

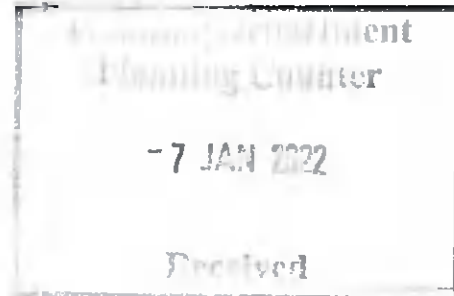
Loretta Kennedy
Dip Arch Tech
19 Greenville Terrace
Dublin 8
D08 E9X0

South Dublin County Council
Planning Department
County Hall
Town Centre
Tallaght
Dublin 24

6th December 2021

Our ref: 21008-PLA-03/LK

Your Ref: SD21A/0255



RESPONSE TO ADDITIONAL INFORMATION REQUEST

RE: THE CONSTRUCTION OF 2 NO. THREE STOREY DWELLINGS AND ALL ASSOCIATED ANCILLARY SITE WORKS AT HAWTHORNS, KILLAKEE LAWNS, FIRHOUSE, DUBLIN 24

Dear Sirs,

On behalf of Teresa and Sean Butler find enclosed the following documentation in response to the Request For Additional Information to the above application:

South Dublin County Council Further Information request No. 1

The drawings submitted are inconsistent in relation to the rear access to House 2. The Site Location Map and Site Layout Plan show a different arrangement to that shown on the Site Layout and Proposed Ground Floor Plan. The applicant is requested to submit revised drawings confirming the proposed access arrangement.

Response to Further Information request No. 1

Amended Drawings No. 21008-PLA-01A, 21008-PLA-02A & 2008-PLA-03A are consistent with the Site Layout and Proposed Groud Floor Plan.

South Dublin County Council Further Information request No. 2

The applicant is requested to submit existing and proposed contiguous street elevations of the site and including at a minimum 49a Killakee Lawns, to allow for a full assessment of the impact of the units on the streetscape.

Response to Further Information request No. 2

Drawing No. 21008-PLA-11 indicates the existing and proposed contiguous street elevations of the site.

South Dublin County Council Further Information request No. 3

The applicant is requested to submit a revised site layout plan detail as follows:

- a) The vehicular access points shall be limited to a width of 3.5 to 4.2 meters.*
- b) The applicant shall submit a revised layout showing 6.0m reversing space behind perpendicular car parking spaces.*

Response to Further Information request No. 3

Drawing No. 21008-PLA-03A indicates a revised entrance width of 4.0m between entrance pillars and 6.0m width of reversing space behind perpendicular car parking spaces.

South Dublin County Council Further Information request No. 4

The applicant is requested to submit a comprehensive scheme of landscaping which includes boundary planting. The landscape scheme shall help to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links.

Response to Further Information request No. 3

Drawing No. 21008-PLA-12 indicates a comprehensive scheme of landscaping which includes boundary planting designed by Richard Fanning of Fanning Landscapes, Ballinakil, Rathdrum, Co. Wickow.

In addition to the above, we enclose the following information in response to items 5-10 of the Additional Information Request:

1. Six copies of the Engineering Response by Doherty Finnegan Kelly consulting Engineers.
2. Six copies of the Engineering Drawings as below:
 - a. Proposed drainage & watermain layout 21175-01A
 - b. Drainage & watermain details Sheet 1 of 2 21175-02A

We trust that the above is in order and look forward to your favourable reply. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,

