

**AKM**

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

AKM Design  
Unit 6  
Kingswood Business Centre  
4075 Kingswood Road  
Citywest Business Campus  
Dublin 24  
D24 A068

**Re:** 56 St Johns Close, Clondalkin, Dublin 22, D22W677  
**Stage:** Planning Permission  
**File:** Sd21A/0076

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To the Planning Officer,

Please find enclosed the documentation required for submission for reply to the request for further information on the planning application.

**Item no. 1 (a) Redesign of the northern elevation**

This elevation has been amended to comply with the requirements of the planning authority to provide passive surveillance. Please enclosed revised plans.

**Item no. 1 (b) Overlooking & Privacy**

The dwelling has been substantially reduced in floor area. The proposed dwelling has been repositioned and has increased its setback to the adjoining dwellings to avoid overlooking and increase privacy. Please enclosed revised plans.

**Item no. 1 (c) Design of the Roof**

We have altered the design of the roof of the proposed dwelling to make it more visually sympathetic to street and to adjoining properties. The subject site is located within a cul de sac and is not visually prominent. The design of the house was amended to have regard to item no. 1(a) and 1(b). Please see enclosed revised plans.

**Item no. 2 - SUDS**

The applicant is proposing a number of SUDS measures. There is permeable paving (Roadstone Aquaflo permeable paving system) shown in the front garden as a SUDS technique and there is a proposed surface water storage chamber (Stormtech Subsurface) to the rear garden. The proposed drainage layout complies with the Greater Dublin Regional Code of Practice for Drainage Works and Irish Water. Please see enclosed drawings and information.

**Item no. 3 – Entrance**

There is an existing vehicular entrance to the site. The proposed vehicular entrances to the properties are shown on the plans. These are in line with the planning authorities



requirements. The applicant proposes to change the grass verge in the front of the site to a concrete driveway over this area.

**Item no. 4 – Building Line**

The proposed dwelling has been adjusted and the proposed dwelling is now set in line with the existing building line of existing dwellings on the street.

**Item no. 5 – Cross Over**

South Dublin County Council own the piece of ground that is located to the west of the subject site. This piece of land is part of folio DN81656F. The ground does not have any beneficial use as a grass verge and has always been maintained by the applicant. This area is taken in charge. The applicant has contacted the local authority to request a cross over arrangement for the area.

**Item no. 6 – Public Street Lighting**

There is a public light located in the grass verge on the street. Please refer to the enclosed revised plans showing its location. We do not propose to shift the location of the public light.

**Item no. 7 Boundary Walls**

The proposed front boundary garden walls to the front of the site shall be 900mm and the pillar shall not exceed 1200mm.

**Item no. 8 Flood Risk Assessment**

The proposed development is in an area at risk of 1 in 1,000-year flood event as per OPW flood risk maps (Flood zone c). The applicant has prepared a Flood Risk Assessment Report to support the proposal and show what risk of flooding exists for the development and what mitigation measures are proposed for the development. All floor levels shall be 500mm above the highest known flood level of proposed site.

Please consider this proposal on its merits and we look forward to a positive decision in due course.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Jong Kim', is written over a horizontal line.

**Jong Kim MIPI  
AKM Design**



An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
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Jong Kim,  
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 0730	<b>Date of Decision:</b> 02-Jun-2021
<b>Register Reference:</b> SD21A/0076	<b>Registration Date:</b> 08-Apr-2021

**Applicant:** Gary Povey  
**Development:** Reduction of single storey rear extension; construction of detached 2 storey house in side garden with new access and parking arrangement in front garden and associated works.  
**Location:** 56, St. Johns Close, Clondalkin, Dublin 22  
**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 08-Apr-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The Planning Authority has concerns that the proposed development is not in compliance with County Development Plan policy regarding the design of dwellings at corner sites. In this regard, the applicant is requested to:
  - (1) Redesign the northern elevation to ensure that it is provided with a strong façade to include habitable room windows at both ground and first floor. Both the northern and western elevations should be designed to provide passive surveillance. Revised elevational drawings and floor plans should be submitted.

(2) The applicant is advised that the proposed dwelling, by reason of the proximity of directly facing habitable room windows to the property to the east, the failure of the existing dwelling to meet minimum internal space standards following the reduction of the existing extension and the lack of windows for the first-floor bedroom, would result in unacceptable overlooking and loss of privacy, and an unacceptable standard of accommodation, to the detriment of the amenity of neighbouring, existing and prospective residents. The applicant is advised to address the foregoing issues by way of further information.

(3) The adjacent property is a bungalow, which is the built form along this side of the street. However, the properties on the opposite side of the street are two storey dwellings. It is felt in this instance that a two storey dwelling is acceptable due to the end of cul de sac corner site position. However, the current roof pitch shall be reduced to be more sympathetic to the adjacent property of No. 56. A revised design is requested to address this.

2. There are no SuDS (Sustainable Drainage Systems) proposed for the development. The applicant is requested to submit a report and drawing showing what SuDS are proposed. Examples of SuDS include, permeable paving, filter drains, tree pits and other such SuDS.
3. The applicant is requested to confirm on a drawing the width of the entrances to both No. 56 and No. 58 and outline how they will both connect to St. Johns Close.
4. The building line is behind that of the porch of the adjacent dwelling and appears to align to the building line of the extended properties along the street. The applicant is requested to confirm on a drawing if the building line of the proposed dwelling is the same as that of the extended street.
5. The applicant is requested to submit details on who owns the section of land between the road edge and applicant's front boundary wall for the proposed development, and establish and submit evidence of sufficient legal interest/written consent from the relevant stakeholders to access the site.
6. The applicant is requested to submit a proposal for the relocation of the existing public street lighting pole in the verge adjacent to the proposed vehicular access at the applicant's expense. Written agreement must be obtained from the South Dublin County Council Lighting Department and submitted as additional information.
7. The applicant is requested to submit the following revised drawings as Additional Information;  
-A revised plan of scale of 1:100 showing the dimensions of the boundary wall, access widths and set back dimensions. The plan shall include a dimensioned layout for two on curtilage parking spaces.  
-A revised elevation drawing of a scale of 1:100 showing the dimensions and heights of any gates, pillars and boundary walls for the proposed development. The boundary wall should not exceed 900mm in height and the pillars should not exceed 1200mm in height.
8. The proposed development is in an area at risk of 1 in 1,000 year flood event as per OPW flood risk maps. The applicant is requested to submit a report to show what risk of flooding exists for the development and what mitigation measures are proposed for the development. All floor levels shall be a minimum of 500mm above the highest known flood level of proposed site.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the

Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD21A/0076

**Date:** 02-Jun-2021

Yours faithfully,

  
\_\_\_\_\_  
for **Senior Planner**

