

28 Crannagh Road

Ref. No.: I.e.2002/Letter/003/SDCC/AI

J.O.T.



Planning Department,
 South Dublin County Council,
 County Hall,
 Belgard Square North,
 Tallaght,
 Co. Dublin

07.12.2021

Additional Information Request for Planning Application File Reg. Ref:SD21B/0436, Decision Order no. 1254, for 28 Crannagh Road, Dublin 14.

A Chara,

On behalf of our clients, Ferga Kane & Paul O'Neill, please see the Additional Information as requested on foot of Decision Order No. 1254 for the proposed works at 28 Crannagh Road, Dublin 14.

Please find attached, as requested:

- a. 6 no. copies of our amended Planning Application Drawings PA/100/B series.
- b. 6 no. copies of our new Planning Application Drawings PA/400/A Parking Study series.
- c. 6 no. copy of our Car Parking Study Report.
- d. 1 no. copy of our Issue Sheet No. 2002/IS/04.
- e. 6 no. copies of Robert Barry Consulting Engineer Ltd.'s DWG Drainage Drawings.
- f. 6 no. copies of Robert Barry Consulting Engineer Ltd.'s Letter and Design Report.
- g. 6 no. copies of Robert Barry Consulting Engineer Ltd.'s Issue Sheet

In response to the following items of the Additional Information request, we submit the drawings above and the information as outlined below.

1. There are concerns from a traffic and pedestrian safety perspective and visual impact (and to maintain on street parking) about the width of the vehicular entrance proposed and the lack of information in relation to the proposed gates and boundary treatment. The applicant is requested to submit the following information:

- (a) A revised vehicular entrance with a maximum width of 3.5m*
- (b) Full details of the proposed gates shown on elevations.*
- (c) Full details of the front boundary treatment shown on elevations. The height of the front boundary wall should be maintained to the same height and design as the original. Pillars should not exceed 1.2m in height.'*

We respond:

- a) The width of the widened vehicular entrance has been reduced to 3.5m as requested.
- b) For full details of the boundary and elevations, please refer to the additionally prepared drawing series 2002/PA/400/A.
- c) The full boundary treatment has been provided on DWG 2002/PA/400/A. The boundary wall height matches the existing and adjoining height and pillar designs of the adjoining properties. It is noted that the pillar as found in the existing and adjoining properties is greater in height than the requested 1.2m. To provide a lower pillar design would be visually discordant with the adjoining properties and the rhythm of the street, therefore this existing pillar design is maintained.

As is evidenced by the car parking capacity study, Crannagh Road is residential and suburban in nature and not subject to excessive parking demand or traffic movement during the day.

The proposed revisions to the proposed revised vehicular access design - PA/400/A - broadly consist of:

- The amendment of the initially proposed revised vehicular access width from 3750mm to 3500mm.
- The minor relocation of the overall opening and associated piers, to mirror the pier locations of the adjoining property at 30 Crannagh Road. In order to allow for a safe vehicular turning circle for two cars within the front boundary of the property along with the elimination of any necessity to reverse out onto Crannagh Road.
- The reinstatement of the existing pillars in height and design, for aesthetic and visual continuity to exactly match those existing and those of the adjoining properties on the street generally.

2. *There are concerns with the proposed first-floor side extension, and in particular the flat roof and lack of fenestration, from a visual perspective given the character of the existing house and neighbouring properties. The applicant is requested to consider the contents of the SDCC House Extension Design Guide in relation to first-floor side extensions and submit a revised design incorporating the following:*

- (a) A detailed design rationale for the proposal or an amended roof design that incorporates a hipped roof which would be more sympathetic to the character of the existing and neighbouring properties.*
- (b) Fenestration on the front elevation at first floor level to add interest.*
- (c) Fenestration on the side elevation serving each of the walk-in wardrobe, ensuite, and office. Obscure glazing is recommended to be used to avoid overlooking.*

- (a) In accordance with the AI request, the initially proposed flat roof extension has been revised to provide for a pitched and hipped roof. This roof is to match the existing roof in terms of pitch, design and materiality. It is sympathetic and subordinate to the main house and street.
- (b) In lieu of the previously proposed brick screen, we propose vertical timber louvres, the proposed louvres sensitively mediate between the existing street aesthetic and the residential privacy of the proposed home office. Please refer to Plate 1 & 2 in this regard for local equivalents for reference.
- (c) As requested, fenestration revisions have been made to the East Elevation to provide for additional windows, by way of high level apertures to the boundary which, illuminate the en-suite and wardrobe spaces respectively.

3. *There are concerns with the lack of information submitted in relation to surface water. The applicant is requested to address the following:*

(1) It is unclear where the surface water would discharge to from the proposed development. The applicant is requested to submit a drawing showing the existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all A/j's, manholes, pipe size, material type and direction of flow. The drawing should 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@sdbublincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

(2) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

As part of this submission, additional information in relation to the proposed surface water drainage design has been prepared and submitted by Robert Barry Consulting Engineers Ltd. The submission consists of a surface water drainage design drawing and an associated report. The submission substantively addresses the issues in relation to surface water drainage design raised in the AI request.

4. *There are concerns with the lack of information submitted in relation to foul water. The applicant is requested to address the following:*

It is unclear where the foul water discharges to from proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public waste water sewer. The drawing shall include the location of all A/j'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.

As part of this submission, additional information in relation to the proposed foul water drainage design, has been prepared and submitted by Robert Barry Consulting Engineers Ltd. The submission consists of a foul water drainage design drawing and an associated report. The submission substantively addresses the issues in relation to foul water drainage design raised in the AI request.

The revised and additional drawings submitted as part of this additional information response substantially address the matters raised in the AI request received. In the event that any of the above remains unclear it is noted that any outstanding matters can be dealt with by way of condition.

We would be very grateful if you could process this additional information submission at your earliest available opportunity, and in the interim if we can be of any assistance please do not hesitate to contact us.

Yours sincerely



Allister Coyne, MRIAI
Ailfireacht Architects



Plate 1 - Tierney Haines Architects - Private Residence in Deansgrange.



Plate 2 - ODKM Architects - Private Residence in Rathfarnham.