

Liam Baker
19, Aranleigh Gardens
Rathfarnham
Dublin 14

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

Decision Order Number: 1083	Date of Decision: 23-Aug-2022
Register Reference: SD22A/0053	Date: 27-Jul-2022

Applicant: Marie and Brian Furey
Application Type: Additional Information
Development: Construction of new detached, two storey dwelling in the side garden with shared vehicular access; increase in width of existing vehicular access to 3.5m; all associated site works and connection to public services.
Location: Plot adjacent to, 2, Orchardstown Drive, Rathfarnham, Dublin 14, D14W9N1

Dear Sir /Madam,

With reference to your planning application, additional information received on 27-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 response to the request for additional information represents a significant new direction for the design of the development and does not appear to respond to the items contained in the request for additional information. Having regard to the permitted scheme (SD18A/0030) and the Planning Authority's comments on the original proposal under this application, the applicant is requested to provide clarification as to how the issues posed in the original request for additional information could be resolved on this site and infill development provided, those issues in general terms being:
 1. More storage in circulation areas within the house
 2. A revised roof profile, in particular to reconsider the squared edge at second floor level;
 3. Adequate private amenity space in terms of quantity and quality, and taking the permitted scheme as an example (SD18A/0030);
 4. Revise the design to keep the building lines of surrounding houses, and taking the permitted scheme as an example (SD18A/0030).

2. Soakaway.

The applicant is requested to clarify:

(a) by way of drawings, that the soakaway shall have an overflow connection to the public surface water network, if feasible.

(b) the design details of the soakaway by way of a plan and cross-sectional view, as per BRE Digest 365 Standards.

3. The applicant is advised that the amended scheme represents significant further information and is requested to readvertise as such in accordance with the Planning Regulations.

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,

24-Aug-2022

Pamela Hughes
for **Senior Planner**