

J.O.T.



19^ú Deireadh Fómhair, 2021

An Roinn Pleanála
Comhairle Átha Cliath Theas
Halla an Chondæ
Tamhlacht
Baile Átha Cliath 24
D24 A3XC

ADDITIONAL INFORMATION

Your ref. Decision Order No. 0790

Register Ref. No. SD21B.0228

Re: Proposed Alterations and New Dwelling at 27 Elderwood Road for Jean and John Harrington

A Chara,

We have received your request for Further Information in relation to the above. We note your individual recommendations and respond as follows:

1.

- 1.1. We have amended the Site layout on our Drawing No. 203/101 Floor & Site Plans re-apportioning the available rear amenity areas between the two dwellings to, more closely, align with the ambition of the County Development Plan. In relation to your direction that this be illustrated on the Site Layout Plan, Drawing no. 2030/01 @ 1:500, as this plan is based on the Ordnance Survey map, as always, the actual Site has had to be stretched to fit the Ordnance Survey representation and does not purport to accurately represent actual dimensions. Hence we have used the more accurate 1:100 Floor & Site Plan drawing, no. 2030/101 @ 1:100. Six copies enclosed.
- 1.2. The Original Dwelling was extended (Reg.ref. SD04B/0023) as highlighted on our drawing no. 2030/02 Existing Plans, Elevations & Cross-section. We have prepared an additional drawing, No. 2030/101a, Floor & Site Plans, and hope this clarifies the matter.

2.

- 2.1. We have added windows to the North/Gable Elevation, Ground and First Floor to increase passive surveillance and enliven the Elevation, onto Laburnam Walk, Dwg. no. 2030/102. Six copies enclosed.
- 2.2. We have proposed lowering the existing Boundary Wall as far as the rear north west corner of the Proposed Dwelling as requested. As we also have windows on this façade very close to the public footpath, we feel that the planned Kitchen/Dining area will be compromised in terms of privacy. We request that you consider permitting a slatted wall-top timber fence to reduce glancing visual viewing into this area similar to that illustrated in the following photograph:





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3.
 - 3.1. We enclose drawing no. 001 and 002 Proposed Project Site Plan Site Drainage as prepared by Hugh Stones, Chartered Engineer setting out the proposed Drainage layout design. Six copies enclosed.
 - 3.2. We enclose the Outcome of the Pre-Connection Enquiry as received from Irish Water
 - 3.3. We enclose Drainage and water Supply map as furnished by Irish Water.
 - 3.4. We enclose Outcome of Pre-Connection Enquiry as received from Irish Water to the effect that no infrastructure upgrade will be necessary.
5. We enclose drawing no. 001 Proposed Project Site Plan Site Drainage as prepared by Hugh Stones, Chartered Engineer setting out the proposed Drainage layout design.
6. We have illustrated the proposed car Parking provision to accommodate three no spaces in line with the Development Plan for Dwellings within 400m of a busy Bus Éireann bus-stop. See map attached:



We trust the above along with the enclosures is adequate to your requirements

Is mise, le meas



Micheál ÓDriscoll, B.Arch., FRIAI