

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

Carol Forbes,
4bes Design Services
38, Larkfield Avenue
Lucan
Co. Dublin

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

Decision Order Number: 0068	Date of Decision: 20-Jan-2022
Register Reference: SD21A/0316	Registration Date: 18-Nov-2021

Applicant: Charlie Murray
Development: Change of use of existing 2 storey terraced mixed use building; comprising of change of use of the existing ground floor commercial unit to provide a 2 bedroom apartment.
Location: 18, Mountdown Road, Manor Estate, Dublin 12
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 18-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. (a) The Planning Authority has concerns regarding the quality of the proposed apartment including the lack of natural light available to the proposed living room and bathroom, privacy along the front elevation, and lack of internal storage and external bin storage. The applicant is requested to submit a revised proposal addressing these concerns. A full set of revised drawings should be submitted including, in addition, a proposed cross-sectional drawing of the development demonstrating the floor to ceiling height.
(b) Reference to the entire property (ground and first floor) is made in the public notice yet only plans of the ground floor have been submitted. The applicant is requested to submit plans of the first

floor and state what the first floor is used for and any relevant planning permission for this use. The applicant is requested to clarify if the applicant has control of the first floor.

2. The applicant is requested to submit a revised layout of not less than 1:200 scale showing details on the location and number of car and bicycle parking spaces to be provided at the development and existing car parking in the area (including management/ownership of same). Please refer to the South Dublin County Development Plan 2016-2022 and Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2020) in relation to car and bicycle parking and provide a rationale for submitted approach.

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/0316

Date: 20-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**