site and the increase in its usage may have a negative impact on road safety. The Roads Department has recommended that permission be refused. The applicant is asked to submit revised proposals that will overcome the Roads Department's concerns. In particular, the amendments to the adjacent flanking wall and landscaping, which includes a letter of consent, are not deemed to be sufficient to support a grant of permission. The Planning Authority requests that applicant liaises directly with the Roads Department to seek a satisfactory solution to the road safety concerns and submit a written agreement that is satisfactory to the Roads Department. In particular the applicant is requested to demonstrate how the works required to the existing landscape and boundary to improve vehicle sight lines can be achieved and within a reasonable timeframe.

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

08-Nov-2021