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5th November 2021

Planning Department
South Dublin County Council
Town Centre
Tallaght
Dublin 24

Land Use Planning & Transportation

11 NOV 2021

South Dublin County Council

Dear Sirs

PLANNING PERMISSION FOR RETENTION SOUGHT FOR: (1) THE REMOVAL OF THE GROUND FLOOR INTERNAL COURTYARD WITH CANOPY OVER AS PER PLANNING REF. SD013A/0047 (2) REDUCTION IN SIZE OF LOUNGE FLOOR AREA (3) KITCHEN EXTENSION WITHIN PART OF PREVIOUS LOUNGE AREA (4) RELOCATION OF OFF LICENCE INTO PREVIOUS LOUNGE AREA (5) CHANGE OF USE OF PREVIOUS OFF LICENCE TO TAKEAWAY (6) INTERNAL LAYOUT CHANGES TO LOUNGE AREA PUBLIC TOILETS (7) REMOVE INTERNAL DOORS BETWEEN LOUNGE AREA AND ENTRANCE.

AT

**BOOMERS PUBLIC HOUSE, KNOCKMITTEN NEIGHBOURHOOD CENTRE,
DUTCH VILLAGE, CLONDALKIN, DUBLIN 22.**

FOR

HONEYBRIDGE LTD.

ADDITIONAL INFORMATION

PLANNING REF: SD21A/0205

We refer to your letter dated 15th September 2021, requesting **ADDITIONAL INFORMATION** in respect of the above planning application.

We make comment as follows:

1. The applicant is requested to:

(i) provide a letter of consent indicating the proposed fire access onto the proposed open space is acceptable. If a letter of consent is not possible revised fire exit arrangements should be proposed within revised drawings.

(ii) to clarify whether any structures present in the open space are proposed to be used as part of this development. It should be noted that if there are changes to the red line, these would be considered significant and revised newspaper and site notices would be required.

Response

Please find attached copies of revised drawings 400/07A and 09A.

Please find attached copies of revised Site Plan drawing 400/10A.

The attached indicates the proposed fire access onto the existing open space removed.

Our Fire Safety Consultant has reviewed the layouts and has confirmed, that there are sufficient means of escape without the need for the proposed new fire escape.

The existing single fire exit door is as per Planning Ref: S00A/0008, constructed during 2001, at the time of the Public House building was extended.

2. (a) There is no drawing showing the surface water layout or surface water attenuation for proposed development. The applicant is requested to submit a drawing showing the surface water layout for the proposed development up to and including the point of connection to the public sewer. The drawing shall show the location of all AJs, manholes, pipe size and direction of flow. The applicant is requested to submit a report showing what if any surface water attenuation is proposed for the development. Surface water discharge from the site should be at greenfield runoff rates or 2 litres/second whichever ever rate is higher as per the Greater Dublin Regional Code of Practice for Drainage Works. Maps of the public mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.
- (b) The applicant is requested to submit a report and drainage drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development.
- Examples of SuDS include:
- Planter boxes with overflow connection to the public surface water sewer.
 - Permeable Paving
 - Green roofs and other such SuDS.

Response

Please find attached copies of revised ground floor layouts drawings 400/01A, 03A and 07A.
Please find attached copies of revised Site Plan drawing 400/10A.

The attached indicates the present arrangement of foul and stormwater drainage layouts.
The drains were surveyed by a specialist drain survey contractor.

We submit:

- The original public house building drains have been in this arrangement since 1995.
- The public house building drains, for the extension (Planning Ref: S00A/0008) have been in this arrangement since c.2001 when the public house extension was constructed.

We further submit:

- All proposed works for which this Planning Application refers, are within the external walls of the subject building at ground floor level. and with no extensions.
- The present First Floor layout is not affected by this Planning Application.
- The present Second Floor layout is not affected by this Planning Application.
- The present roof plan layout/arrangement is not affected by this Planning Application

Please find attached a letter from David Jenkins our Consulting Engineer, with regards to this request for Additional Information.