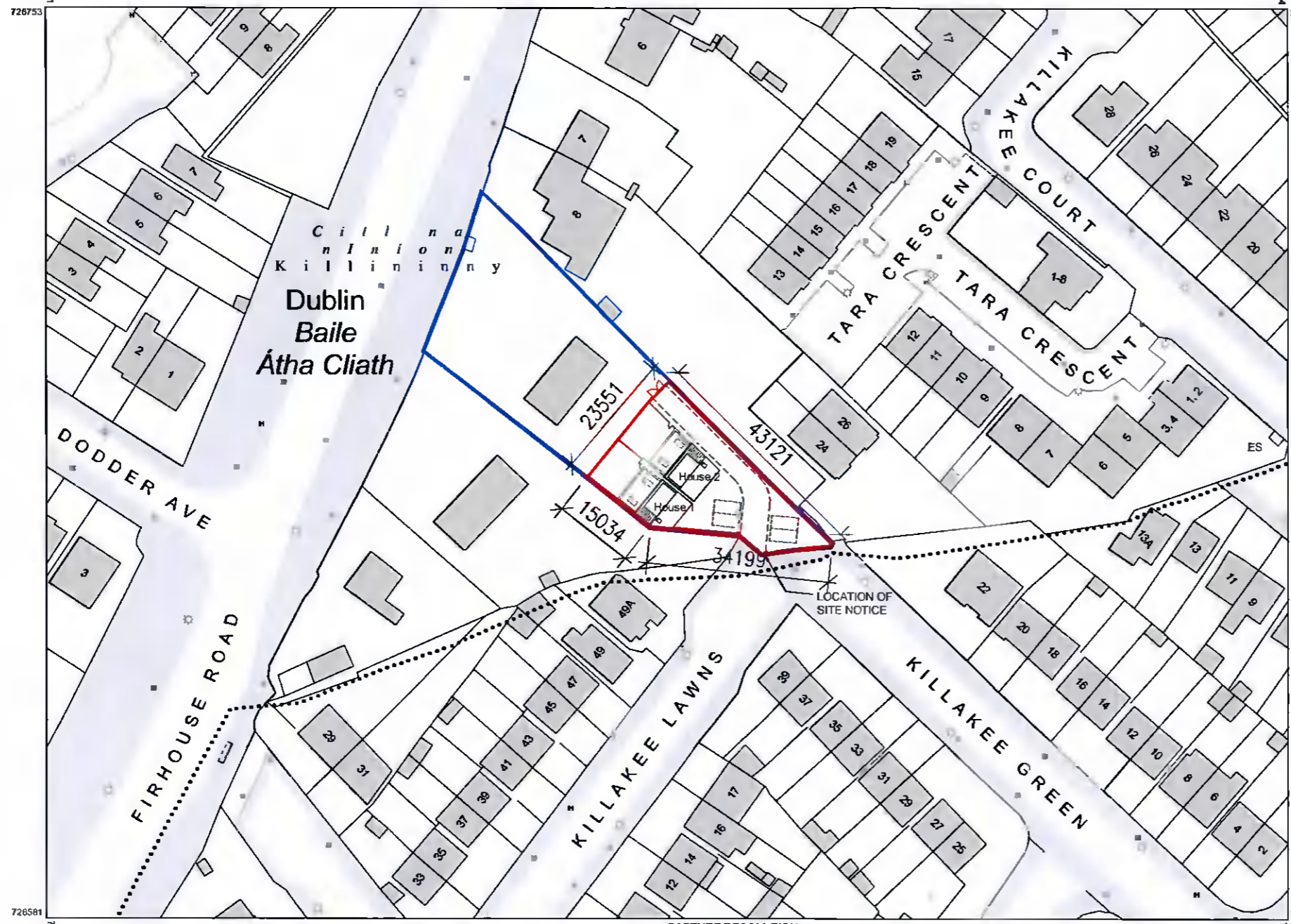


Loretta Kennedy

DipArchTech

Encl.

Planning Pack Map



CENTRE COORDINATES:
ITM 710338,726667

PUBLISHED: 29/07/2021 **ORDER NO.:** 50210372_1

MAP SERIES: 1:1,000 **MAP SHEETS:** 3390-18, 3390-19, 3390-23, 3390-24

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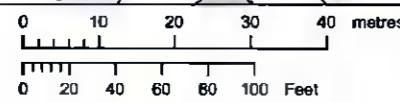
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LEGEND:
<http://www.osi.ie>;
search 'Large Scale Legend'

LEGEND:

SITE BOUNDARY ————

SITE OWNERSHIP ————

SITE LOCATION PLAN

ISSUED FOR PLANNING APPLICATION ONLY

DO NOT SCALE FROM THIS DRAWING. WORK ONLY FROM FIGURED DIMENSIONS.				APPLICANT Teresa & Sean Butler			
ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.				PROJECT Two New Dwellings		SCALE 1:1000	
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.				SITE Hawthorns, Killakee Lawns, Firhouse, Dublin 24		SHEET A3	
STATUS KEY SUR - SURVEY SKE - SKETCH DESIGN PLA - PLANNING APPLICATION				DRAWN Loretta Kennedy (Dip Arch Tech)		DRAWING NO.	
FSC - FIRE SAFETY CERT TEN - TENDER CON - CONSTRUCTION						DRAWING NO.	
THIS DRAWING IS AN INDICATIVE LAYOUT - TO BE USED FOR INFORMATION ONLY - NOT FOR CONSTRUCTION		Issued for Response to Further Information Request		LK	BB	21/12/21	P2
		Issued for planning Application only		LK	BB	10/09/21	P1
				ORIG/CHK	DATE	ISSUE	
						DRAWING NO. 21008-PLA-01A	



