

Planning Department  
South Dublin County Council  
County Hall Tallaght,  
Dublin 24,  
D24 A3XC

31st January 2022

## ADDITIONAL INFORMATION

**Reg. Ref :** SD21A/0249  
**Applicant :** Richard Quinn  
**Location :** 8, Firhouse Road, Tallaght, Dublin 24  
**Description :** Construction of dormer bungalow and associated landscaping, services and parking resulting in no extra vehicular traffic to Killakee Green.



To whom it may concern,

Thank you for your correspondence in relation to the above Planning Permission Application Warrant. Please find below our responses to the points raised in your letter of 1st November 2021. Any additional documents outlined within the below responses have been included with this letter.

1. *The applicant is requested to address concerns regarding the proposed site access, and access to 24 and 26 Killakee Green as follows:*

*(a) A site layout plan is required showing details of the proposed site access and the access to 24 & 26 Killakee Green as per planning application SD21B/0487.*

Proposed site layout plans on drawings (PL)09 Rev A and (PL)10 Rev A have been updated to illustrate the proposals associated with planning application SD21B/0487.

*(b) Details of proposed access arrangements to the proposed dwelling and 24 and 26 Killakee Green are required in the event that SD21B/0487 is refused permission or not constructed. The applicant is requested to submit site layout plans and elevations of an alternative shared access for the proposed dwelling with 24 and 26 Killakee Green.*

Noted, variant of proposed site access arrangements for the proposed dwelling should SD21B/0487 be refused permission or not constructed are now illustrated on additional drawing (PL)20.

*(c) The applicant is requested to submit drawings detailing current and past land ownership, showing any land transfer arrangements that have occurred on the lands to facilitate the proposed developments.*

Details of site ownership have now been detailed on additional drawing (PL)21.

2. *The applicant is requested to revise the proposal for the main window serving bedroom 3 on the first floor to ensure there is no overlooking of adjacent properties, given there is only 15m between this window and opposing above ground windows to the south.*

Noted, window removed in lieu of roof window and illustrated on drawing numbers (PL)10 Rev A and (PE)10 Rev A.

3. *The applicant is requested to submit a roof plan to allow for a full assessment of the proposal.*

Please find roof plan illustrated on drawing number (PL)11.

4. *The applicant is requested to submit plan and elevation view drawings showing:*

*(a) a revised layout in plan and elevation view on a detail topographical map showing the proposed vehicular access gate for House no. 24-26 Killakee Green and existing vehicular access for the proposed development.*

Proposed site layout plans on drawings (PL)09 Rev A and (PL)10 Rev A have been updated to illustrate a detailed topographical map. Drawings also include proposed vehicular access to 24-26 Killakee Green as addressed within previous comments.

For drawing clarity the topographic survey has been underlaid within the drawings in blue.

*(b) Plans must be shown on a detailed topographical background survey which shows the location of any existing street furniture, street trees and services that are in the vicinity of the site. The extent of any footpath dishing required shall also be noted. Please see drawing C-100 and C-101 for full topographical survey. The topographical survey has also been underlaid on drawings (PL)09 Rev A, (PL)10 Rev A and (PL)20. The extent of footpath dishing has also been indicated on drawing SP-100A and SP-100B.*

*(c) The applicant is requested to submit a swept path analysis to demonstrate that 2-no. large family car can access, park, and egress the site in a forward direction. Please see drawing SP-100A and SP-100B for full vehicular tracking analysis conducted to demonstrate that 2-no. large family car can access, park, and egress the site in a forward direction.*

5. *The site shall be landscaped in accordance with a comprehensive scheme of landscaping which includes boundary planting; details of which shall be submitted to the Planning Authority. The landscape scheme shall be provided which helps 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.*

*Please find detailed landscape plan on drawing number (PL)12.*

6. *The applicant is requested 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.*

*Please find 20A224 BRE Digest - Killakee Green report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*

7. *The applicant is requested 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 5m from any building, public sewer, road boundary or structure.*

*(ii) Generally, not within 3m of the boundary of the adjoining property.*

*(iii) Not in such a position that the ground below foundations is likely to be adversely affected.*

*(iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.*

*(v) Soakaways must include an overflow connection to the surface water drainage network.*

*Please find 20A224 BRE Digest - Killakee Green report illustrating location and details of soakaway. This should be viewed alongside drawing 20A224-SHD-XX-XX-C-0004 provided by the project engineers.*

I trust the above and enclosed is in order, however should you require any further information, please do not hesitate to contact me.

Yours Sincerely,



Ian Gaffney

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