



Land Use, Planning & Transportation Department,
South Dublin County Council
County Hall Tallaght, Dublin 24, D24 A3XC

06-12-2021

Re: Further Information Response SD21A/0106

Applicant: Peter & Barbara Thornberry

Development Location: 147 Monalea Grove, Dublin 24

Dear Sirs / Madams,

I enclose a written statement to summarise our response to your request for further information.

Land Use Planning & Transportation

7 DEC 2021

South Dublin County Council

Before we respond please note:

The Proposed development has been revised, The number of proposed units has been reduced from 2 to 3, the revised proposal is for the construction of one 4 bed detached residential unit and the reinstatement of existing unit from child care building to a 4 bed semi-detached unit.

Note: The previously proposed planning application was for the construction of 2 semi-detached 3 bed residential units and the reinstatement of existing unit from child care building to a 3 bed semi-detached residential unit.

The Current Child Care Facility will continue to operate should the planning permission be refused.



SDCC Request

1. Development on this site should not encroach on the publicly owned planted space directly north of the site, and any grant of permission would not entitle the applicant or developer to make such an encroachment. A third party has alleged that the site layout plan indicates development outside the ownership of the applicant, and it is not clear from the Site Layout Plan whether the proposal would or would not encroach upon said land. The applicant is requested to submit a detailed Site Layout Plan showing the development contained entirely within the lands in their ownership

Response:

1. The proposed development does NOT encroach on publically owned planted space directly north of the site. See revised site layout plans & ordance Survey map which clearly show the site boundary line for the proposed development and the boundary line for the publically owned planted space.

See drawing attached FI-002 Site Layout Plans

See drawing attached FI-004 Ordance Survey Plan

2. The applicant is requested to respond to the following items raised by the roads department:

- (a) The applicant is requested to submit a revised layout increasing the parking arrangement to up to 2 on-curtilage spaces for each dwelling alongside a swept path analysis showing how parked vehicles can access and egress the site safely.**
- (b) The applicant is requested to consider providing separate vehicular accesses to each dwelling, or a shared surface by means of a 'way leave' with a shared vehicular access.**
- (c) The applicant is requested to provide a revised layout and elevations, of not less than 1:100 scale, showing any boundary walls at vehicle access points to be limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.**

Response:

2 (a&b) The newly proposed car parking arrangement is for the allocation of two separate car parking spaces for each proposed dwelling. Each dwelling is accessed via a shared surface 'way leave' for shared vehicular access

See drawing attached FI-001 Parking Arrangement Drawing

See drawing attached FI-002 Site Layout Plans

See SHD Engineers Vehicle Tracking drawing 21A404-SHD-00-00-DR-S-0001

2 (C) See drawing FI-001 Parking Arrangement Drawing FI-001 Showing boundary wall plans and elevations to agreed maximum heights to improve visibility for vehicles.



3. The applicant is requested to:

(a) Submit a drawing showing the surface water layout for the development up to and including the point of connection to the public sewer. The drawing should include the location of all AJs, manholes, pipe size, material type and direction of flow.

(b) Submit a drawing showing what SuDS are proposed for the developments such as permeable paving, soakaways, tree pits or other such SuDS. If a soakaway is proposed for the developments and subject to suitable ground conditions submit a report showing percolation tests results for a soakaway of each house as per BRE Digest 365 Standards. Submit a drawing in plan and cross sectional view showing design details of proposed soakaways as per BRE Digest 365 standards. Soakaways shall have an overflow connection to the public surface water sewer where this can be practically achieved.

(c) Include water butts in proposed development as part of SuDS

Response:

3. See SHD Proposed drainage Layout and Soakaway Detail Drawing **21A404-SHD-00-00-DR-C-0001**

4. The applicant is requested to:

(a) Submit a drawing showing the watermain layout of proposed development up to the point of connection to the public watermain.

(b) Submit a drawing showing the foul drain layout of proposed development up to the point of connection to the public foul sewer

(c) In order to assess the feasibility of a connection to public water/waste water infrastructure, the applicant is requested to engage with Irish water through the submission of a pre-connection enquiry (PCE) in order to determine the feasibility of connection to the public water infrastructure. The confirmation of feasibility (COF) must be submitted to the planning department as the response to this further information request.

Response:

4. See SHD Proposed drainage Layout and Soakaway Detail Drawing **21A404-SHD-00-00-DR-C-0001**

If you have any questions or queries or require any further information please do not hesitate to contact me at 01-4978166

Darren McGill