

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 0415	Date of Decision: 04-Apr-2022
Register Reference: SD22A/0030	Registration Date: 08-Feb-2022

Applicant: M. Sharif Nayyar & Khansa Nayyar
Development: (1) Rear extension consisting of a store on the ground floor, a surgery and autoclave room on the first floor; (2) replacement of existing (old) roof slate tiles with matching new slate tiles of a semi-detached 'Protected Structure'.
Location: 5, Main Street, Tallaght, Dublin 24
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 08-Feb-2022 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 further information in order to clarify details and address requirements for conservation:
 - (a) Details have not been provided as to why the existing roof tiles are to be replaced and therefore this work is not justified with regard to the removal of original materials from a building within an Architectural Conservation Area. The removal of the original slate tiles requires justification and further details. If deemed acceptable the replacement slate tiles must match the original type and details should be submitted stating the exact slate type in order to confirm it is the correct type.

(b) No changes are proposed to the front elevation of the existing property, however it is advised that the applicant of the property should be encouraged to reinstate the original type windows (timber sash windows examples of which can be found on neighbouring properties) in order to reinstate original architectural features and improve the property. It is proposed to insert uPVC windows and door type to the new extension, it should be noted that uPVC is not considered an appropriate material for use in an ACA and therefore the applicant should be requested to provide a more appropriate type as part of a request for further information.

2. The applicant is requested to submit a revised drawing showing a revised layout of not less than 1:100 scale, showing provision for at least the minimum no. of secure and covered bicycling parking spaces. The applicant is requested to provide adequate bicycle parking for staff and visitors. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.

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: SD22A/0030

Date: 04-Apr-2022

Yours faithfully,


for Senior Planner