

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

Michael Frain,
Bright Design Architects
4, Seafield Park
Boosterstown
Blackrock
Co. Dublin.

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

Decision Order Number: 0093	Date of Decision: 21-Jan-2022
Register Reference: SD21A/0314	Registration Date: 18-Nov-2021

Applicant: Tony Walsh

Development: Construction of two 2-storey semi-detached 2-bedroom dwellings with vehicular entrance from Templeroan Way; all associated site, landscaping, boundary and ancillary works.

Location: 48, Templeroan Way, Knocklyon, Dublin 16

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. The applicant is requested to submit the following:
 - (a) A revised layout of not less than 1:100 scale, showing an enlarged red line site boundary to include the entire curtilage of No. 48 Templeroan Way (if it is in the applicant's ownership) or a blue line around No. 48 Templeroan Way (if it is within the applicants legal control). The applicant is reminded that all proposed development must be within the red line boundary.
 - (b) A revised layout of not less than 1:100 scale, showing the existing demolished boundary treatment and proposed shared vehicle entrance shown in plan and elevation with a maximum width of 4.2m.

(Note: A width of 4.2m is only acceptable for a shared entrance). The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m.

(c) A revised layout of not less than 1:100 scale, showing provision of space for 3 on-curtilage parking spaces for the proposed dwellings and 2 on-curtilage parking spaces for the existing dwelling at No. 48, and a swept path analysis showing how the cars can safely access and egress these parking spaces.

2. Bedroom no. 1 for both House 1 and House 2 measures c.9.04sq.m. which does not comply with Section 11.3.1 Residential (iv) Dwelling Standards regarding minimum internal floor areas for proposed bedrooms of the SDCC Development Plan 2016-2022. The applicant is requested to submit revised drawings clearly showing that the internal floor area for Bedroom no. 1 for both House 1 and House 2 to comply with Sc11.3.1 Residential whereby a double bedroom must measure a minimum of 11.4sq.m.
3. Storage for both House 1 and House 2 will each have 3.55sq.m. To comply with the minimum storage area requirements as per the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007, a minimum of 4sq.m. of dedicated storage space should be provided for a 2 bed, 4 person, 2 storey house. The applicant is requested to submit revised drawings accordingly.

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

Date: 25-Jan-2022

Yours faithfully,

Brian Connolly
for **Senior Planner**