

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

Tara Ward
4, Carrigmore Close
Aylesbury
Tallaght
Dublin 24

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

Decision Order Number: 0051	Date of Decision: 17-Jan-2022
Register Reference: SD21B/0576	Registration Date: 12-Nov-2021

Applicant: John McGann
Development: Ground floor side extension with pedestrian access door, pitched roof over and 1 roof light over.
Location: 80, Maplewood Avenue, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 12-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 has concerns that the proposed development could potentially facilitate the subdivision of the existing dwelling into two separate dwellings. The Planning Authority notes that a separate dwelling has not been applied for and does not form part of the development description in the Statutory Notices. It is noted that the Applicant has stated in their Cover Letter dated November 2021 that the purpose of the proposed development is to facilitate the adaption of the dwelling to meet the needs of a person for health reasons. Whilst this rationale is understood and accepted, insufficient information has been provided in relation to the remainder of the dwelling. Furthermore, it is noted that the inclusion of an additional entrance to the dwelling gives rise to the potential for the dwelling to be subdivided. In this regard, insufficient justification has been provided for the additional

entrance, with no explanation offered as to why the existing entrance cannot be adapted. In this regard the Applicant is requested to confirm whether or not the subdivision of the existing dwelling is being sought. If the proposed development is to result in the subdivision of the existing dwelling the applicant is requested to submit a rationale and design statement clearly demonstrating compliance with Policy H19 of the County Development Plan. If the subdivision of the dwelling is not being sought, the Applicant is requested to provide a rationale for the proposed additional entrance and explain why it is not possible to adapt the existing entrance. It is the Planning Authority's preference that the dwelling should have one principal entrance in the front elevation, as such the Applicant is requested to consider the re-design of the proposed development to adapt the existing entrance to meet the needs of the occupant(s). Any re-design should be accompanied with a full set of plans and particulars to facilitate the assessment of the proposed development.

2. No details of the water services and drainage infrastructure for the proposed development have been provided by the Applicant. In this regard, the Applicant is requested to provide plans and particulars detailing the water services and drainage infrastructure to facilitate a complete assessment of the proposed development.

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/0576

Date: 17-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**