

Edmond Desmond  
85, Seatown Villas  
Swords  
Co. Dublin

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

<b>Decision Order Number:</b> 0325	<b>Date of Decision:</b> 27-Mar-2023
<b>Register Reference:</b> SD22B/0362	<b>Date:</b> 02-Mar-2023

**Applicant:** John Flood  
**Application Type:** Additional Information  
**Development:** 2 storey extension and internal alterations to include granny flat extension. Comprising of ground floor extension to front and rear for open plan granny flat with own hall door entrance, open plan dining room, kitchen, bathroom and open plan lounge/bedroom. Extended playroom and additional windows with new w.c to hall. Single storey kitchen/family room to rear. First floor comprising of 2 additional bedrooms to front and rear. bathroom and shower room/w.c and attic space converted to home office and balcony together with soak pit to rear garden.  
**Location:** 46 Monastery Park, Clondalkin, Dublin 22.

Dear Sir /Madam,

With reference to your planning application, additional information received on 02-Mar-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. It is considered that insufficient information has been submitted to satisfy that there is a genuine need for the proposed family flat. The South Dublin County Development Plan 2022-2028 states that ‘A family flat refers to a temporary subdivision or extension of an existing single dwelling unit to provide semi-independent accommodation for an immediate family member (older parent or other dependent). The Council will consider family flat developments where an established need has been satisfactorily demonstrated’ and (Section 12.6.8) ‘A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of an existing dwelling)’.  
Policy H15 Objective 1 states ‘To favourably consider a family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members subject to the criteria outlined in Chapter 12: Implementation and Monitoring’.

The applicant has confirmed the family flat would be for an immediate family member. However, the valid need for semi-independent accommodation has not been established, which is required in order to satisfy Policy H15 Objective 1 and criteria under Section 12.6.8 of the CDP. It is noted that the additional information was requested by South Dublin County Council on the 5th of October 2022. This allows for until the 5th of April 2023 to submit clarification of additional information. The Planning and Development Regulations 2001, as amended, provide for the extension of this time period, which the applicant might request to allow for enough time to address the above concerns.

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,

27-Mar-2023

*Pamela Hughes*  
for **Senior Planner**