

MADELEINE
MOORE
ARCHITECT

South Dublin County Council
Planning Department
County Hall
Town Centre
Tallaght
Dublin 24

T.O.T.
SOUTH DUBLIN COUNTY COUNCIL

18 OCT 2021

PLANNING DEPARTMENT

15th October 2021

Re: Development at 42 Dodder Road Dublin D14 YC85, to include:

Demolition of garage and chimneys. Rear dormer roof extension with rooflights; new rooflights to existing house. Construction of pitched and flat roofed single storey extension to the side and rear with roof lights. Construction of garden room and shed to rear with rooflight. Widening of vehicular entrance in front boundary wall. SUDS drainage and all associated landscaping and site development works.

Dear Sir or Madam,

Please find enclosed a planning application for the above development, on behalf of Alex Williams and Shauna McGowan.

A soakaway to the rear garden will be designed and constructed in accordance with BRE Digest 365. An indicative position is shown on the Site Plan.

Soil percolation test results have been obtained for nearby houses along Dodder Road Lower and submitted to the South Dublin County Council Planning Authority.

Nearby houses, No. 52 Dodder Road Lower (SD20B/0109) and No. 39 Dodder Road Lower (SD15B/0301) provided percolation test results indicating adequate storage capacity for a 100 year return period. The dimensions allocated for the proposed soakaway for No. 42 exceed the soakaway dimensions required by percolation test results published for these nearby properties. A levels survey was published for No. 39 Dodder Road Lower (SD15B/0301).

The side extension has been carefully designed in accordance with the South Dublin County Council house extension design guide to complement the roof shape and slope of the existing house. The roofline of the extension is set well back from the front of the house.

The following documentation is enclosed:

Completed Application Form
Full page of Newspaper Notice published on 14th October 2021
Copy of Site Notice
Cheque for the sum of €34
6. no copies of Drawing Nos 145/ PL 01 to PL/ 07 inclusive.

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Schedule of Architectural Drawings

Dwg No			
145/ PL01	OS Site Location Map	1:1000	A4
145/ PL02	Proposed Site Layout Plan 1:200 and Existing Elevations	1:100	A1
145/ PL03	Existing Floor Plans	1:100	A1
149/ PL04	Existing Sections and Elevation	1:100	A1
145/ PL05	Proposed Floor Plans	1:100	A1
149/ PL06	Proposed Sections and Elevations	1:100	A1
149/ PL07	Proposed Elevations	1:100	A1

Yours faithfully,

Madeleine Moore

Madeleine Moore MR1A1