

PDC Architectural
12A, Churchfields
Kentstown
Co. Meath.

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

Decision Order Number: 0025	Date of Decision: 12-Jan-2023
Register Reference: SD22B/0486	Registration Date: 07-Nov-2022

Applicant: Mark Lynch
Development: Ground floor extension to rear (to create family ancillary accommodation) with internal modifications and associated site works.
Location: Castle Cottage, Lucan Road, Dublin 20
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 07-Nov-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 is requested to provide a complete set of Existing and Proposed Site Layout, Plan, Sectional, Elevational and Contiguous Elevational drawings which address the following deficiencies:
(i) Rear Amenity Space – The Proposed Site Layout Plan (Drawing No. PA-000004) and Proposed Ground Floor Plan (Drawing No. PA-000001) annotate a rear garden of 74 sq m. However, it is unclear from the drawings provided how this figure was calculated. For example, it appears that it may include the area of hardstanding utilised for parking. In this regard, the Applicant should be requested to provide a detailed Existing and Proposed Site Layout Plan which clearly annotates the private amenity space (including dimensions) for the existing and proposed layouts.
(ii) Layout of existing dwelling – The Existing floor plan drawings of the dwelling (Drawing No. PA-000003) appear to show a layout comprised of a sitting room, kitchen/living and dining room and 3 No. bedrooms. No bathroom is shown. In this regard clarification is required from the Applicant regarding the existing layout of the dwelling and, if necessary, revised Existing Floor Plan drawings should be provided.
2. Having regard to the content of Section 12.6.8 of the South Dublin County Development Plan, the Applicant is requested to provide the following:

- (i) A detailed rationale/justification to demonstrate that there is a genuine need for the family flat.
 - (ii) A complete set of revised site layout, plan, sectional and elevational drawings demonstrating that the area of the family flat does not exceed 50% of the floor area of the main dwelling.
3. The Applicant is requested to provide a complete set of Proposed Site Layout, Plan, Sectional, Elevational and Contiguous Elevational drawings which demonstrate the revision of the design of the proposed development to include either the reduction in the height of the rear extension to a maximum of 3 meters adjacent to the side boundary or the provision of a 1 meter separation distances to adjacent boundaries.
 4. The Applicant is requested to submit the following information in relation to the vehicular access and car parking arrangements:
 - (i) A revised fully dimensioned layout detailing the existing/proposed vehicular entrance.
 - (ii) AutoTRAK analysis showing how vehicles can safely access and egress the subject site.
 5. The Applicant is requested to provide a Green Infrastructure Plan which demonstrate the protection and enhancement of Green Infrastructure assets through the adoption of Sustainable Urban Drainage Systems (SuDS measures) into the design of the drainage and water services infrastructure for the proposed development. In preparing the Green Infrastructure Plan, the Applicant should have regard to the Green Infrastructure Strategy, Policies and Objectives outlined in the South Dublin County Development Plan 2022-2028. Further information in relation to SuDS measures can be found in South Dublin County Council's Sustainable Drainage Explanatory Design & Evaluation Guide 2022, a copy of which is available on the SDCC website.

NOTE: The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be 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/0486

Date: 13-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**