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BY POST

11th February 2022

South Dublin County Council,
Planning Department,
County Hall,
Belgard Square North,
Tallaght,
Dublin 24.

D24 A3XC

ADDITIONAL INFORMATION

PLANNING REGISTRATION REFERENCE NUMBER SD21B / 0556

22 IDRONE PARK, KNOCKLYON, DUBLIN 16

APPLICANT: TOM LYON

Dear Sir / Madam,

On the 16th December 2021, South Dublin County Council's Planning Department requested additional information related to the above planning application submission.

The proposal has been revised. Please find a full description of the revised design in the following drawings; 6 copies of which are enclosed.

Revised Ground Floor Plan	(scale 1:100) Drawing No. – 21.24 / Pl / 105 / B
Revised Roof Plan	(scale 1:100) Drawing No. – 21.24 / Pl / 106 / B
Revised Side Elevation & Section AA	(scale 1:100) Drawing No. – 21.24 / Pl / 107 / B
Revised Front & Rear Elevations	(scale 1:100) Drawing No. – 21.24 / Pl / 108 / B
Revised Block Plan	(scale 1:200) Drawing No. – 21.24 / Pl / 109 / A
Revised Detail Section BB	(scale 1:200) Drawing No. – 21.24 / Pl / 110 / A

The additional information requested and our response is as follows:

The applicant is requested to submit a revised proposal showing that the boundary wall beyond the rear building line of the dwelling (and extension) lowered to a stepped wall not exceeding 1.8 m in overall height, when measured from the ground level outside of the site on this boundary.

The proposal has been revised showing the boundary wall beyond the rear building line of the dwelling (and extension) lowered to a stepped wall not exceeding 1.8 m in overall height, when measured from the ground level outside of the site on this boundary.

The side (western) elevation of the house extension development would present a blank elevation close to the public pavement and road. This is not considered to comply with the South Dublin County Council House Extension Design Guide (2010) and should be redesigned to take in account that it would be visible from the streetscape. The applicant is requested to submit a revised proposal that includes window(s) to habitable room(s) on the western elevation and a planted privacy strip behind the western boundary wall along the extent of the dwelling (and extension). This may involve the revisions to the internal layout of the dwelling. A full set of revised drawings should be submitted including revised floor plans, elevations and sections.

The side (western) elevation of the house extension has been redesigned to include windows to the habitable rooms on the western elevation and a planted privacy strip behind the western boundary wall along the extent of the dwelling and extension.

The applicant is requested to submit the following:

(a) A drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

(b) A drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development to manage excess surface water run off

See Drainage Report attached. The works will comply with the Greater Dublin Regional Code of Practice for Drainage Works.

The applicant is requested to submit the following:

(a) A drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available,

for required locations in by emailing: datarequests@water.ie. All development shall be carried out in compliance with Irish Water Standards codes and practices.

See Drainage Report attached. The proposed development shall be carried out in compliance with Irish Water Standards codes and practices.

(b) The proposed development is in close proximity to a 225mm public wastewater sewer located under the public footpath to the west of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. It is requested that the outcome of this engagement with Irish Water's diversions is submitted. (c) If it is required to revise the proposed development, it is requested that a full set of revised drawings is submitted.

We have engaged with Irish Water's diversions section to assess the feasibility of the revised design which accommodates Irish Water's minimum required separation distances from public infrastructure. See enclosed a letter (6 copies) from Irish Water dated 8th February 2022 confirming the feasibility of the revised design.

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We trust that you find the above in order, if you have any queries or comments please do not hesitate to contact us.

Yours Faithfully

Donal Mc Nally

Donal Mc Nally B.Arch. M.R.I.A.I.