

PMK Architects  
'Sycamore Lodge'  
Barrenhill  
Sutton  
Dublin 13

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

<b>Decision Order Number:</b> 1357	<b>Date of Decision:</b> 28-Oct-2022
<b>Register Reference:</b> SD22B/0402	<b>Registration Date:</b> 08-Sep-2022

**Applicant:** Rajendra Naik & Kumud Naik  
**Development:** Single storey kitchen extension to existing kitchen at rear and for a new single storey granny accommodation to rear consisting of two bedrooms, bathroom, lounge kitchen and off street car parking all to rear of existing shop / house.  
**Location:** 1, Orchardstown Park, Dublin 14  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 08-Sep-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. Design Considerations:  
The Planning Authority maintains concerns in relation to height and associated impact of the proposed development on the adjoining residential properties. Accordingly, the applicant is requested to make the following design alterations;
  - a) The ridge height of the proposed Family Flat should be reduced to a maximum height of 3.5 meters.
  - b) The height of the corridor link shall be reduced to a maximum height of 3 meters.
2. The proposed development does not comply with 12.6.8 Residential Consolidation (Family Flats) of the South Dublin County Development Plan 2022 - 2028 and the applicant should address the following by Additional Information:

- (a) The applicant should submit information demonstrating that there is a genuine need for the family flat.
- (b) The overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling. The total first floor habitable area of the existing building is approximately 75sqm and the applicant should redesign the proposed development to considerably reduce the overall area of the proposed family flat in order to be consistent with the County Development Plan. Alternatively, the applicant should readvertise the proposed development as a separate flat rather than a family flat. The applicant should address this as additional information.
3. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development such as such as but not limited to the following:  
Rain Gardens, Planter boxes with overflow connection to the public surface water sewer, Permeable Paving, Grasscrete.

**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/0402

**Date:** 28-Oct-2022

Yours faithfully,

  
for **Senior Planner**