

**PDC Architectural**  
**12A, Churchfields**  
**Kentstown**  
**Co. Meath.**

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

<b>Decision Order Number: 0224</b>	<b>Date of Decision: 27-Feb-2023</b>
<b>Register Reference: SD22B/0486</b>	<b>Date: 03-Feb-2023</b>

**Applicant:** Mark Lynch  
**Application Type:** Additional Information  
**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**

Dear Sir /Madam,

With reference to your planning application, additional information received on 03-Feb-2023, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The Applicant is requested to provide the following:

- (i) Submit an ‘existing drawing’ at a scale not less than 1:200 which is compiled using accurate survey data – to include existing dwelling, all boundary walls, vehicular access.
- (ii) Submit a revised proposed layout:
  - a. To be fully dimensioned (widths, offsets, etc)
  - b. To clearly show the proposed parking area
  - c. To include sightline drawing based on a 30kmh speed limit
  - d. Giving details of how sightlines can be achieved
- (iii) Submit AutoTRAK analysis showing how vehicles can safely egress the subject site.
- (iv) Propose additional measures that would enhance visibility, safety and awareness for all users of the laneway.

Prior to responding to the above outlined request for Clarification of Additional Information, the Applicant is encouraged to liaise with the Roads Department.

2. The Applicant is requested to submit a Green Infrastructure Plan for the subject site provided at scale not less than 1:200, which clearly identifies all the proposed Sustainable Drainage Systems measures outlined in their Reponse to the Additional Information received on 3rd February 2023. 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.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**

28-Feb-2023