SITE PLAN

ISSUED FOR PLANNING APPLICATION ONLY

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STATUS KEY: SUR - SURVEY SKE - SKETCH DESIGN PLA - PLANNING APPLICATION
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LK	BB	21/12/21	P2
LK	BB	10/09/21	P1
ORIG/CHK	DATE	ISSUE	

APPLICANT
Teresa & Sean Butler
 PROJECT
 Two New Dwellings
 SITE
 Hawthorns, Killakee Lawns, Firhouse, Dublin 24
 DRAWN
 Loretta Kennedy (Dip Arch Tech)

SCALE
 1:200
 SHEET
 A3

DRAWING

Site Layout Plan

DRAWING NO.

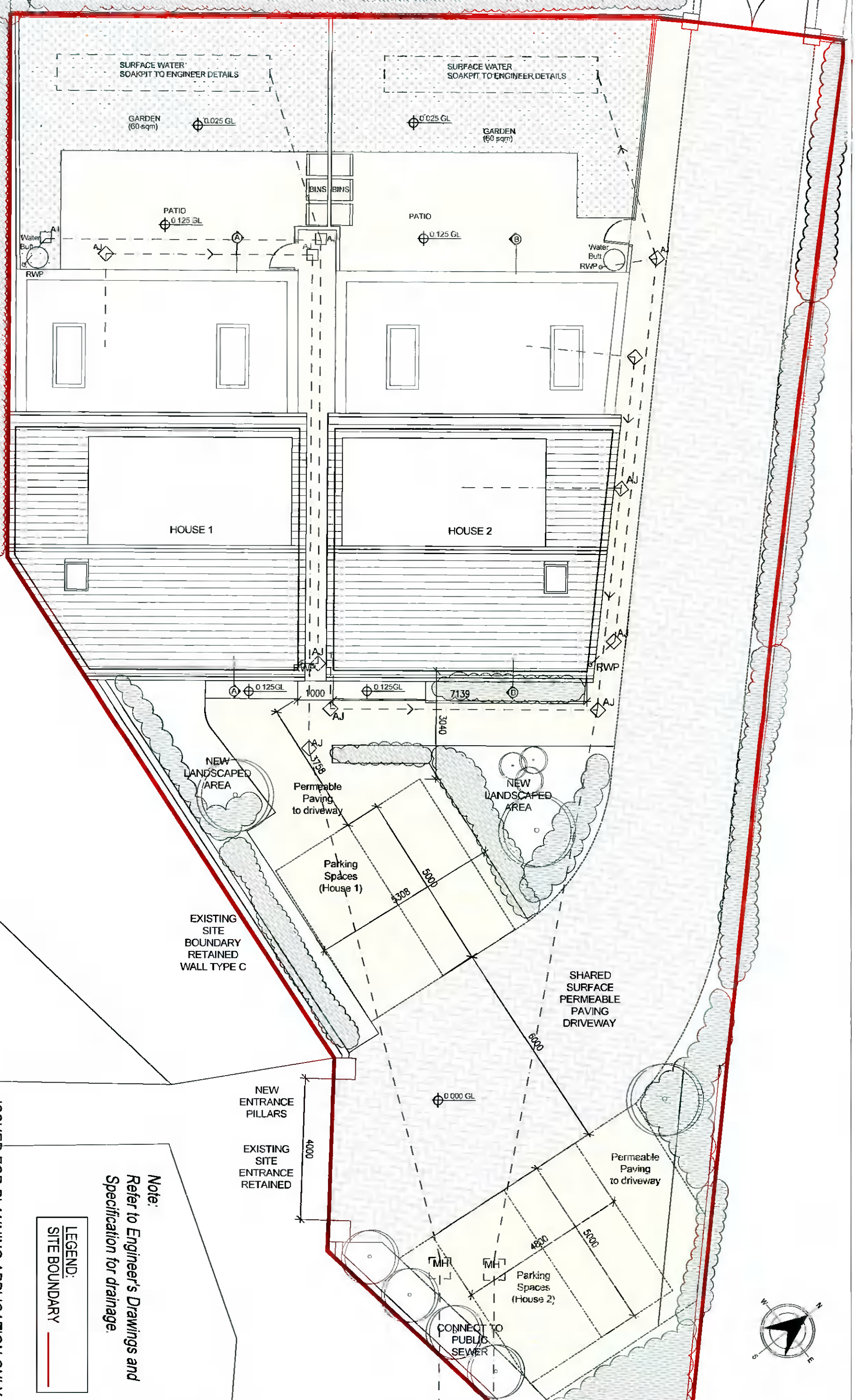
21008-PLA-02A

SITE LAYOUT

