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Our ref. D1194

**Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24**

3rd December 2021

ADDITIONAL INFORMATION

Re: Planning application at Palmyra, Whitechurch Road, Rathfarnham, Dublin 16.

Applicant: Anne Jackson

Reg. Ref. SD21B/0372

Dear Sir/Madam,

I refer to the above application and in particular to the request for additional information dated 26th August 2021 and in this regard and on behalf of the applicant, we respond to all the points raised and in the order requested as follows.

Point 1

"It is proposed to demolish two detached buildings referred to as sheds. These sheds appear to be non-habitable and used for storage. Due to the nature of these buildings, the existing vegetation and proximity to a watercourse (Glin River) the Heritage Officer has advised there is the potential for bat roosting and/or activity on the site. The applicant is requested to submit a bat survey for bat usage carried out on the sheds proposed for demolition to assess roosting and feeding/foraging activities and assessing potential impact on these species

Directors: B O'Flanagan MRIAI P Fitzpatrick, Company Secretary
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Land Use Planning & Transportation

3 DEC 2021

South Dublin County Council

arising from the proposed development. The survey shall be undertaken by a qualified and experienced bat surveyor carrying professional indemnity insurance during the correct time of the year and under the weather conditions appropriate for surveys. Depending on the results from the survey(s) any proposed lighting may needed to be revised."

Response

Enclosed with this submission is a comprehensive assessment of bat activity at the subject site. The assessment was prepared by Dr. Patrick Moran, Principal Ecologist of FERS (Forest, Environmental Research and Services Ltd.). The report concludes that the proposed development will have no significant impact on the local bat population.

Point 2

"The proposed development would involve the removal of existing vegetation, including mature trees, to facilitate development. The applicant has submitted a tree schedule and tree survey plan. This identifies the condition of the existing trees onsite, however, does not clearly identify or assess the trees to be removed. It appears trees would be removed and the development, namely the carport/home office, would be proximate to and within the root protection area of a Category A tree. There is also vegetation growing on the existing sheds to be demolished. The applicant is requested to submit further detail clearly identifying what trees are to be removed and what mitigation measures are required to protect existing vegetation."

Response

Enclosed with this submission is a detailed Arboricultural Impact assessment and Arboricultural method statement report which is accompanied by a tree removal plan, tree survey and tree protection plan all of which have been prepared by Charles McCorkell Arboricultural Consultancy. The enclosed documents clearly identify what trees are to be removed to facilitate the proposed development. The enclosed report concludes the proposed development is achievable in both Arboricultural terms and in relation to local planning policy as it relates to trees. The report also concludes that any tree losses have been assessed and will have a negligible impact on the character and appearance of the surrounding area due to their insignificant visual public amenity value

Point 3

"There is a 19th century burial site enclosed by the subject site, to which the sheds proposed for demolition are adjacent to (on its eastern and southern boundaries). Based on the submitted drawings and site visits the sheds appear to incorporate the boundary walls of this burial site. It is not clear from the submitted documentation how the walls of the burial site and laneway would be impacted by the demolition of the existing sheds. The applicant is

requested to submit further information demonstrating the proposed works to the walls of the burial ground enclosed by the site and to the wall along the laneway to the north."

Response

Enclosed with this submission is the response prepared by Mr. Tim Foley, Grade 1, Conservation Architect of Buchan Kane & Foley Conservation Architects on behalf of the applicant. The report appraises and defines the proposed works to the walls of the burial grounds enclosed by the site and to the wall along the laneway to the north.

The enclosed report confirms that there will be no impact on the existing walls as a result of the proposed works and it is envisaged that the condition of same will be enhanced due to the removal of overgrown vegetation and the provision of repointing and capping.

Point 4

"(1) Water

1.1 The applicant has not submitted water supply drawings for the proposed development. The applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>)

1.2 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

(2) Foul 2.1 In order to assess the feasibility of a connection to public waste water infrastructure further information is requested as follows; The applicant is required 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 waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

2.2 All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure".

Response 1.1

Enclosed herewith are 6 copies of the Irish Water public watermains records site location map (A4 drawing scaled to fit, drawing no. D1194-50) which has been updated to show the location

of the existing watermain connection point at the entrance to the property, adjoining the public road. In the interests of clarity, photographs of the existing water connection are also included on the site plan.

