

7<sup>th</sup> October 2021

Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght, Dublin 24

**Re: Planning application reg. ref. SD21B/0064 – Extension and alternations to private dwelling, at 9 Ardeevin Drive, Lucan, Co. Dublin – Response to Clarification of ADDITIONAL INFORMATION request**

Dear sirs,

The aim of this response and the accompanying drawings and documents is to deal with each element of the Request for Clarification in a comprehensive manner.

The response is undertaken following: a consultation with our Architect, our civil and structural engineers, Irish Water and a consultation with SDCC Water Services Department.

The written response, which should be assessed in conjunction with the submitted drawings is provided below in respect of each point raised in the Council's request.

**1. Impact of the proposed development on the existing public surface water sewer and Proposed drainage layout.**

**Response:**

**(i) Impact on existing surface water and foul sewers**

We have had a further discussion with South Dublin County Council Water Services Department to discuss possibilities.

Further to this discussion we have reduced the proposed side extension to provide a full 6M space between our property at 9 Ardeevin Drive and the neighbouring property 11 Ardeevin Drive providing more space for access should it be required plus removing any pinch points.

We have also engaged with Irish Water to discuss the access to the foul sewer. We employed the services of a specialist underground services contractor, who contracts work for Irish Water, to put together a Risk Assessment Method Statement for works relating to the Maintenance or replacement of the existing pipelines. They have considered two methods, a standard dig, replace and cover and a Pipe Bursting approach.

My neighbour in number 11 Ardeevin Drive and I have provided a Wayleave Easement to Irish Water guaranteeing access should any works need to be carried out on the pipelines in the future.

Irish water has reviewed these documents and have issued Confirmation of Feasibility with respect to building near the Irish water asset.

The documents are attached to this return.

**(ii) Proposed drainage layout**

The Proposed drainage layout has been updated by the civil engineer and shown on drawing number 1120 Rev. B. The intention is for the overflow from the proposed soakaway to discharge into the existing Surface water sewer.

Further investigation showed that there is an existing connection to the Surface water sewer. It is proposed to connect the overflow to this connection indicatively shown on drawing 1120 Rev. B.

**(iii) BRE Digest 365 – Soakaway design**

I attach a BRE Digest 365 report to this return.

**2. Scale of Eastern extension**

**Response:**

The intention on the east extension design was to complement and match the existing roof structure in style and materials used and not to appear as a dormer, as the roof turns, maintaining the existing look and feel.

As a result of discussions with the Drainage department to allow more space either side of the existing underground drains, the front wall of the east extension has been pulled back away from the eastern boundary line by 780mm to allow 6m distance from the wall of house at 11 Ardeevin Drive.

I feel that this further assisted the extension in appearing subservient to the main house. I also feel that any further changes to the east extension design, being this for example change of the roof size to a dormer, shape or materials used, will not be appropriate and in line with the Extension Guide, especially recommendations on pages 17 and 18.

To further support the above I have prepared 3 no. 3d views of the house as seen from Ardeevin Drive, which demonstrate that the eastern extension as designed is well balanced with the context of the existing house and adjoining houses.



Picture 1 (left to right: No. 7, No. 9 & No.11 Ardeevin Drive)



Picture 2 (left to right: No. 7, No. 9 & No.11 Ardeevin Drive)



Picture 3 (left to right: No. 7, No. 9 & No.11 Ardeevin Drive)

We have reduced the size of the eastern extension further and updated the attached plans to reflect the changes. The height of the roof is set lower than the main house. We feel that this has further assisted the extension to appear subservient to the main house.

We have consulted the SDCC House extension Guide and feel that we are following the recommendations. We also feel that any further changes to the east extension design, being this for example further change of the roof size, shape or materials used, will not be in line with the SDCC House Extension Guide.

The proposed extension is of a great advantage to the comfort and experience of the occupants of the house. The east extension as designed provides an attractive and clear main entrance to the house, without affecting the main house front wall, which we see as being a main feature of the house and characteristic element of the streetscape, and which by all means should be preserved. The extension even though further reduced also aids the provision a functional kitchen area with utility space, and a reasonable size 1<sup>st</sup> floor storage/walk-in-wardrobe space.

In support of this response, I enclose the following documentation:

- 6 No. sets of the architectural drawings and supporting documents plus a Drawing/Document Register and OS map.

I trust that everything is in order and look forward to a favourable decision in due course.

Yours faithfully,

*Rory O'Brien*

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