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STATUS KEY: SUR - SURVEY SKE - SKETCH DESIGN PLA - PLANNING APPLICATION
 FSC - FIRE SAFETY CERT TEN - TENDER CON - CONSTRUCTION

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Issued for Planning Application only	LK	BB	10/09/21	P1
ORIG/CHK	DATE	ISSUE		



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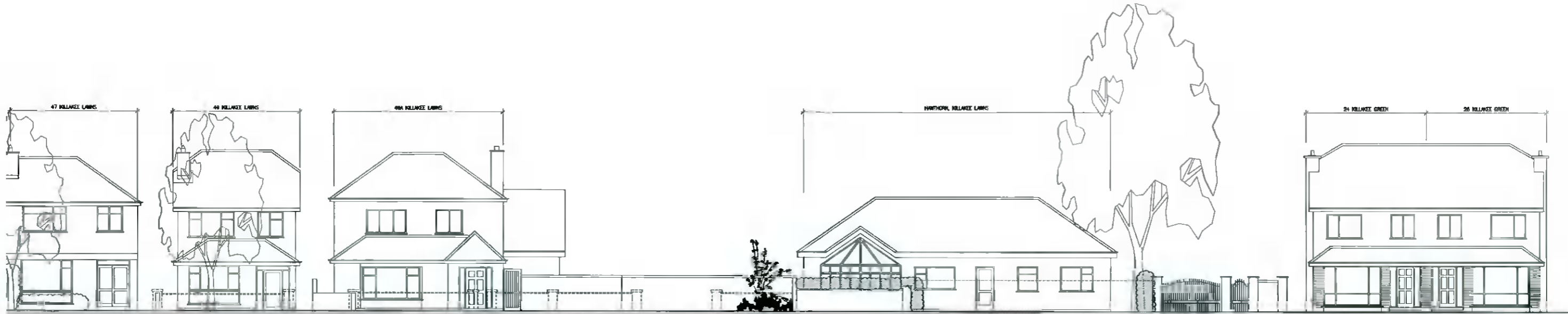
Note:
 Refer to Engineer's Drawings and
 Specification for drainage.

LEGEND:
 SITE BOUNDARY

APPLICANT
Teresa & Sean Butler
 PROJECT
 Two New Dwellings
 SITE
 Hawthorns, Killakee Lawns, Fitthouse, Dublin 24
 DRAWN
 Loretha Kennedy (Dip Arch Tech)