Also enclosed are copies of the existing/ proposed watermain layout for the subject site (drawing no. D1194-41). There will be no change to the existing watermain connection serving the dwelling. The only works proposed in regard to water supply are internal plumbing reconfiguration works within the existing dwelling in order to serve the proposed extension and home office.

Response 1.2

No new water connection to the public water supply network is required to facilitate the proposed works however any remedial works within the private residence site will be carried out in accordance with the Irish Water Standard Details & Code of Practice for Water Infrastructure, where applicable.

Response 2.1

Prior to making this submission, a Pre-Connection Enquiry was submitted to Irish Water. Irish Water subsequently reverted back to confirm that a waste water connection for the existing dwelling and proposed works, is feasible without the need for any infrastructure upgrade works. A copy of the confirmation of Irish Water to the Pre Connection Enquiry is enclosed.

Response 2.2

All proposed works in regard to the provision of a new waste water connection to the existing foul network will be carried out in accordance with the Irish Water Standard Details & Code of Practice for Wastewater Infrastructure”.

Point 5

“1.1 It is unclear where surface water run off from the site is proposed to drain to. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer/watercourse. The drawing shall include the location of all Aj’s, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the 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. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

1.2 The applicant shall submit a report and a drawing clearly showing how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be

attenuated on site to pre-developed greenfield run off rates or alternatively via infiltration to ground. All surface water management shall be provided through the use of Sustainable Drainage Systems (SuDS) where possible. Such features include but are not limited to:

- ***Soakaways***
- ***Permeable Paving***
- ***Water Reharvesting systems***
- ***Rain Gardens***
- ***Swales***

Design calculations and construction details of all proposed SuDS features shall be submitted.

- ***The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.***
- ***All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works."***

Response 1.1

The total subject site measures circa. 1.03 hectares and comprises mostly of garden/ wild garden and natural woodland. The total current hard standing/ impermeable area (comprised of entrance driveway and dwelling roof equates to approx. 16% of the total site area and the majority of which drains naturally to the surrounding garden/ woodland.

The combined roof area of the existing house and sheds equates to approximately 328m sq. (3% of the total site area). Surface water runoff from the existing dwelling and shed roofs discharges to an existing soakaway, indicated on the enclosed surface water drainage layout plan (drawing no. D1194-42).

Enclosed with this submission is an existing/ proposed surface water drainage layout plan (drawing no. D1194-42) which details the point of connection to the soakaway. Indicated on the enclosed drawing is the location of all Ajs, manholes, pipe sizes and direction of flow.

The foul wastewater from the existing dwelling currently discharges into an existing septic tank which is being decommissioned as part of this application and a new connection will be provided to the public network. In the interests of clarity, the proposed foul drainage layout is enclosed with this submission (drawing no. D1194-40A) as it clearly demonstrates that the foul and surface water systems are totally separate pipe networks.

Response 1.2

As outlined above, the existing pre development surface water runoff from the roof of the existing dwelling and shed roofs equates to circa. 328m sq. It is proposed to provide a new extension to the rear of the existing dwelling and demolish the sheds and replace same with a new carport/ home office. The total combined new roof area measures approximately 427m sq. which equates to an increase of just 100m sq. and which represents less than 1% of the site area.

Notwithstanding that the increase in surface water runoff is minimal, in the interests of adopting SUDs best practice, the applicant is intending to provide a new soakaway on site to cater for all additional surface water discharge from the site. A site investigation is currently being carried out by Ground Investigation Ireland to determine the infiltration properties of the existing soils to determine if the ground is suitable for on-site disposal. Typical details of the proposed soakaway are enclosed with this submission and all details are subject to confirmation pending site investigation results.

Due to the minimal additional surface water runoff envisaged and the sizeable site area and resultant allowable discharge rate, the required storage volumes, including a 20% allowance for climate change, can be easily accommodated in the proposed soakaway/s.

The new patio/ terraced area to the rear of the proposed extension will comprise of permeable material which will allow infiltration into the ground and or drain to adjacent landscaped areas.

All works for the proposed development will be carried out in accordance with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works, where applicable.

Point 6

“The applicant is requested to submit further detail in regard to the proposed retaining walls associated with the proposed development. This shall include the following:

- ***Retaining wall Structural stability report***
- ***Detailed design including:***
 - o fully dimensioned drawing***
 - o foundations including sub-base specification***
 - o steel reinforcement arrangement, concrete specifications***
 - o loadings post construction (dead, live, hydraulic, etc)***
 - o drainage/groundwater management”***

Response

Prior to making this submission, the applicant engaged Duffy Chartered Engineers to carry out a detailed design of the proposed retaining walls associated with proposed development in order to address all the points raised.

