

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

19th January 2022

Ref: 1470/4.1/22.01.19

Re: **Planning Reg Ref: SD21A/0259**
1, Beverly Drive, Scholarstown Rd, Dublin 16
RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

F.C.
**LAND USE, PLANNING
& TRANSPORTATION DEPT.**

24 JAN 2022

Dear Sir/ Madam,

We refer to the Request for Additional Information in respect of the above application, issued 15th November 2021.

We would respond to the items in the Additional Information request as follows;

1. The side extension and rear structure for the studio/gym would extend along the eastern boundary and present a lengthy 3.0m to 3.7m in height blank brick façade along this boundary. This is not considered acceptable in terms of visual impact and does not allow for proper dual frontage. The applicant is requested to revise the development along the eastern elevation to provide for a dual frontage. This should include setting back the side extension and studio/gym so that a boundary wall is provided. The boundary wall should not exceed 1.2m where it would line up with the proposed dwelling so as to allow for passive surveillance of the public domain. The applicant might consider further windows on the eastern side elevation. A revised proposal in response to these concerns could also allow for the quality of the rear amenity space to be improved.

The design has been revised to incorporate the following, as per the AI request;

- a set-back of 1.075m from the public footpath to the wall of the house
- a new boundary wall along the eastern boundary. This is below 1.2m in height where it is in line with the side elevation of the house
- two no. additional windows on the east elevation at ground floor level, to allow for passive surveillance of the public domain
- the rear amenity space has been improved by re-locating the bin storage area and heat pump to the area behind the studio/ gym, i.e., so that they are concealed from view within the rear garden of the proposed development

These amendments are shown on the revised drawings included with this Additional Information submission.

2. The Planning Authority has concerns about the proposed dwelling in terms of height, scale and design. The applicant is requested to revise the height and design of the dwelling so that it is sensitive to the local context. The height of the proposed dwelling should be reduced to be closer to the adjacent dwellings. The applicant should also consider removing or redesigning the front dormer extension so that the front elevation is more in keeping with existing residential development.

The design has been revised to incorporate the following, in response to the AI request;

- the height to the ridge of the proposed new house has been reduced by 600mm, to bring it much closer to the height of the neighbouring houses
- the front dormer extension has been removed and replaced with three no. pitched rooflights on the front roof instead

- the proposed facing brick has been changed from a red brick (which was intended to match with The Rookery development, on the other side of Scholarstown Rd) to a buff brick, to more closely relate to the buff-coloured brick used on the adjoining houses on Beverley Drive

These amendments are shown on the revised drawings included with this Additional Information submission.

3. The total area of the proposed development is stated as 230.8sq.m when it appears it should be 240.9sq.m. The applicant is requested to clarify the areas and total area of the proposed development. If necessary an updated application form and drawings correctly showing/stating the areas should be submitted.

The changes made to the design, in order to comply with items 1 and 2 above, have resulted in a reduction in the total area of the proposed development. The revised areas are correctly set out on the revised drawings included with this Additional Information submission. In addition, an updated application form is also enclosed with the revised areas stated.

4. SDCC Water Services have raised concerns in regard to the setback of the proposed development from the existing surface water main and lack of information on sustainable drainage systems (SuDS). The applicant is requested to submit the following information: (1) A revised full set of drawings showing the proposed development revised so that it is sufficiently setback from the existing surface water main to the east of the site. (2) Information on the proposed SuDS for the proposed development.

As set out in the response to Further Information item 1 above, the proposed development has been revised to include a set-back of 1.075m from the site boundary. This is shown on the revised drawings. This will provide the required setback from the existing surface water main along Scholarstown Rd.

With respect to SuDS, we enclose a report prepared by 4 Square Engineering Services which sets out the SuDS proposals for the development.

5. The Roads Department requests that the applicant be requested to submit the following information: (1) A revised layout showing an alternative location for the vehicular access further to the west as far as possible (away from the junction), with vehicular access width of maximum 3500m wide. Any revisions to the layout should ensure a distance of at least 6 m in length from the house to the front boundary is provided to park cars onsite. (2) A revised layout in plan and elevation view showing, boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles exiting from the proposed development. (3) A revised layout showing a swept path analysis showing how the two cars can safely access and egress from the proposed development. (4) Accurate plans demonstrating the provision of a visibility splay of 2.0m x 45m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).

The original application showed the driveway and vehicular access to the site as it currently exists, i.e., with no proposed changes from the existing situation. However, in response to the AI request, the design has been revised to incorporate the following;

- the vehicular access has been moved as far to the west of the site as possible
- the vehicular access is 3.5m wide
- the dimension from the front wall of the house to the front boundary is 6.44m
- the boundary wall at the vehicle access point is below 0.9m in height
- the number of proposed parking spaces has been reduced from two to one

These amendments are shown on the revised drawings included with this Additional Information submission.

In addition, we enclose the following documents, prepared by NRB Consulting Engineers Ltd, which specifically address the items raised in item 5;

- Cover letter from NRB in relation to traffic issues
- Drawing NRB-RFI-001, showing a swept path analysis of the revised layout demonstrating safe access and egress from the proposed development
- Drawing NRB-RFI-002, showing the revised layout with visibility splay in both directions from the vehicular entrance

We trust that these amendments satisfactorily address the concerns raised by the Planning Authority. Please find enclosed six copies of the revised drawings and documents as listed below, in response to the Further Information request.

I trust that the above documentation is in order. If you require any further information please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink that reads "Peter Nickels". The signature is written in a cursive style and is underlined with a horizontal line.

Peter Nickels

Enc Architectural drawing issue sheet
 Revised architectural drawings
 Revised planning application form
 4 Square Engineering Services report on SUDS
 NRB Consulting Engineers Ltd cover letter
 NRB drawing nos NRB-RFI-001 & 002

Cc David Renwick