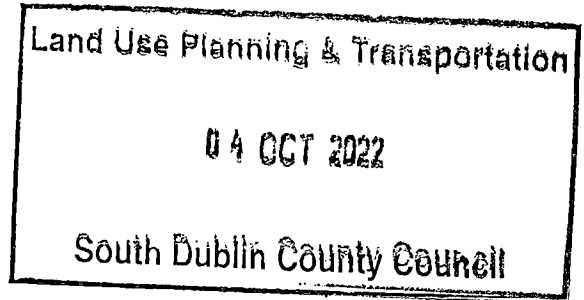


Liam Baker  
19 Aranleigh Gardens  
Rathfarnham  
Dublin 14

South Dublin County Council  
Land Use, Planning & Transportation Department  
County Hall  
Tallaght,  
Dublin 24, D24 A3XC



29-Sept-2022

**Re: CLARIFICATION OF ADDITIONAL INFORMATION**

Register ref: SD22A/0043

Applicant: Angela Rooney,

Address: Plot Adjacent to 11, Neilstown Gardens, Clondalkin, Dublin 22, D22Y602

Dear Sir/Madam

In response to your request for *Clarification of Additional Information* dated 12<sup>th</sup> July, 2022, please find my response below:

*1. Vehicular Access and Parking*

*The Applicant is requested to submit the following information in relation to the vehicular access arrangements and car parking provision for the proposed dwelling and existing dwelling at No. 11 Neilstown Gardens:*

*(i) The Applicant is requested to submit a text rationale that clearly explains what is being proposed for both dwellings, specifically outlining the vehicular access and parking arrangements for the proposed dwelling and existing dwelling at No. 11 Neilstown Gardens.*

*(ii) The applicant is requested to submit a revised layout of not less than 1:200 scale showing: What access arrangements will be in place for vehicles accessing both dwellings. What vehicle parking arrangements are proposed for both dwellings (having regard to Table 11.24 of the South Dublin County Development Plan 2016-2022).*

*Where specifically the proposed off-street parking would be located.*

*An accurate representation of the street tree outside the premises.*

*(iii) An AutoTRAK drawing showing how vehicles might safely access and egress both properties.*

*(iv) Please note that it appears from the submitted elevations and site plan, that no vehicular access is maintained for no. 11 and that the front curtilage of 11 and 11A will be divided by a 0.7m boundary. Applicant requested to clarify car parking for no. 11.*

**Response**

A planning application is in the process of being lodged for "Dropped kerb for new vehicular access, removal of part of front wall for extra parking" at 11 Neilstown Gardens. Vehicular access for the new development in the plot adjacent will be addressed by these new plans. On August 12<sup>th</sup> planning ref SD22B/0347 was deemed invalid due to site notice not being in situ as required. My client has made efforts to address this recurring issue and is confident any subsequent planning application will not encounter the same problem. New security equipment has been installed which will help to protect any property against potential bad actors in the area. Upon installation of the new security system, my client will be lodging a new planning application for vehicular access that

will cover both 11 Neilstown Gardens and the plot adjacent. These plans will adequately address the concerns outlined in your letter dated 12<sup>th</sup> July (quoted above).

I have included as part of this reply, 6 copies of the new plans for vehicular access in lieu of new planning application being lodged.

If you require any further information or clarification, please do not hesitate to contact me.

Thank you for your enquiry and look forward to hearing from you shortly.

Le gach dea ghúí,

*Liam Baker*

Liam Baker