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

**Re: Clarification of Significant Additional information  
Planning Ref No SD22B/0402.**

Planning application for a development on this site at 1 Orchardstown Park, Rathfarnham, Dublin 14. D14VW44  
The development will consist of a single storey kitchen extension to existing kitchen at rear and for a new single storey granny accommodation to rear consisting of two bedrooms, bathroom, lounge kitchen and off streetcar parking all to rear of existing shop/house for Rajendra Naik and Kumud Naik.

Dear Sirs,

I refer to your letter of 6<sup>th</sup> January 2023 for additional information for the above application and reply as follows:

1. We enclosed 6 sets of the revised drawings shoeing the proposed dwelling reduced to a 2 bed -three person dwelling (Elderly couple and carer ) as requested.
2. We enclose 6 sets of our engineers' drawings and calculations for the proposed Suds system for the new dwelling and extension to existing house.

Trusting this revised additional information is to your approval.

Yours Sincerely,

Paul M. Keatley. Architect. 24<sup>th</sup> March 2023.

PMK Architects  
'Sycamore Lodge'  
Barrenhill  
Sutton  
Dublin 13

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

<b>Decision Order Number: 0008</b>	<b>Date of Decision: 06-Jan-2023</b>
<b>Register Reference: SD22B/0402</b>	<b>Date: 01-Dec-2022</b>

**Applicant:** Rajendra Naik & Kumud Naik  
**Application Type:** Significant Additional Information  
**Development:** Single storey kitchen extension to existing kitchen at rear and for a new single storey granny accommodation to rear consisting of two bedrooms, bathroom, lounge kitchen and off street car parking all to rear of existing shop / house.  
**Location:** 1, Orchardstown Park, Dublin 14

Dear Sir /Madam,

With reference to your planning application, additional information received on 01-Dec-2022, 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 submitted revised drawings for a 2 bedroom (double) separate dwelling. The proposed development is not consistent with the provisions of the South Dublin County Development Plan 2022 – 2028 or the Quality Housing for Sustainable Communities Guidelines. Therefore, the applicant should revised the proposed development as either a 2 bed 3 person or a 1 bedroom dwelling with sufficient rear amenity space for both the existing dwelling and the proposed dwelling.
2. The applicant was requested as per Additional Information to confirm the Sustainable urban Drainage Systems for the proposed development which has not been sufficiently addressed and therefore, the applicant should further clarify the SuDS treatments proposed.

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,

06-Jan-2023

*Pamela Hughes*  
for Senior Planner