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Planning Department
South Dublin County Council.
County Hall.
Town Centre
Tallaght
Dublin 24.

Land Use Planning & Transportation

01 DEC 2022

South Dublin County Council

Re: Significant Additional information
Planning Ref no 1357-SD22B/0402.

Planning application for a development on this site at 1 Orchardstown Park, Rathfarnham, Dublin 14. D14VW44
The development will consist of a 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 for Rajendra Naik and Kumud Naik.

Dear Sirs,

I refer to your letter of 28th October 2022 for additional information for the above application and reply as follows:

1A . We agree that the best scheme is for a stand alone self-contained granny flat. As requested we enclose six sets of our revised drawings showing the redesign namely:

- Leaving out link
- Redesigning the roof of the flat to a single storey low pitch sloping zinc roof.
- Providing open space to rear of flat and house.
- Showing area for suds on plans
- Providing off street car parking.

2A. We also note in regard to point 2A we set out the following showing there is a genuine need for a granny flat. the points are as follows

The flat is for the elderly family parents who live in the house over the shop on first floor but due to their age the elderly couple aged 78 and 75. are unable to use the stairs due to mobility requirements.

The father also had a knee operation, and the mother is a type two diabetic patient. Their son and his family will occupy the house over the shop and the parents will be housed in the sperate flat.

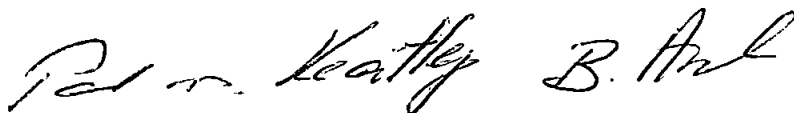
3A. We attach our revised drawings showing the proposal for suds in relation to RW disposal, planter boxes connection to drains paving and grass crete.

I attach our draft drawings for the redesign for approval.

I also enclose the revised advertised additional information e in the paper.

Trusting this revised additional information is to your approval.

Yours Sincerely,



Paul M. Keatley. Architect. 28th November 2022.