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02 November 2021

Planning Dept
South Dublin County Council
County Hall
Tallaght
Dublin 24

RE: Reg. Ref. No. SD21A/0157 ADDITIONAL INFORMATION.
Planning application for permission for proposed development consisting of construction of an attached 2 storey, 3-bedroom house and all associated site works to the side of 1, Broadfield Court, Broadfield Manor, Rathcoole, Co. Dublin for Brendan & Shelia Quinn.

Dear Sir/Madam.

This is Response to the Request for Additional Information by Decision Order Number: 1064 dated 05-August-2021 in respect to the above proposed development.

Item No. 1 Set Back of Front Building Line.

The Site Layout Plan Drg. No. 21-1420-03 has been revised to provide for a minimum set back 6m from the rear of the frontage footpath to the front building line of the proposed house. The proposed house will be set back 6.5m where proposed new house attaches to existing house and 6m at the northern gable wall of the proposed house. The House Plans and Elevations Drg. No. 21-1420-05 have also been revised to show the proposed house set back 0.5m from the established existing front building line. These revisions will reduce the proposed rear amenity open area to 62.52sqm, which is in excess of the minimum standard of 60sqm for a three-bedroom house.

Item No. 2 Clarification of Ownership.

Letter of Application indicated that Meadowtree Construction Limited were the owners of the southern portion of the Site as indicated under Folio No. DN160605F. Folio and Folio Map identifying ownership were submitted as part of the application.

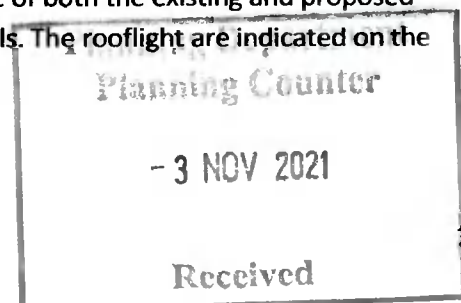
The northern portion has now been registered under Folio No. 242902F, with Brendan Quinn and Shelia Quinn as full owners since 18-December-2020. A copy of the Folio and Folio Map is attached.

Item No. 3 Outbuilding on Site.

The outbuilding referenced is an old timber 'Barna' shed type structure. It is proposed to retain said structure on the lands to use for the storage of building materials during the course of the carrying out of the proposed development should planning permission be granted. The said structure will be removed from the lands on completion of the proposed development.

Item No. 4 Proposed Rooflights.

It is proposed to install Velux Rooflights on the rear roof slope of both the existing and proposed houses to serve each of the Bathrooms at both first floor levels. The rooflight are indicated on the first-floor plan, roof plan, rear elevation and typical section.



Item No. 5 Additional Windows on Gable facing Area of Open Space.

An additional window has been provided in the northern gable wall of the proposed house at first floor level, this being the only habitable room at this location. In addition, the En-suite window has been relocated to the gable, which will assist passive surveillance of the public open space to the north.

Item No. 6 Water Supply.

- 1.1 A Letter of Feasibility from Irish Water dated 27 September 2021 is attached in respect to proposed Water Connection. The letter indicates "*feasibility without infrastructure upgrade by Irish Water*". The proposed new connection will be carried out in compliance with Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website.
- 1.2 A copy of Folio No. 242902F and Folio Map is attached indicating on Page 3 that the Applicants are the registered owners of the northern (proposed) part of the site. Folio No. DN160605F and Folio Map was submitted with the application on 11 June 2021 indicating that Meadowtree Construction Limited were the registered owners of the southern (existing) part of the site. The Applicants are the sole Directors of Meadowtree Construction Limited.

Item No. 7 Foul Drainage Layout.

- 2.1 Drawing No. 21-1420-03 Revised 25/08/2021 indicates the foul drain layout of the proposed development up to and including the point of connection to the public foul sewer. The work will be carried out in compliance with Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website.
- 2.2 A copy of Folio No. 242902F and Folio Map is attached indicating on Page 3 that the Applicants are the registered owners of the northern (proposed) part of the site. Folio No. DN160605F and Folio Map was submitted with the application on 11 June 2021 indicating that Meadowtree Construction Limited were the registered owners of the southern (existing) part of the site. The Applicants are the sole Directors of Meadowtree Construction Limited.
- 2.3 A Letter of Feasibility from Irish Water dated 27 September 2021 is attached in respect to the proposed Wastewater Connection. The letter indicates "*feasibility without infrastructure upgrade by Irish Water*".
- 2.4 Drawing No. Drawing No. 21-1420-03 Revised 25/08/2021 indicates the existing foul drain layout of site



James McInerney, Manning Consultant.

Attachments

- (i) Copy of Folio No. 242902F and Folio Map and
- (ii) Letter of Feasibility from Irish Water dated 27 September 2021 in respect to Water Connection and Wastewater Connection.
- (iii) 6No. Copies of Drg. No. 21-1420-03 Proposed Block Plan - Revised 25/08/2021
- (iv) 6No. Copies of Drg No. 21-1420-05 Plans and Elevations – Revised 25/08/2021
- (v) 6No. Copies of Drg No. 21-1420-06 Typical Section – Revised 25/08/2021