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Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24YNN5.



Site: 9 Hazelwood Crescent, Dublin 22 (D22 VN51).
Stage: Planning Permission
Reference: SD21B/0440

To the planning officer.

On behalf of our client, Mr. Brian McMahon, we hereby submit further information for development at 9 Hazelwood Crescent, Dublin 22 (D22 VN51). The planning department raised issues 1, 2 and 3 seeking further information, they are addressed below:

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.

Yes, we can confirm that the intended purpose of the proposed development is to be used as a 'family flat'. Please see copies of the revised site notice of further information / revised plans, and readadvertised newspaper notices. Also, please find attached rationale and design statement demonstrating compliance with Policy H19 of the South Dublin County Development Plan.



2. Site Layout Plan

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, hored 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.

We were fortunate to be able to communicate with the planner in charge of this planning application prior to formally answering the request for further information. We discussed various items including the site layout plan. On the 23rd of November confirmation was given from the planning authority that a site plan to a scale of 1:250 would be acceptable. Please find attached to this correspondence the revised site layout plan.

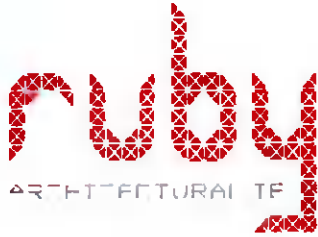
3. The applicant is requested to submit:

(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 wall 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.

We have amended the proposed vehicle entrance to reflect the information as set out in Point 3 of the request of further information above. The boundary treatment has been included in the drawings that accompany this request for further information.






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Please find enclosed the documentation required to satisfy the request for further information:

1. Six copies of the site notice of further information / revised plans.
2. The original re advertised newspaper notice and five copies.
3. Design Statement and Rational for the Family Flat
4. Six copies of plans, elevations and site plans.

Please consider this proposal on its merits and we look forward to a positive decision in due course.

Kind regards,


(**Patrick Clarke**) *(Dip. Arch. Tech, BA Mgt., MCLAT, C.BuildE MCABE)*

Director

