



23<sup>rd</sup> December, 2021

The Planning Department,  
South Dublin County Council,  
County Hall, Town Centre  
Tallaght,  
Dublin 24.

**Re; Planning reference SD21A/0294 for 1 Birchview Drive; request for ADDITIONAL INFORMATION**

Dear Sir/Madam,

In response to SDCC's request for Additional Information, dated 17 December 2021, please find enclosed the following documents:

1. 6 x copies of drawing register 1910 - PG - Issue 3
2. 6 x A3 copies of each of revised drawings 1910 - PG - 1.7 to 1.12 inclusive and 1.31 and 1.32 and of new drawings 1.33 to 1.35 inclusive.  
(note: please review the drawing register to comprehend fully the revisions and additions undertaken to the drawings)

With regards to the numbered points within the Planning Authorities communication requesting ADDITIONAL INFORMATION please note our responses as follows.

1. Reference 1 (a).

The distance between the proposed front extensions and the public SW sewer is now detailed in plan on drawing 1.32, Proposed Drainage Plan, and in section on drawing 1.34 (Section Y-Y).

With reference to drawing 1.31, Existing Drainage Plan, please note that iStruct had received a copy of SDCC's drainage records for the area. However, a subsequent on-site survey of the public sewers by iStruct in fact indicates clearly that the 300mm SW line runs under the public footpath rather than across the existing front lawn of No. 1 Birchview Drive. Hence the drainage map as produced by iStruct. The distance from the 300mm SW line to the proposed property is approx. 10m and so the SW line is well beyond the proposed structure's zone of influence in terms of gravity forces.

2. Reference 1(b)

SUDs has now been provided to the proposed house, No.1 A, by means of a water butt at the rear downpipe and the use of full-infiltration permeable paving on the driveway and

paths around the house. An infiltration test will be done, should planning permission be granted, to confirm the viability of the proposed permeable paving option.

A soakaway was considered for the rear garden. However it can be seen that due to the garden size it is not possible to locate a soakaway such that it follows the rules of being no less than 5m from the building and no less than 3m from the boundary of an adjoining property (in this case No. 1 Birchview Drive and No. 33 Birchview Lawn).

Similarly in the front area it does not appear to be possible to suitably locate a soakaway that obeys the 5m and 3m rules and would neither clash with incoming services or undermine the front boundary wall. The SUDs details are shown in drawing 1.32, Proposed Drainage Plan, and drawing 1.34 (Section Y-Y).

3. Reference: 2(a)  
The requested proposed watermain layout has been provided, along with the existing layout, in drawing 1.35.
4. Reference: 2(b)  
The requested redesign of the proposed foul drainage to the rear of the properties to eliminate right-angled bends has been completed as has the requested cross-section and is shown on drawings 1.32, Proposed Drainage Plan and 1.33, Proposed Foul Drainage Section X-X.
5. Reference 3.  
The windows requested in the flank elevation to habitable rooms at first floor level have been added and shown in all relevant views.
6. Reference 4.  
The proposed timber fence panels on the side boundary wall of No. 1A have been removed and instead the boundary wall has been raised to 2m high (stepped to follow the profile of the rear garden) as requested.
7. Reference 5(a)  
Information of floor areas is now included in the relevant drawings. The total floor area of the proposed new house, No. 1 A, is 127m<sup>2</sup>. The smallest Bedroom, Bedroom 1, has been enlarged at the expense of Bedroom 2, and now achieves the minimum area of 7.1m<sup>2</sup> advised by the 2007 guidelines. We believe the proposed design also complies with the other key advice outlined in the guidelines.

8. 5(b)

Information on rear garden space is now included in the drawings. The rear garden areas exceed the suggested minimum of 60m<sup>2</sup> for a 3-bedroom house contained in the SDCC Development Plan 2016-2021.

I trust that the above is to your satisfaction and should you have any queries please do not hesitate to contact me.

Yours sincerely,



For & on behalf of **iStruct Consulting Engineers**

Dáire Nolan, B.Eng., CEng, MIEI, MBA of iStruct Ltd., trading as iStruct Consulting Engineers.