

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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O'Neill Consultant Engineering Services
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Co. Meath

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

Decision Order Number: 1597	Date of Decision: 13-Dec-2021
Register Reference: SD21A/0285	Registration Date: 20-Oct-2021

Applicant: Finance Solutions
Development: First floor extension over existing walkway to the west of the existing building;
all associated site works.
Location: 6, Lower Main Street, Lucan, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-Oct-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. The carriage arch is an important feature, which adds variety and character to the streetscape and it is considered that the proposed development would detract from the existing structure. Any addition to the side of the building should not be visible above the carriage arch. The proposed development in its current form is unacceptable as it would directly affect the character of Lucan Village Architectural Conservation Area, the existing property and adjoining properties along Main Street. It would result in an overall negative visual impact on the original built fabric and detract from the character of the streetscape. The applicant is requested to revise the proposed extension so that it is sufficiently setback from the arch and not highly visible above this. Revised drawings demonstrating this should be submitted accordingly. The current proposed setback of 300mm is not considered to be sufficient.

2. There appear to be a few anomalies on the submitted drawings. The applicant is requested to submit a full set of revised drawings that:
 - (a) Correctly indicates the existing and proposed floor areas.
 - (b) Identifies the proposed materials of the external walls of the proposed extension.
 - (c) Correctly shows what is existing on-site and what is proposed for removal.

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/0285

Date: 13-Dec-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**