

**Aaron Dunne  
Park House  
Ballisk Court  
Donabate  
Co. Dublin**

**Date : 25-Apr-2023**

**Reg. Ref. : SD22B/0504/C2  
Proposal : Retention Planning Permission for garage to the side,  
Detached Office to the rear and Canopy that is connected to  
house, garage and Office for shelter and storage along with  
associated ancillary works**

**Condition 2; Amendments.**

**Prior to the commencement of development the applicant,  
owner or developer shall  
submit the following for the written agreement of the  
Planning Authority:**

**Revised plans that incorporate all of the following  
amendments-**

**(a) the stairs and balcony for the tree house/office shall be  
removed entirely within 6  
months.**

**(b) all canopy structures to be removed within 6 months.**

**(c) omit the wc from the office; the structure is ancillary and  
incidental to the main  
dwelling, not for habitation**

**Location : 26, Grange View Lawn, Dublin 22  
Applicant : Malgorzata Sobota  
Application Type: Compliance with Conditions**

Dear Sir/Madam,

I refer to your submission received on 28-Feb-2023 to comply with Condition No 2 of Grant of Permission No. SD22B/0504, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** satisfactory.

Comments:

“Condition 2 states:

**Amendments.**

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

- (a) the stairs and balcony for the tree house/office shall be removed entirely within 6 months.
- (b) all canopy structures to be removed within 6 months.
- (c) omit the wc from the office; the structure is ancillary and incidental to the main dwelling, not for habitation.

**REASON:** To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

**Assessment of Compliance Submission for Compliance with Condition:**

The applicant has submitted a drawing titled *Existing Garage, Canopy & Office Plans, Elevations, Site Layout Map & Section A-A* dated 20th February 2023. However, the applicant has not submitted a cover letter explaining the amendments and has not presented details in the drawings concerning the removal of the:

- (a) the stairs and balcony for the tree house/office.
- (b) all canopy structures.
- (c) omit the wc from the office.

**Assessment of Compliance Submission for Compliance with Condition:**

The Planning Dept considers that the submitted drawing titled *Existing Garage, Canopy & Office Plans, Elevations, Site Layout Map & Section A-A* dated 20th February 2023 is not satisfactory to the requirements of condition 2.

**Recommendation:**

Therefore, I recommend that the applicant be notified that Condition 2 of SD22B/0504 has not been complied with.

Conclusion:

The applicant's submission is considered not to comply with Condition C2. “

Yours faithfully,

M.C.

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**for Senior Planner**