

Besler Design
1, St Attracta Road
Dublin 7
D07 Y2H2

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

Decision Order Number: 1045	Date of Decision: 16-Aug-2022
Register Reference: SD22B/0288	Registration Date: 22-Jun-2022

Applicant: Ms Xingfeng Zheng & Mr. Bangfu Rong
Development: The development will consist of the demolition of the existing rear extension. To construct a two bedroom granny flat at rear and a single storey side and rear extensions. A new side vehicular entrance and dishing at Castle Park
Location: 1, Castle Drive, Clondalkin, Dublin 22
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 22-Jun-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 provide revised plan, sectional and elevational drawings to demonstrate the application of the following amendments:
 - (i) The re-design of the proposed family flat to be internally accessible from the existing dwelling and to ensure adherence to Section 12.6.8 of the South Dublin County Development Plan 2022-2028.
 - (ii) Re-design the proposed roof profile of the single storey side extension to match the shape and slope of the existing profile of the main dwelling.
 - (iii) Re-design the internal layout of the proposed single storey side extension to omit the sink and utility area and to ensure a direct internal connection between the proposal and the main dwelling.
 - (iv) The omission of the proposed vehicular entrance onto Castle Park.
2. The Applicant is requested to provide a Landscape Plan and updated Drainage Layout Plan which demonstrate the protection and enhancement of Green Infrastructure assets through the adoption of

Sustainable Urban Drainage Systems (SuDS measures) into the design of the drainage and water services infrastructure for the proposed development. In preparing the Landscape Plan and updated Drainage Layout, the Applicant should have regard to the Green Infrastructure Strategy, Policies and Objectives outlined in the South Dublin County Development Plan 2022-2028. Further information in relation to SuDS measures can be found in South Dublin County Council's Sustainable Drainage Explanatory Design & Evaluation Guide 2022, a copy of which is available on the SDCC website.

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: SD22B/0288

Date: 17-Aug-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**