

BG Architectural Services

Brendan Guiden RIAI (Tech) DAER.
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15th November 2021

Planning Dept,
South Dublin County Council,
Tallaght, County Dublin.

ADDITIONAL INFORMATION / Planning Reference SD21B/0478:

Applicant/Address
Valentin and Anna Ulici,
12 Griffeen Glen Road,
Lucan, Co Dublin , K78H2K76



Requested information:

1. From a review of the parent permissions for the site (Reg. Refs. S00A/0682 & S00A/0779) the area on which the extension is proposed was permitted as the on-site car parking spaces. As such, it appears that the proposal would remove the car parking spaces available to the dwelling. The current South Dublin County Development Plan 2016-2022 has a maximum car parking rate of 2 no. car parking spaces for a house of this size in this location. The submitted application material does not clarify what, if any, car parking provision would be available to the dwelling. The applicant is requested to advise what car parking provision would be available to the dwelling should these onsite car parking spaces be removed.

Area Planner

Further to your request for further information please see below response below as requested.

The Applicants address is as outlined in the application as 12 Griffeen Glen Road, Lucan, Co Dublin, K78H2K76. However the primary access to the premises is on Griffeen Glen Boulevard. The applicants primary vehicular parking spaces are outside the front entrance on Griffeen Glen Boulevard.

The on-street parking arrangements outside the applicants home is open parking. This arrangement has been more than adequate for the needs of the applicants and the adjacent residence since the housing development has been occupied. Please refer to the enclosed drawing number A105 which indicates the site location and of all on-street parking arrangements in the immediate locality on Griffeen Glen Boulevard.

The space to the side of the house on Griffeen Glen Road has never be used for vehicular parking for as long as the home has been occupied. The space between the gable wall and the boundary wall with No 10 Griffeen Glen Road does not facilitate adequate access insofar as being able to park and open the doors fully for access and egress. Notwithstanding this there is only space for one vehicle provided at this location.

We refer to planning application SD11B/0336 which was for a similar scaled development subsequently approved. This has been carried out since it was approved in full. This application was for a two storey extension to the side with a slightly larger in foot print area than our proposal under consideration. No 28 Griffeen Glen Boulevard utilises the on-street parking arrangements across the road from its front entrance on Griffeen Glen Boulevard without any issues as there is ample designated on-street parking available. It should be noted that the issue regarding parking was not raised in the initial "Managers Order" available for this development or in the grant of planning permission issued.

We trust this additional information is adequate in arriving at your decision for this proposal.

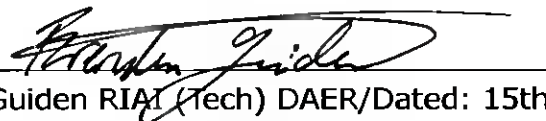
Your Sincerely

Brendan Guiden

on behalf of the Applicants

Valentin and Anna Ulici.

Signed:



Brendan Guiden RIAI (Tech) DAER/Dated: 15th Nov 2021

ADDITIONAL INFORMATION

Ensure all works carried out in accordance with current building regulations
All changes to the construction design should be verified with the architect



Site Layout Plan - PARKING
1 : 500

<p>BG ARCHITECTURAL SERVICES</p> <p>51 Red Arches Rd, Dublin 13 0876187750 Brenguiden@gmail.com</p> <p>PROJECT/CLIENT Valentin and Anna Ulici, 12 Griffeen Glen Road, Lucan, Co Dublin</p>	<p>DESCRIPTION Site Layout and Parking</p>	
	<p>Date 14.01.2021</p> <p>Drawn by Author</p> <p>Checked by Checker</p>	<p>Scale (@ A3) 1 : 500</p> <p>DRAWING NUMBER A105</p> <p>REV</p>