

J Taylor Architect Ltd
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Mount Merrion
Co. Dublin

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

Decision Order Number: 0275	Date of Decision: 15-Mar-2023
Register Reference: SD22A/0447	Date: 16-Feb-2023

Applicant: P & S Machinery
Application Type: Additional Information
Development: Retention of alterations to previously approved plans to increase the warehouse area by 89sq.m to the side of the approved building and alterations to approved elevations.
Location: Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12

Dear Sir /Madam,

With reference to your planning application, additional information received on 16-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 has not fully addressed all of the items previously requested. The applicant is requested to provide more detailed and clear drawings with legible figures in relation to the following:
Surface Water
1.1 The drawing submitted is not legible because the setback distance is unclear between building seeking retention and outside diameter of existing 750mm surface water sewer.
There is a 750mm surface water sewer north of site. Submit a drawing in plan and cross-section view showing the setback distance from existing 750mm surface water sewer to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 6m from the building to the outside diameter of existing 750mm surface water sewer.
1.2 Submit a drawing in plan and cross section view showing the setback distance from the edge of canal to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 10m from the building to the edge of canal. Drawings submitted should be clear and a minimum size of A1.

1.3 Submit a drawing in plan and cross-sectional views showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Examples of SuDS can be found in SDCC SuDS Guide at:

SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide.pdf

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,

15-Mar-2023

Pamela Hughes
for **Senior Planner**