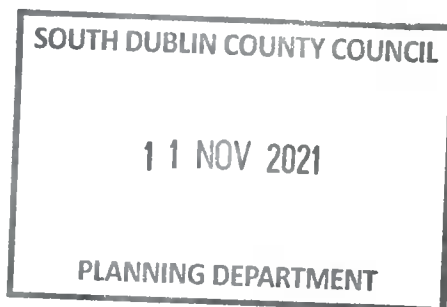




9/11/2021



ADDITIONAL INFORMATION

PLANNING DEPARTMENT

South Dublin County Council

Re: 35, Johnsbridge Walk, Lucan, Co. Dublin

Planning Application Reference: SD21B/0465

To whom it may concern

Please find attached the revised drawings requested as per the request for additional information dated 27/10/2021

(i) Consider the re-design of the proposed half hipped arrangement to the southernmost end of the roof profile. A slight re-design is required to ensure the provision of a hipped roof profile which would be more consistent with the existing streetscape. The proposed 'token' hip-feature is not considered to be acceptable at this prominent location.

Roof Profile revised to Hip Style – See drawing No.s JW-8, JW-9, JW-10

(ii) Consider the re-design of the southern gable of the proposed side extension to enhance the passive surveillance of the adjacent streetspace along Griffeen Avenue.

Roof Profile revised to Hip Style – See drawing No.s JW-8, JW-9, JW-10

(i) A revised Site Plan (Drawing No. JW-14) illustrating the outline of Nos. 1 and 2 Johnsbridge Park to the rear of the subject site and annotating the distance between the proposed development and the rear elevation of Nos. 1 and 2 Johnsbridge Park.

See drawing No.s JW-15

(ii) A revised Site Plan (Drawing No. JW-14) or Existing and Proposed Front and Rear Elevations – Contiguous (Drawing No. JW-13) clearly illustrating the existing and proposed side passage access arrangements for the rear garden and the existing and proposed separation distance between elevation of the dwelling and the southern boundary.

See drawing No.s JW-15

3. The Planning Authority notes that no reference is made in the statutory notices or drawings submitted by the applicant to any amendments to the existing boundary treatments, particularly the western and southern boundary. In this regard the applicant is requested to demonstrate on the drawings that no such amendments are proposed to the boundary treatment at the subject site. Should any amendments be proposed to the existing boundary treatments, these should be shown in plan, section and elevational drawings to allow full assessment by the Planning Authority and new statutory notices should be submitted. Please note that the Planning Authority looks favourably on the retention of the existing dwarf wall and railings.

There will be no modifications to the existing site boundary walls or railings.

Please do not hesitate to contact me if you require any further information.

Regards

A handwritten signature in black ink, appearing to read 'J. Forbes', is written over a horizontal line. The signature is stylized and cursive.

John Forbes