3. The applicant is requested to:
- (a) obtain a letter of confirmation of feasibility from Irish Water for the proposed development, for both water supply and foul.

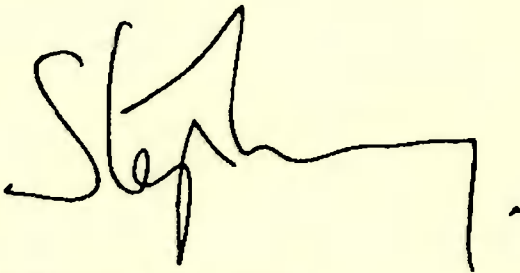
(b) submit a drawing(s) showing the surface water layout and foul water layout of the proposed development.

Response

Please find attached a letter from David Jenkins our Consulting Engineer, with regards to this request for Additional Information.

We look forward to hearing from yourselves at your earliest convenience.

Regards

A handwritten signature in black ink, appearing to read 'Stephen', followed by a horizontal line and a vertical line extending downwards, ending in a small dot.

STEPHEN MASON (AGENT)
ON BEHALF OF
HONEYBRIDGE LTD. (APPLICANT)

Enclosures:

- 6 x revised drawings 400/01A
- 6 x revised drawings 400/03A
- 6 x revised drawings 400/07A
- 6 x revised drawings 400/09A
- 6 x revised drawings 400/10A
- Letter from David Jenkins our Consulting Engineer

05-11-2021
REMOY

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 1226	Date of Decision: 14-Sep-2021
Register Reference: SD21A/0205	Registration Date: 21-Jul-2021

Applicant: Honeybridge Ltd.

Development: Retention sought for the removal of the ground floor internal courtyard with canopy over as per Planning Ref SD013A/0047; Works to include, external canopy above roof level removed, new storage room created at first floor level; ground floor area incorporated into lounge area; permission for reduction in size of lounge floor area; works to include new entrance doors to Lounge area within building elevation facing car park; new external fire exit door from Lounge area to open space to rear of the building; internal walls forming snug demolished complete ;Floor area included within lounge area; kitchen extension within part of previous Lounge area; relocation of Off Licence into previous Lounge area; entrance doors to Off Licence are previous entrance doors to lounge area; works to include new window to Off Licence within building elevation facing car park; change of use of previous Off Licence to takeaway; internal layout changes to lounge area public toilets; remove internal doors between Lounge area and entrance.

Location: Boomers Public House, Knockmitten Neighbourhood Centre, Clondalkin, Dublin 22

Application Type: Permission and Retention

Dear Sir /Madam,

With reference to your planning application, received on 21-Jul-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning

& Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The applicant is requested to:

(i) provide a letter of consent indicating the proposed fire access onto the proposed open space is acceptable. If a letter of consent is not possible revised fire exit arrangements should be proposed within revised drawings.

(ii) to clarify whether any structures present in the open space are proposed to be used as part of this development.

It should be noted that if there are changes to the red line, these would be considered significant and revised newspaper and site notices would be required.

2. (a) There is no drawing showing the surface water layout or surface water attenuation for proposed development. The applicant is requested to submit a drawing showing the surface water layout for the proposed development up to and including the point of connection to the public sewer. The drawing shall show the location of all AJs, manholes, pipe size and direction of flow. The applicant is requested to submit a report showing what if any surface water attenuation is proposed for the development. Surface water discharge from the site should be at greenfield runoff rates or 2 litres/second whichever rate is higher as per the Greater Dublin Regional Code of Practice for Drainage Works. Maps of the public mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.

(b) The applicant is requested to submit a report and drainage drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development.

Examples of SuDS include:

- Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Green roofs and other such SuDS.

3. The applicant is requested to:

(a) obtain a letter of confirmation of feasibility from Irish Water for the proposed development, for both water supply and foul.

(b) submit a drawing(s) showing the surface water layout and foul water layout of the proposed development.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0205

Date: 15-Sep-2021

Yours faithfully,


for Senior Planner