

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

Michael Malone,
Ceardean Architects
9, Dolphins Barn
Dublin 8

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

Decision Order Number: 0239	Date of Decision: 23-Feb-2022
Register Reference: SD21A/0350	Registration Date: 21-Dec-2021

Applicant: Noel Whelan
Development: Retention of constructed fence and boundaries and the relocation of existing access gate to revised location and proposed use of space as an allotment.
Location: Long Mile Road, Drimnagh, Dublin 12
Application Type: Retention

Dear Sir /Madam,

With reference to your planning application, received on 21-Dec-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 account for the ongoing unauthorised works by way of additional information. The Planning Authority cannot grant permission for a proposed use while unauthorised works are ongoing during the assessment period.
2. It is the preference of the Roads Department to avoid any additional access (vehicular or pedestrian) at this site on the Long Mile Road. Therefore, the proposal would be more likely to be acceptable if access could be made available from an adjoining site. The history of the site is unclear and there may have been unauthorised sub-division of a larger site at a recent point in time. Application Reg. Ref. S00A/0116 relates to development across this and the site to the east, which were at that time referred to as having one address, 'Parkmore Service Station' (drawings relating to this application are available on the SDCC website).

If an unauthorised subdivision of a larger site has occurred, it is considered appropriate to refuse permission as per the Roads Department recommendation.

If, alternatively, this is a site that has been separate and independent from adjoining sites and its present configuration is authorised, and it is not possible to access the site from any other boundary or direction except that of the Long Mile Road, it is reasonable that security and access arrangements are regularised and the best possible outcome would be the provision either of an appropriate vehicular or pedestrian access, as per the preference of the SDCC Roads Department.

The applicant is therefore requested to submit comprehensive information on the recent history of the site including details as to how long it has been operating as a single site, and show if this use situation is authorised. It is considered this may be dealt with by way of additional information.

3. The proposed security fence extends well beyond the established building line and meets the public footpath, In this regard the development would be contrary to section 11.2.5 and Table 11.18 of the County Development Plan, which seeks a landscaped parkland type setting for new development in areas such as this. The applicant is requested to provide revised plans by which the security fence is set back from the site boundary and encloses the rear of the site. Landscaped boundary elements should be proposed to the front.
4. The applicant is requested to submit an accurate and dimensioned section drawing showing the distance between foundation boundary of proposed fence and outside diameter of existing 225mm surface water sewer south of same. There shall be a minimum 3m setback distance from foundation of proposed fence to the outside diameter of existing 225mm surface water sewer south of same.

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/0350

Date: 24-Feb-2022

Yours faithfully,


for Senior Planner