

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

Mark Power
85, Turret Road
Palmerstown
Dublin 20

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

Decision Order Number: 0021	Date of Decision: 10-Jan-2022
Register Reference: SD21B/0567	Registration Date: 05-Nov-2021

Applicant: Mark Power

Development: Two storey side extension; single storey extension to rear; single storey playroom/garage/workshop to the rear of garden; front porch; widening of existing driveway; all associated site works.

Location: 85, Turret Road, Palmerstown, Dublin 20

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 05-Nov-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 Planning Authority notes that there are two extant planning permissions on this site, none of which have commenced to date.
The applicant is requested to clarify the reasons for the current application having regard to similar grants of permission on the site and clearly notate and document the differences between the 2019 permission and the subject proposal.
2. The Planning Authority notes a number of deficiencies, inaccuracies and anomalies in the submitted documentation and drawings which makes the assessment of the current proposal challenging.
The applicant is requested to submit revised drawings and documentation to address the following:

- (1) Drawing number 033.02, comprising of site layout plan, proposed front elevation and proposed ground floor plan should be revised to address the following:
 - (a) The site layout plan does not comply with Article 23(1), in particular it does not clearly show the proposed front rear and side extension and it does not show all required measurements. A notation on this drawing states 'extent of development coloured yellow', the Planning Authority notes that no development has been coloured yellow.
 - (b) Proposed front elevation, 1:100, does not illustrate the two storey side extension nor does it accurately illustrate the proposed porch extension (the door remains in the front elevation and not as proposed in the side elevation of the porch).
 - (c) The proposed ground floor plan 1:100 only depicts the front garden. This drawing should be accurately relabelled.
 - (2) Drawing 033.01 does not accurately correspond with drawing number 033.02, in particular the front elevations do not correspond.
 - (3) An aerial view of the site location and the submitted site plan shows an existing shed structure in the rear garden area of the subject site. The site plan should clearly indicate all structures existing and proposed on the site and clarification should be submitted clearly demonstrating which structures will remain in place and which structures, if any, will be demolished.
 - (4) The proposed front elevation drawing does not clearly notate what is proposed, no measurements no overall height, particularly the proposed front porch and vehicular entrance.
3. It is unclear on the site layout plan submitted as to whether or not there is an existing vehicular access to the rear laneway; this information is absent from the planning application drawings. The Planning Authority notes that a vehicular and pedestrian access to the rear laneway does not form part of the description of development. It is considered that these aspects of the proposed design may give rise to serious traffic hazard. Having regard to this, the applicant is requested to clarify this matter and submit revised public notices if permission is sought for the additional rear accesses.
 4. The Planning Authority notes that no details for connections to water and foul drainage have been provided on any of the drawings. In the interest of clarity the applicant should clarify if it is proposed to provide water and foul drainage connections to the Workshop/garage and submit:
 - (i) Revised public notices.
 - (ii) Revised drawings and details clearly showing connections to the structure which will be to the satisfaction of the Water Services and Drainage Department of the Council.
 5. The Planning Authority notes that a live Enforcement case file remains opened. The applicant is requested, by way of Additional Information, to address how it is proposed to regularise any alleged unauthorised development on site having particular regard to boundary treatments.

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/0567

Date: 12-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**