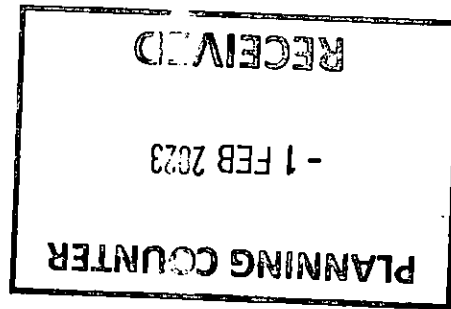


Mathew Karuvelil Gheeverughese,
12 Shackleton Square,
Lucan,
Co. Dublin,
K78 V6P5.



31st January 2023

Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24.

Re: Request for Additional Information – Planning Application No. SDZ22A/0015

Dear Sir / Madam,

Please find enclosed the required documentation with regards to your request for additional information in relation to the planning application within a Strategic Development Zone at No.12 Shackleton Square, Lucan, Co. Dublin, K78 V6P5. The noted requests are outlined below:

1. The submitted floor plan shows that the structure would consist of a gym/play room, office and bathroom. 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.

As part of this submittal the proposed bathroom and services connection for same have been omitted, see revised drawings AR-01 and AR-05.

2. A full set of elevational drawings showing all elevations of the proposed structure have not been submitted. Only the front and side (south) elevations have been submitted. It is also considered, in relation to impact on residential amenity, that contiguous elevational drawings should be submitted showing the structure in relation to adjoining residential properties. Especially given that there appears to be a difference in site levels with the adjoining properties located to the north of the subject site.

The submitted site layout plan and other relevant plans do not show the levels of the site and proposed structure as required under the Planning and Development Regulations 2001, as amended. The adjoining sites facing Shackleton Drive, located to the north of the subject site, appear to be at a different site level to the subject site. In the absence of sufficient drawings and detail in relation to the impact on the adjoining residential properties, a full assessment cannot be carried out. The Planning Authority considers that the applicant has not substantially demonstrated that the proposed development will not adversely impact on residential amenity and/or the visual amenity of the area. A full suite of elevational drawings, contiguous elevational drawings showing the structure in relation to adjoining residential properties, and

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a revised site layout plan, and other relevant plans, with site levels are requested by way of additional information.

As part of this submittal site levels have been added to our Existing & Proposed Site Layouts drawing, AR-01; a full set of elevations for the garden building has been added to drawing AR-07; and a new drawing AR-08 showing the proposed contiguous elevations of the structure in relation to adjoining residential properties has been added.

Note there was an error in relation to the north arrow on drawing AR-02 which had subsequent knock-on effect to the proceeding drawings. This error has been rectified and drawings AR-02 – AR-07 have been revised accordingly.

The following drawings are included for Additional Information:

6No. Copies

- Dwg. No. AR-01_Rev P1 – Existing & Proposed Site Layouts
- Dwg. No. AR-02_Rev P1 – Existing Ground, First Floor & Roof Layouts
- Dwg. No. AR-03_Rev P1 – Existing Elevations & Sections – Sheet 1 of 2
- Dwg. No. AR-04_Rev P1 – Existing Elevations & Sections – Sheet 2 of 2
- Dwg. No. AR-05_Rev P1 – Proposed Ground, First Floor & Roof Layouts
- Dwg. No. AR-06_Rev P1 – Proposed Elevations & Sections – Sheet 1 of 2
- Dwg. No. AR-07_Rev P1 – Proposed Elevations & Sections – Sheet 2 of 2
- Dwg. No. AR-08_Rev P – Proposed Contiguous Elevations

I trust you find the above in order. However, should you require any further assistance, please do not hesitate to contact me.

Yours sincerely,



Mathew Karuvelil Gheeverughese
Ph: 087 767 3025