

Register Reference: SD22B/0497ai **Date:** 08-Dec-2022
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
Applicant: Mr. Jose Matthew
App. Type: Permission
Planning Officer: CONOR DOYLE
Date Recd: 15-Nov-2022
Decision Due Date: 19-Jan-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description

Development at rear of property. No alterations to vehicle access or public road.

Additional Information Requested by SDCC:

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,

Signed: Graham Murphy *Graham Murphy* 01/03/2023

Endorsed: _____ DATE _____

- 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.

Applicant Submitted Response in Additional Information:

The applicant has submitted drawings. The details show no roads infrastructure affected by the development.

Roads Department Assessment:

No Roads objections.

Signed: Graham Murphy *Graham Murphy* 01/03/2023

Endorsed: _____ DATE