

**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)**

**Kevin Tiernan**  
**19, Aranleigh Gardens**  
**Rathfarnham**  
**Dublin 14**

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

<b>Decision Order Number: 0445</b>	<b>Date of Decision: 06-Apr-2022</b>
<b>Register Reference: SD22A/0043</b>	<b>Registration Date: 10-Feb-2022</b>

**Applicant:** Angela Rooney

**Development:** An end of terrace, two storey two bed house with pitched roof over with single storey flat roof extension to the rear, to side of existing dwelling; creation of new vehicular access and dished kerb; off-street car parking space.

**Location:** Plot Adjacent to 11, Neilstown Gardens, Clondalkin, Dublin 22, D22Y602

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 10-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 amend the design of the proposed development to protect the visual and residential amenity of adjoining properties. The applicant could either provide a separation distance of at least 1m from the party boundary per 3m of height of the rear projection. Alternatively, the applicant could reduce the rear projection to match the building line set by No. 11 Neilstown Garden. The applicant is requested to provide a complete set of drawings including site layout plan, floor plans, elevations and sections at the appropriate scale to facilitate a complete assessment of the amended design.

2. The information shown on the Site Layout Plan is deficient and does not facilitate a complete assessment of the proposed development in the surrounding receiving context. In this regard the applicant is requested to provide a Site Layout Plan at a scale not less than 1:500 which includes clear delineation of the site boundary, contours/levels, key features on the site and adjoining lands including buildings, roads, boundaries, septic tanks and trees. The Site Layout Plan should clearly demonstrate the separation distance between the proposed development and surrounding properties.
3. The applicant is requested to submit a revised layout of not less than 1:200 scale showing the location and dimensions of the vehicular access and parking layout for the existing house at No. 11 Neilstown Gardens. The site layout plan should also show the location of the existing street tree to the front of the site boundary, which must be protected as part of the works by maintaining a 600mm distance between the footpath and the tree. In addition, the front boundary wall must be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles exiting the site.
4. The applicant is requested to provide a detailed Drainage Layout drawing which includes proposals for SuDS (Sustainable Drainage Systems) features for the proposed development. SuDS (Sustainable urban Drainage Systems) features for the proposed development may include but are not limited to Permeable Paving, Rain Gardens, Planter boxes with overflow connection to the public surface water sewer, Grasscrete, Green Roofs and Water Butts.

**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/0043

**Date:** 08-Apr-2022

Yours faithfully,

  
for **Senior Planner**