

**William Doran**  
7 St. Marys Road  
Ballsbridge  
Dublin 4.

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

<b>Decision Order Number:</b> 1141	<b>Date of Decision:</b> 07-Sep-2022
<b>Register Reference:</b> SD22B/0328	<b>Registration Date:</b> 15-Jul-2022

**Applicant:** Bernadette Lea  
**Development:** Two storey granny flat on the side.  
**Location:** 48, Dargle Wood, Knocklyon, Dublin 16  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 15-Jul-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. In the South Dublin County Development Plan 2022 - 2028 Section 12.6.8 Residential Consolidation (Family Flats) states:
  - The main entrance to the existing house shall be retained and the family flat shall be directly accessible from the front door of the main dwelling via an internal access door, and the design criteria for dwelling extensions will be applied;
  - Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house;

The above requirements are not reflected in the layout and design of the family flat. The applicant is requested to submit a revised design accordingly and which shows the omission of the proposed separate front door to the family flat and relocating it to the side or to the rear to provide access to the rear private open space or for escape from fire.

**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/0328

**Date:** 07-Sep-2022

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**