

**JE Architecture**  
**Park House**  
**Ballisk Court**  
**Donabate**  
**Co. Dublin**

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

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| <b>Decision Order Number: 1003</b>    | <b>Date of Decision: 09-Aug-2022</b> |
| <b>Register Reference: SD22B/0079</b> | <b>Date: 13-Jul-2022</b>             |

**Applicant:** Anthony Sterio  
**Application Type:** Additional Information  
**Development:** Retention for detached single storey shed/gym/office to the rear of the garden with ancillary works.  
**Location:** 23, Churchview, Gibraltar, Dublin 22

Dear Sir /Madam,

With reference to your planning application, additional information received on 13-Jul-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 Planning Authority considers that the applicant has not demonstrated that the proposed development does not adversely impact on the residential amenity of neighbouring properties in the area. In this regard, the Applicant is requested to provide a detailed Site Survey drawing which clearly demonstrates the levels/contours of the subject site and surrounding context and the correct height of the shed structure, relative to Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate.
2. The Applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
  - i) At least 5m from any building, public sewer, road boundary or structure.
  - ii) Generally, not within 3m of the boundary of the adjoining property.
  - iii) Not in such a position that the ground below foundations is likely to be adversely affected.
  - iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - v) Soakaways must include an overflow connection to the surface water drainage network.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

**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,

11-Aug-2022

*Pamela Hughes*  
for **Senior Planner**