

**Stephen Barrett,  
Tom Phillips and Associates  
80, Harcourt Street  
Dublin 2**

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

<b>Decision Order Number:</b> 0675	<b>Date of Decision:</b> 31-May-2022
<b>Register Reference:</b> SDZ22A/0004	<b>Registration Date:</b> 06-Apr-2022

**Applicant:** George Buffini

**Development:** Internal separation of the house and associated granny flat to provide for 2 permanent houses and extension of rear garden.

Part of the development site is located within the Clonburris Strategic Development Zone.

**Location:** 58a and 58b, Cappaghmore, Clondalkin, Dublin 22

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 06-Apr-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 Planning Authority notes that the proposed house at No. 58B would be under the requirements of the South Dublin County Development Plan 2016-2022 and Quality Housing for Sustainable Communities-Best Practice Guidelines (2007) in terms of total gross floor area and storage area for a 2-bed 3-person house. Given the combination of being undersized with inadequate storage space, the applicant is requested to confirm that sufficient internal accommodation can be provided and/or justified for the house. It is also noted that there is no clear distinction between the Bedroom 01 and the landing area at the first floor level of this house. It should be confirmed that an adequately sized bedroom and landing can be provided in this space.

If any necessary internal changes are required the applicant is requested to submit revised drawings. A schedule of accommodation should also be submitted.

**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.

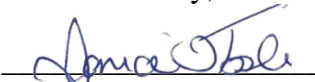
**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SDZ22A/0004

**Date:** 01-Jun-2022

Yours faithfully,

  
for **Senior Planner**