

McGrane & Partners Architects
Dundrum Office Park
Dundrum
Dublin 14

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

Decision Order Number: 1590	Date of Decision: 14-Dec-2022
Register Reference: SD22A/0396	Registration Date: 20-Oct-2022

Applicant: Phoenix Croft Limited

Development: Replacement of previously approved detached three storey 5-bedroom dwelling (295 sq.m) with 2 semi-detached three storey 4-bedroom dwellings (150 sq.m each); The house being replaced was previously granted planning permission by An Bord Pleanála under ABP-304659-19 (SDCC Ref. SD18A/0310); The application also seeks the modifications to the car parking and associated site works to facilitate the revised house types.

Location: Ardeevin Manor, Ardeevin Avenue, Lucan, Co. Dublin

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 20-Oct-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. The applicant should submit revised drawings to include an overall proposed site plan correctly identifying accurate areas for the proposed dwellings, distances to neighbouring dwellings to the east and west and private rear open spaces.

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 If the information is not received within this period, the planning authority shall declare the application to be withdrawn.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

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Date: 14-Dec-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**