

Claire O' Neill
Carricknabrick House,
Loughduff,
Cavan
H12VY66

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

Decision Order Number: 0056	Date of Decision: 17-Jan-2023
Register Reference: SD22B/0498	Registration Date: 15-Nov-2022

Applicant: Josephine Heraty
Development: Retention Permission for a detached structure in the rear garden which includes Gym/Shower room utility and store with connection to existing services
Location: 37, New Road, Clondalkin, Duiblin 22, D22XV00
Application Type: Retention

Dear Sir /Madam,

With reference to your planning application, received on 15-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.

- (a) The submitted site plan indicates the separation distances of the structure from the site boundaries. The plan indicates that the structure is setback approx. 1.2m from the side boundary shared with No. 39 New Road, approx. 0.7m from the rear boundary and approx. 1.3m from the south south-eastern internal garden wall. However, from a site visit it appears that the structure is closer to (possibly abutting) these boundaries than indicated on the submitted site plan. The applicant is requested to submit revised drawings, including a revised site plan, showing the accurate extent of the structure for retention.

(b) There are no proposed contiguous elevations of the proposed development submitted with the application. These are required as per the Planning and Development Regulations 2001, as amended, and for the full assessment of the development. Proposed contiguous elevational drawings should be submitted by way of additional information.
- The submitted floor plan shows that the structure consists of store, gym area, shower room with w.c. and utility room. However, the outbuilding is intended for ancillary use. Its use should therefore only be incidental to the existing dwelling and not used as a separate living dwelling. The services

connection including the w.c. should therefore be omitted from the structure. Revised drawings should be submitted by way of additional information.

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/0498

Date: 17-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**