

Design Development

The applicant wishes to provide a three-bedroom home. We enclose a detailed Design Report with this application. In summary the design process focused on the following principals:

- Positioning and designing the new dwelling in an appropriate manner to safeguard the character, context and objectives of a side garden site,
- Accommodating and optimizing the changing needs of the applicants in a house that is designed to high standards and reflective of contemporary modern living.

Drainage/SUDS

There is currently no public foul or surface water sewers in the vicinity of the site. It is therefore proposed to install a waste water treatment unit and percolation area on site as well as a surface water soakway. Subject to the grant of this application, a percolation test will be carried out to determine the details of these installations and communicated to the council in due course. Note the council was contacted in relation to carrying out percolation tests for the waste water treatment unit prior to this application. The council has confirmed by phone that the tests could be carried out after the application is granted with the inclusion of a condition.

Access

We are proposing a separate vehicular entrance to the proposed new dwelling to match the existing.

We have carried out various studies of how we might provide all of the above and we consider the current proposal to be the most appropriate.

We hope that South Dublin County Council will look favourably upon this application and grant permission for the new extension and modifications as now proposed.

The following are included as part of this application:

1. Completed Application Form
2. Newspaper Notice published in The Irish Daily Mail on 29th October 2021. (1 No. copy of the relevant page).
3. 1 No. Copy of Site Notice erected on 29th October 2021.
4. 6 No. copies of Drawings PL01, PL02, PL03 & PL04 prepared by DMVF Architects.
5. Design Report
6. The sum of €65 as the planning fee applicable for an application of this nature and extent in accordance with the Planning & Development, Regulations, 2001-2006
7. Copy of OS Map receipt
8. Copy of application submitted for the Certificate of exemption from the provisions of section 96 (Social/Affordable Housing) of the Planning and Development Act



2000 (as amended) and section 36 of the Urban Regeneration and Housing Act 2015.

We would be grateful for a written acknowledgement of this planning application and a receipt for the fee in due course. We request that all future correspondence relating to this application be forwarded directly to DMVF Architects.

Should you have any further queries, please do not hesitate to contact me.

Yours faithfully,



John Flood MRIAI
DMVF Architects
Encl.

