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

<b>Decision Order Number:</b> 0096	<b>Date of Decision:</b> 26-Jan-2023
<b>Register Reference:</b> SD22B/0506	<b>Registration Date:</b> 22-Nov-2022

**Applicant:** Neil Lawlor & Yonne Potts

**Development:** The development will consist of 1. Demolition of the existing garage/carport wall attached to the existing house. 2. Construction of a single storey flat roof front extension to consist of a porch and utility Room. 3. Construction of a two storey rear extension with gable ended roof to consist of hall, Lounge/Play room, Master bedroom walk in wardrobe and ensuite on the ground floor and two bedrooms, office and bathroom on the first floor. 4 Construction of court yard in the ground floors proposed to the rear extension and the existing house. 5. General remodel and upgrade of the existing dwelling to suit the proposed layouts. 6. All drainage, structural and associated siteworks to be implemented

**Location:** 32, The Dale, Kingswood Heights, Dublin 24

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 22-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 Planning Authority maintain concerns regarding the design of the proposed development and the applicant should submit drawings including site plans, floor plans, elevations and contiguous elevations demonstrating the following:
  - a) Reduction of the proposed rear extension from two-storey to single storey which maintains the same ridgeline as the host property.
  - b) Reduce the depth of the proposed rear extension. The applicant should consider removing the courtyard to facilitate this.

2. The applicant should submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the proposed development. Sample SuDS devices include green roofs, water butts, filter strips and permeable paving amongst others. The applicant is referred to the SDCC SuDS Design Guide for further information and guidance. In addition the applicant should consider the provision of Water butts as part of the SuDS proposals.

**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/0506

**Date:** 27-Jan-2023

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**