The enclosed drawings include a fully dimensioned retaining walls layout plan (drawing no. 4560-S01), retaining walls sections layout (drawings no. 4560-S02) including steel reinforcement arrangement and detailing, concrete foundation, sub-base and steel specifications and drainage/ groundwater management proposals.

An associated retaining wall structural design and stability report including post construction dead, live and hydraulic loadings has also been prepared by Duffy Chartered Engineers and are enclosed.

Point 7

“(a) The proposed development would involve the construction of a carport for 3 no. car parking spaces, creating additional car parking space onsite. The Roads Department advise that the inclusion of a 3-vehicle carport will lead to an increase in vehicle movement on and off-site including access and egress. The applicant is requested to submit a Road Safety Audit, paying particular attention to vision lines at the existing accesses.

(b) The CGI’s submitted relate mainly to the extension to the dwelling. The applicant is requested to submit CGI’s of the proposed car port and home office from a number of different angles.

(c) The applicant is requested to contact the Architectural Conservation Officer and ascertain her requirements and submit these as further information.”

Response 7 (a)

The 3 bay car port is proposed to facilitate existing car parking requirements. It is not being proposed to create additional car parking spaces but rather to provide sheltered spaces for the family member cars currently occupying the private residence. There will be no increase in vehicle movement as a result of the proposal and therefore taking this into consideration, we are satisfied that a Road Safety Audit is not deemed necessary in this instance.

Enclosed with this submission is a site layout plan (drawing no. D1194-22) which indicates the location of the proposed spaces which will fulfil the objective to relocate the existing spaces from the driveway.

The proposal does not include any alterations or changes to the existing access.

Response 7 (b)

Enclosed with this submission are 3 no. additional CGIs which demonstrate the proposed car port and home office from a number of different angles.

Response 7 (c)

Prior to making this submission, Mr. Timothy Foley, B Arch. MUBC. FRIAI, Buchan Kane & Foley Conservation Architects contacted (by email) Ms. Irenie McLoughlin, Architectural Conservation Officer, South Dublin Co. Co. in order to ascertain her requirements.

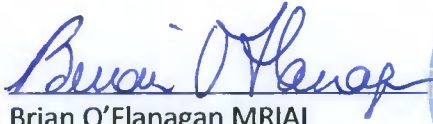
Ms. McLoughlin subsequently reverted back by email outlining her requirements, to which Timothy Foley has responded. Enclosed with this submission is the response prepared by Mr. Tim Foley, Grade 1 Conservation Architect of Buchan Kane & Foley Conservation Architects, which contains details of all email correspondence between Mr. Foley and Ms. McLoughlin.

6 copies of the following drawings and documentation are enclosed with this submission, as required.

- FERS (Forest, Environmental Research and Services Ltd.) Assessment of Bat activity.
- Charles McCorkell Arboricultural Consultancy Arboricultural report (A4 booklet)
- Charles McCorkell Arboricultural Consultancy Tree survey plan (A3 @ 1:500)
- Charles McCorkell Arboricultural Consultancy Tree removals plan (A3 @ 1:500)
- Charles McCorkell Arboricultural Consultancy Tree protection plan (A3 @1:500)
- Buchan Kane & Foley Conservation Architects A4 report.
- Duffy Chartered Engineers retaining walls layout plan (drawing no. 4560-S01),
- Duffy Chartered Engineers retaining walls sections layout (drawings no. 4560-S02)
- Duffy Chartered Engineers retaining wall structural design and stability report.
- CGIs (3 no. A3 drawings Nos D1194-25, D1194-26 & D1194-27)
- Terry & O'Flanagan site layout plan (Drawing no. D1194-22)
- Terry & O'Flanagan Foul drainage layout plan (Drawing no. D1194-40B)
- Terry & O'Flanagan Water supply layout plan (Drawing no. D1194-41)
- Terry & O'Flanagan Surface water drainage layout plan (Drawing no. D1194-42)
- Terry & O'Flanagan typical soakaway details sheet (Drawing no. D1194-43)
- Irish water water supply records (Drawing no. D1194-50)

I trust the enclosed submission is satisfactory however if you have any queries or require any further information in relation to this application please do not hesitate to contact this office.

Yours Faithfully,



Brian O'Flanagan MRIAI

For and on behalf of Terry & O'Flanagan Ltd.

