

Mr. Jose Matthew
1, Hillcrest Park
Lucan
Co. Dublin

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

Decision Order Number: 0067	Date of Decision: 19-Jan-2023
Register Reference: SD22B/0497	Registration Date: 15-Nov-2022

Applicant: Mr. Jose Matthew

Development: Planning permission is sought for the construction of an office with toilet facility and store to replace existing shed and toilet facility at rear of house.

Location: 1, Hillcrest Park, Lucan, Co. Dublin

Application Type: Permission

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.

1. The Applicant is requested to provide a complete set of revised Site Layout Plan, Sectional, Elevational, Plan and Contiguous drawings to address the following deficiencies and discrepancies:
 - (i) It is noted that contours/Finished Floor Levels have not been included on the site layout plans, as is required by Article 23(1)(c) of the Planning and Development Regulations which states that ‘the site layout plan and other plans shall show the level or contours, where applicable, of the land and the proposed structures relative to Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate’.
 - (ii) Insufficient detail is shown on the Proposed Site Layout Plan (provided at 1:200) to fully assess the potential for the proposed development to impact on the residential and visual amenity of surrounding properties. The Applicant is requested to provide an Existing and Proposed Site Layout Plan at 1:500 showing the full detail of the surrounding context of the subject site to facilitate a complete assessment of the potential impact of the proposed development on the visual and residential amenity of surrounding properties, in accordance with Section 23(1)(a) of the Planning and Development Regulations 2001-2021 (as amended) which states that ‘Site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may

be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown.'

(iii) The proposed floor plan and elevational drawings do not appear to correspond, for example the proposed side (south-west) elevation appears to show a window either side of a glazed door but the floor plan drawings only show two windows.

2. The Applicant is requested to provide a complete set of revised Site Layout Plan, Sectional, Elevational, Plan and Contiguous drawings which demonstrate a reduction in height of the proposed structure to 3m or below.

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/0497

Date: 19-Jan-2023

Yours faithfully,

Pamela Hughes
for **Senior Planner**