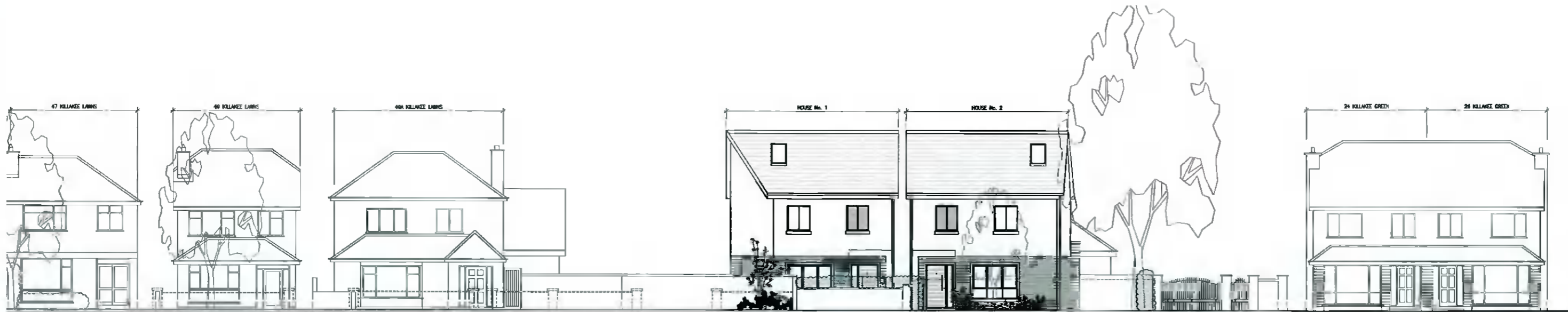
SCALE
 1:100
 SHEET
 A3

DRAWINGS
 DRAWING NO.
 21008-PLA-03A



EXISTING CONTIGUOUS ELEVATION

NOTE: FRONT BOUNDARY WALL INDICATED DASHED FOR CLAIRTY

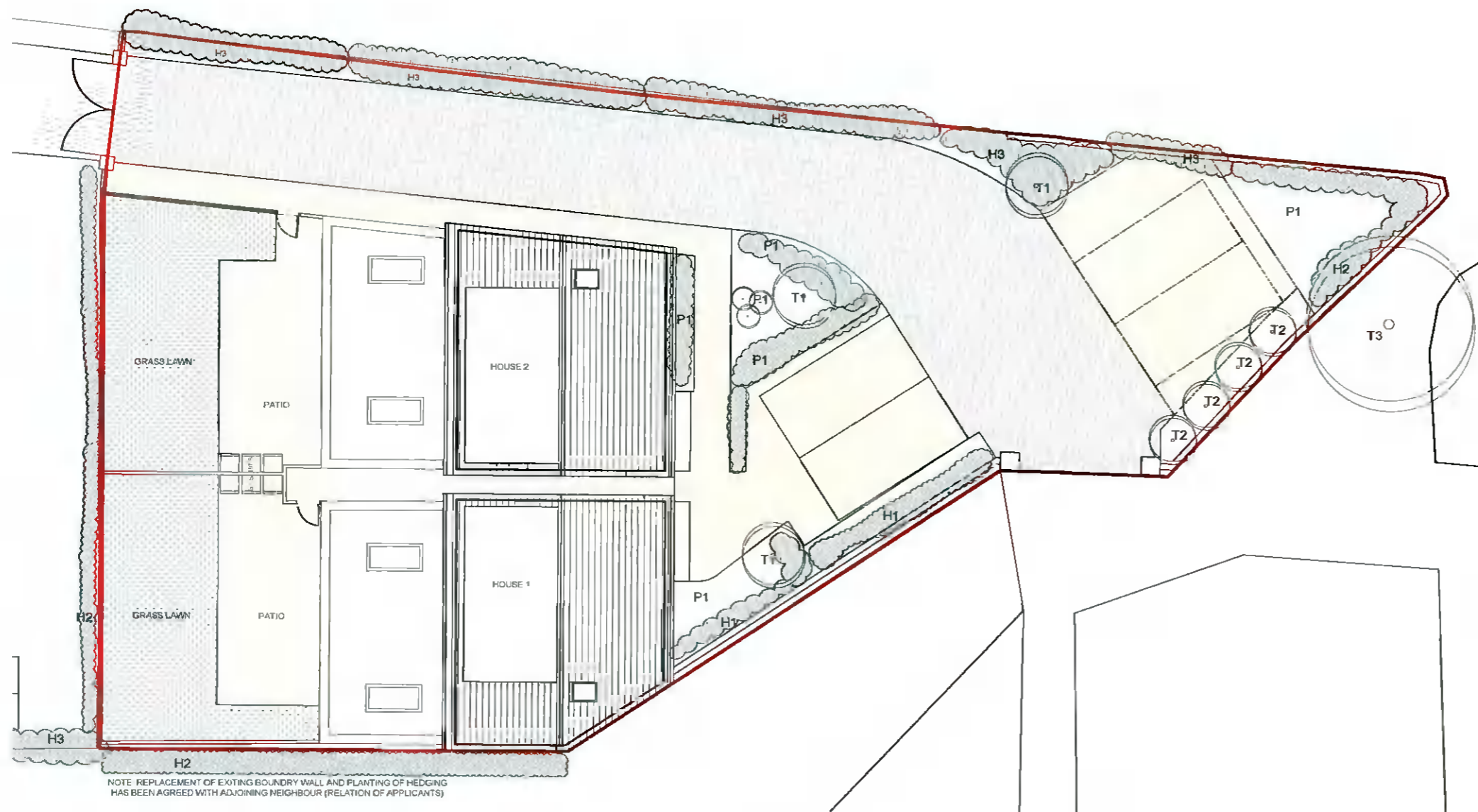


PROPOSED CONTIGUOUS ELEVATION

NOTE: FRONT BOUNDARY WALL INDICATED DASHED FOR CLAIRTY

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ALL ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.				Teresa & Sean Butler			
THIS DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.				PROJECT		SCALE	
STATUS KEY: SUR - SURVEY SKE - SKETCH DESIGN PLA - PLANNING APPLICATION				Two New Dwellings		1:200	
FSC - FIRE SAFETY CERT TEN - TENDER CON - CONSTRUCTION				SITE		SHEET	
THIS DRAWING IS AN INDICATIVE LAYOUT - TO BE USED FOR INFORMATION ONLY - NOT FOR CONSTRUCTION				Hawthorns, Killakee Lawns, Firhouse, Dublin 24		A3	
		Issued for Response to Further Information Request		DRAWN		DRAWING	
		LK BB 21/12/21 P1		Loretta Kennedy (Dip Arch Tech)		Existing & Proposed Contiguous Elevations	
		ORIG:CHK DATE ISSUE				DRAWING NO.	
						21008-PLA-11	



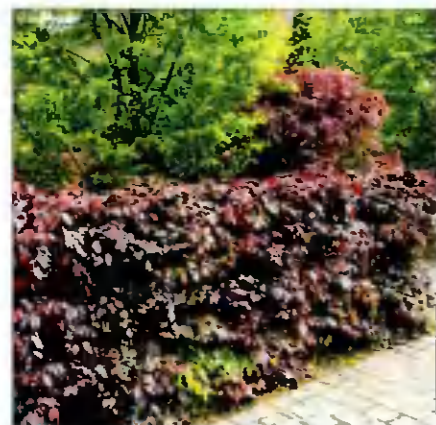
NOTE: REPLACEMENT OF EXISTING BOUNDARY WALL AND PLANTING OF HEDGING HAS BEEN AGREED WITH ADJOINING NEIGHBOUR (RELATION OF APPLICANTS)

LANDSCAPE LEGEND:

