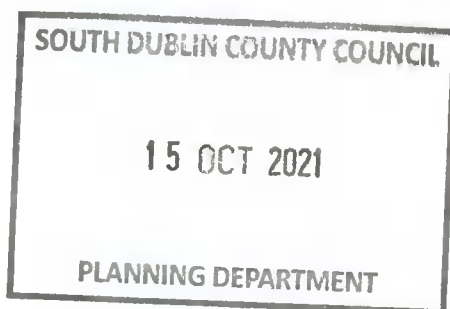


The Planning Department,
South Dublin County Council,
County Hall,
Main Street,
Swords, Co. Dublin
K67 X8Y2



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12th October, 2021.

Project Ref: SD21A/0156b The construction of a new two-storey dwelling to the side of the existing dwelling, new storm water percolation area, new doorway to rear access lane, new shed and associated site works at 46 Slade View, Main Road, Forest Hills, Rathcoole, Co. Dublin

Dear Sir or Madam,

Further to the additional information request for the above application dated 04th August 2021 please find enclosed & below drawings and details addressing the AI request.

AI No.1

"2 ground floor southern gable windows are proposed to No. 46a, but no side gable windows to the habitable first floor bedrooms. The applicant is requested to redesign the layout to include for windows on the first floor of the habitable rooms of No. 46a to ensure passive surveillance of the park area to the south"

Response: Please find enclosed revised drawings reflecting the above changes.

AI No.2

"The applicant notes that no parking can be provided due to the front being pedestrianised. It is stated that the rear courtyard will enable parking for the proposed dwelling. However, the parking in the rear courtyard is numbered and already allocated. The applicant is requested to identify were the proposed spaces for No's 46 and 46a will be provided by way of additional information. For a three bedroom house a maximum of 1.5 spaces should be provided as per the CDP for zone 2 parking. The unit is located 400m from the Main Street in Rathcoole which is a bus corridor, therefore Zone 2 applies"

Response: We have sent two options to South Dublin County Council via email on the 31st August 2021 to a Mr. Donal Farrelly please see proposal sent below and council's response.

We are proposing two options that we hope can meet the criteria of 1.5 spaces per dwelling.

1-We can divide the existing official space one for 46 & one for 46A. We can then number a new position within the over flow area. 46-46A. this would give us 3 spaces for two dwellings

2- We can divide the existing official space one for 46 & one for 46A.

Then create a travel plan for public transport links within the immediate area to demonstrate that 1 space per dwelling is acceptable because of the numerous transport links. Any guests etc could then park in the overflow area in the centre of the courtyard.

Councils Response: Dear Keith, The assessment of this includes more than my opinion so I can't give a direct answer to this. Please submit your proposal through the normal Additional Information process to the planning department please. Include the rationale you set out below and appropriate drawings. It will be assessed on that basis.

Our Proposal-Without any further guidance/information from South Dublin County Council in relation to the parking we can only propose the two options sent to SDCC on August 31st. Please note the excerpt from page 218 of the current SDCC development plan below.

"The development of car free housing may be considered in limited circumstances at the discretion of the Planning Authority. This may occur on small sites that have convenient access to high frequency public transport services and/or are located within a town or village centre. Residents of these developments (other than those in need of a disabled parking permit) may not be given access to parking permits."

AI No.3

"The applicant has not provided an existing elevation of No. 46. The applicant is requested to submit this by way of additional information"

Response: Please find attached revised elevation drawing

AI No. 4

"There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway"

Response: Please find attached soakaway Report & location

AI No. 5

"The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- (i) At least 5m from any building, public sewer, road boundary or structure.
- (ii) Generally, not within 3m of the boundary of the adjoining property.
- (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- (v) Soakaways must include an overflow connection to the surface water drainage network where possible"

Response: Please find attached BRE Report & details

AI No. 6

"The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public water mains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>)"

Response: Please find attached water supply drawings



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AI No. 7

"In order to assess the if the public water infrastructure has sufficient capacity for the proposed development further information is requested as follows:

The applicant shall engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure (both water and foul). The Confirmation of Feasibility (COF) must be submitted to the Planning Department as part of the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>."

Response: Please find attached confirmation of connection from Irish water.



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Trusting the above is acceptable but if you need any further information please let us know.

Yours sincerely,

MCIAT
Senior Chartered Architectural Technologist