



Jason Walsh

Architectural and Engineering Services

12 Ard Mor Crescent, Tallaght, Dublin 24

T 0858070432

gjl.services@gmail.com

Planning Department,
South Dublin County Council

Property: 67 Coolamber Park, Knocklyon, Dublin 16.

Stage: Clarification of Additional Information.

Your Ref: SD21A/0054

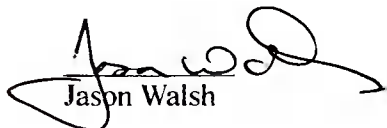
To The Planning Officer

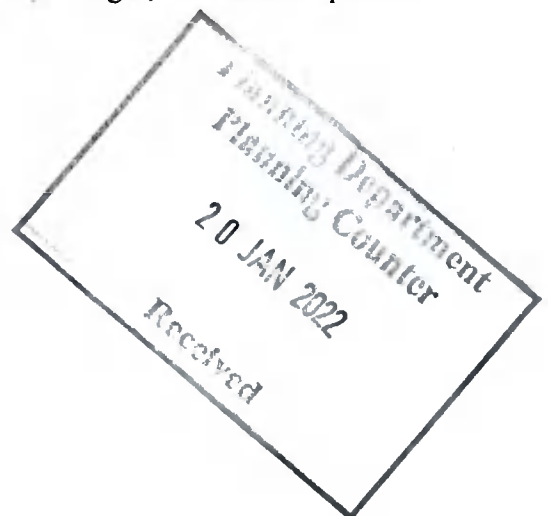
Please find enclosed the documentation required for your request for **Clarification of Additional Information**

1. Six copies of Plans, Elevations, Section's, Site Plans

Please forward all correspondence to 12 Ard Mor Crescent, Tallaght, Dublin 24 or please contact me at 0858070432 or gjl.services@gmail.com.

Regards


Jason Walsh



Jason Walsh

Architectural and Engineering Services

12 Ard Mor Crescent, Tallaght, Dublin 24

T 0858070432

gjl.services@gmail.com

Letter

The proposed detached dwelling has been offset from the front boundary line by 7m which is inline with the existing building of neighbouring dwellings.

The front porch has been omitted allowing for a shared car parking area for both dwellings. Drawing number's DS-21-01-CAI and DS-21-20-CAI show the offset dimensions from front boundary wall to front elevation wall of proposed dwelling which gives enough space for cars to do a three point turn.

The boundary walls are all within the allowed heights for boundary walls for front, side and rear as shown on drawing no. DS-21-18-CAI.

Private open space for proposed dwelling is 66sqm and existing dwelling is 129.5sqm which is shown on drawing no. DS-21-01-CAI. The private open space meets the requirements for a two bed dwelling.