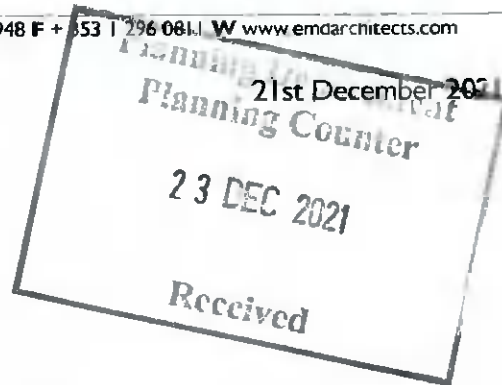


South Dublin Co. Council
Planning Department
County Hall
Tallaght
County Dublin.



Re: Permission for Single Storey Extension to front & side of existing Green Keepers Building to include for a 310sq. mt. extension to front to form additional green keepers building area; 14sq. mt. extension to side to form on-course toilet facilities; alterations to existing green keepers building including internal alterations to form staff and office areas; forming new windows and fire exit door on existing elevations, For Edmondstown Golf Club CLG.

Planning Register Reference SD21A/0235.

ADDITIONAL INFORMATION

Dear Sirs,

On behalf of our clients, Edmondstown Golf Club CLG, we wish to acknowledge receipt of your correspondence dated 19th October 2021, requesting Additional Information in relation to the above-mentioned application and to reply as follows.

1. (a) *A long blank elevation in close proximity to adjoining eastern residential properties is not visually acceptable. It is noted that there is some mature vegetation on the outside of the subject site on this boundary. However, the extension would still be visible from these properties and Whitechurch Drive and the retention of these trees are not guaranteed. The use of sand-cement plaster across the full eastern elevation presents a blank elevation to the properties on this boundary. The applicant is requested to revise the eastern elevation of the proposed extension. This might include the use of different complimentary materials and/or changes along the building line, in order to break up this elevation.*
- (b). *There are concerns with the lack of information submitted in relation to existing trees and vegetation within the subject site and the potential negative impact the proposed development will have on this existing vegetation and associated Green Infrastructure. The applicant is requested to provide information relating to the tree protection to be employed on site in order to ensure that existing trees and vegetation are adequately protected from the impacts associated with the proposed development.*

Response: (a) Revised drawings (2929-PA 02A, Ground Floor Plan & 2929-PA 03A, Elevations) have been prepared by EMD Architects, showing the rear (eastern) elevation of the proposed extension being augmented with the provision of 5No. panels to be formed in turf brown brickwork. These panels shall be on average 1800mm wide, with the end panel being returned on the corner by 500mm. and shall be planted on to the surface of the 215mm concrete block wall to project out by the thickness of the brick(100mm).

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(b). A written report along with a revised drawing (21159-TPP-01-A Revision B) has been prepared, on behalf of the applicant, by Gannon & Associates, Landscape Consultants, indicating how it is proposed to protect the existing trees on site, during the construction works.

2. (1). *There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365-Soakaway Design.*
- (2). *The applicant is required to submit a revised drawing showing plan and cross-sectional views dimensions and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*
 - (i) *At least 5mt from any building, public sewer, road boundary or structure.*
 - (ii) *Generally, not within 3mt of the boundary of the adjoining property.*
 - (iii) *Not in such a position that the ground below foundation is likely to be adversely affected.*
 - (iv) *10mt from any sewage treatment percolation area and from any watercourse / floodplain.*
 - (v) *Soakaways must include an overflow connection to the surface water drainage network.*

Response: (1). A report has been prepared, on behalf of the applicant, by Alan Clarke & Associates, Consulting Engineers, outlining their response to the queries as listed above. Copies of this report are attached herewith along with copies of BRE Digest 365 Report indicating details of test results & details of proposed percolation areas.

(2). A revised drawing (21158-5—Rev. P1) has been prepared by Alan Clarke & Associates, showing location of proposed new soakaways.

A reference was made in the request for Additional Information to the fact that: *one soakaway, west of site development and surface water drain is outside the red line boundary on drawing submitted. In this instance one of the following must be submitted:-*

- *A drawing showing the red line boundary moved to take in the proposed soakaway and surface water drain construction.*
- *Or submit a drawing showing the proposed soakaway works within the blue line boundary of site*
- *Or submit a letter from owner of property where proposed soakaway and surface water drain is proposed to allow such works to be carried out.*

Reference was also made to a request from Irish Water in relation to the foul water drainage.

Response: In response to the above mentioned items we hereby submit a copy of letter prepared by Edmondstown Golf Club, confirming that the Club are the owners of the land to the west of the Green Keepers Facility, (as would have been indicated on original Site Location Map as submitted with Planning Application) and giving their consent for the works as required to the foul & surface water drains, to be carried out.

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A reference is also made in the request for Additional Information to:
Include water butts in proposed development as part of SuDS (Sustainable Drainage System).

In our response to this request, we would point out that 2No. water butts have been included on the revised drawing as prepared by Alan Clarke & Associates and reference to these is contained in their covering letter.

6No. copies of all revised drawings, reports & other documents as referred to herein, are attached herewith for your information.

Yours Sincerely,



Dermot Mac Dermott
EMD Architects.