

**South Dublin County Council**  
**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Aoife Tuomey Architects**  
**The Studio**  
**24, Raymond Street**  
**Dublin 8**  
**D08 N8W7**

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

<b>Decision Order Number: 0376</b>	<b>Date of Decision: 24-Mar-2022</b>
<b>Register Reference: SD21A/0321</b>	<b>Date: 25-Feb-2022</b>

**Applicant:** Sarah McDonald  
**Application Type:** Additional Information  
**Development:** Construction of 2 storey, detached house (single family dwelling on a corner/side garden site); new boundary walls to replace existing with 2 new pedestrian entrance gateways; associated site works, landscaping and connections to public services.  
**Location:** 63, Glenbrook Park, Rathfarnham, Dublin 14.

Dear Sir /Madam,

With reference to your planning application, additional information received on 25-Feb-2022, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The applicant has proposed two options for car parking. Option No. 2 (off-street parking on periphery of Glenbrook Park) is not appropriate as it would impinge upon an existing open space and would, by and of itself and as a precedent for future development in the county, undermine the 'RES' land-use zoning objective and the proper planning and sustainable development of the area.  
Option No. 1 relates to the provision of parallel public parking provided formally outside the northern boundary of the site. This may be an appropriate solution which would additionally narrow the carriageway on this residential street. The proposed intervention under Option 1 could

provide infill residential development with off-curtilage parking where formal arrangements can be incorporated into the public realm without reducing the amenity or rights of others, or traffic safety, and would therefore need to be carefully considered.

The applicant has not shown sufficient legal interest to initiate such a proposal as part of the planning application as the lands lie outside the ownership of the owner(s) of the subject site. The applicant is requested to clarify these proposals and submit the following information:

- (a) A letter of consent from SDCC (Economic Development Section), consenting to the inclusion of the relevant lands as part of a planning application.
- (b) A revised Site Location Map - at a scale of no less than 1:1000 - showing a revised red line boundary, including the relevant lands as part of the planning application site.
- (c) A revised Site Layout Plan - at a scale of no less than 1:500 - showing the same revision to the red line boundary.
- (d) Plans, elevations and sections drawings - at a scale of no less than 1:200 - showing the details of the proposal under Option 1.
- (e) The applicant may wish to consult with the SDCC Water Services Department (servicemaps@sdblincoco.ie) regarding the location of any pipes in the area and any measures required to ensure no detrimental impact to services.
- (f) The applicant is advised that the parallel spaces would be public car parking spaces. Alternatively, in conjunction with the red line amendments in point no.2, the applicant is also invited to consider a shared parking area with the existing house with consideration of widening the existing entrance to 3.5m.

2. The applicant has not addressed item 3 of the Request for Additional Information to the satisfaction of the Planning Authority. The proposed development seeks the subdivision of what is currently a single residential plot. It is considered that the private amenity of the proposed dwelling could be greatly improved by way of modest adjustment to the rear garden boundary proposed to intersect the existing plot.

The applicant has noted that the lands inside the blue line are outside the red line boundary of the planning application. It is prudent and accurate, though not strictly enforced, that an application for subdivision of an existing site should include in its red line the entirety of the site to be subdivided.

The applicant is therefore requested to clarify their proposals and lodge the following information:

- (a) Revised Site Location Map - at a scale of no less than 1:1000 - showing the red line boundary to include the entirety of the existing residential plot, which it is proposed to be subdivided.
- (b) Revised Site Layout Plan - at a scale of no less than 1:500 - showing the same revision to the red line boundary.
- (c) The applicant should also consider a realignment of the proposed rear garden boundary to improve the quality of the private amenity space proposed to be afforded to the proposed new house.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information.** If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

  
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*for* **Senior Planner**

25-Mar-2022