

24 MAY 2022

South Dublin County Council

South Dublin County Council,
Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

John Shevlin (Agent),
114 Ashington Rise,
Navan Road,
Dublin 7.
D07 R5P8.

ADDITIONAL INFORMATION – 2 Neilstown Gardens, Clondalkin, Dublin 22 D22HD88

Register Reference: SD22B/0102

Registration Date: 09-Mar-2022

Date of Decision 03-May-2022

Decision Order Number: 0577

Dear Sir/Madam,

In response to the request for Additional Information for the above Planning Application, certain amendments and additions have been made on the enclosed drawings to reflect the requests.

Additional Information 1(a).

The front building line of the flat has been revised to show a setback as requested, to align with the front building line of No.3 Neilstown Gardens. Please refer to Drawing 2205-01, Proposed Ground Floor Plan.

Additional Information 1(b).

In relation to the proposed bedroom, it is intended to be used as a single room as now as shown on Drawing 2205-01, Proposed Ground Floor Plan.

Additional Information (2).

Regarding the vehicular access and parking arrangements for the existing house and proposed flat, the situation is that Mrs. Morgan does not drive, does not own a car, and will not own a car in the future.

Only one car parking space will be required by Mrs. Morgan's son who will reside in the existing house, this is stated in Question 14 on the planning application. The existing vehicular entrance is approx. 4.80m wide which is more than sufficient for access into the driveway. Dimensions for the driveway are shown on enclosed Drawing 2205-08, Proposed Site Layout Plan.

As can be seen from the dimensions and space provided in the existing driveway and with the setback of the front building line of the proposed flat, one car parking space can easily be achieved.

Also, there is ample on-street parking to the front with a designated parking bay opposite No's 3,4, and 5 Neilstown Gardens as can be seen on the Site Location Plan enclosed with the planning application.

Additional Information (3).

In relation to the on-site drainage, the proposed soakaway has now been omitted. A new 100 dia. surface water drain will take the roof drainage from a new AJ in the small yard to a new manhole/AJ at the front of the flat and on into the existing drain as shown on Drawing 2205-01, Proposed Ground Floor Plan.

Yours sincerely,


(Agent).