- T1 - Specimen Multi Stem Birch Tree
- T2 - Specimen Pleached Hornbeam Tree
- T3 - Existing mature oak tree
- H1 - Mature Copper Beach
- H2 - Mature Hornbeam hedging
- H3 - Existing mature hedging retained
- P1 - Grasses, wild flower (pollinator mix) & perennials
(with Verbena Bonarensis to attract butterfly and bees)



T3 - Existing mature oak tree
H3 - Existing mature hedging retained



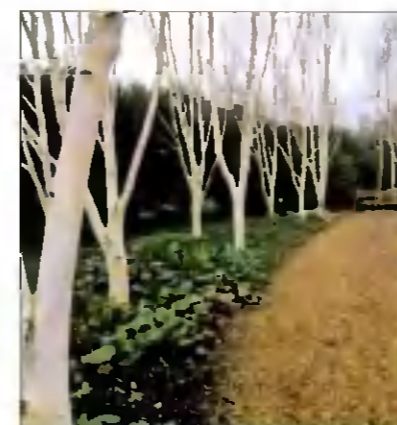
H1 - Mature Copper Beach



H2 - Mature Hornbeam hedging



T2 - Specimen Pleached Hornbeam Tree



T1 - Specimen Multi Stem Birch Tree



P1 - Grasses, wild flower (pollinator mix) & perennials
(with Verbena Bonarensis to attract butterfly and bees)

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	FSC - FIRE SAFETY CERT	TEN - TENDER
	CON - CONSTRUCTION	PLA - PLANNING APPLICATION
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Issued for Response to Further Information Request	LK	RF	21/12/21	P1
	ORIG/CHK	DATE	ISSUE	

Fanning Landscapes
 APPLICANT: Teresa & Sean Butler
 PROJECT: Two New Dwellings
 SITE: Hawthorns, Killakee Lawns, Firhouse, Dublin 24

Ballinakil, Rathdrum, Co. Wicklow, A67NP49
 Email: fanninglandscapes@gmail.com Mob: 087 766 6947
 SCALE: 1:175
 SHEET: A3
 DRAWING NO.: **Proposed Landscape Layout**
 21008-PLA-12