



BEECH LODGE  
DESIGN STUDIO

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1<sup>st</sup> March 2022

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

LAND USE, PLANNING  
& TRANSPORTATION DEPT.

02 MAR 2022

Re: **FURTHER INFORMATION-**  
Application for Planning Permission – (Reg Ref SD21B/0493)  
Proposed alterations and additions to an existing detached dormer  
dwelling at Hazelberry, Hazelhatch, Celbridge, Co. Kildare

Our Ref: 21-1026

Dear Sirs

We refer to your letter of the 12<sup>th</sup> November 2021, requesting Further Information in respect of the Application for Permission (Reg Ref SD21B/0493), for the proposed alterations and additions to an existing detached dormer dwelling at No. Hazelberry, Hazelhatch, Celbridge, Co. Kildare, on behalf of Mr & Mrs Brendan McAtamney & Caroline Dowling:

We submit the following additional information herewith, in response to the items raised by the Planning Authority in their Request for Further Information in respect of the proposed development:

1) **Soakaway:**

We enclose 6no. copies of a report prepared by Mr Ian Heffernan BEng, M.I.E.I., Fetac Certified Site Assessor, of Ian Heffernan & Associates, outlining the details of the proposed new soakaway, in accordance with the requirements of Item 1. (1) of the Request for Further Information. The proposed soakaway illustrated in the accompanying drawing No. 2022/001A, has been designed to provide sufficient capacity to manage excess surface water runoff from the proposed development in line with BRE Digest 365 – Soakaway Design, in accordance with the Planning Authority's requirements. We also enclose 6no. copies of our revised Site Layout Drawing No. Drawing No. 21-1026/RFI.02, illustrating the location of the proposed soakaway in accordance with the requirements of Item 1. (2) of the Request for Further Information.

2) **House Design:**

We confirm that the dwelling is proposed to be used as a single family dwelling, and that the proposed development comprises additional space and amenities solely to provide for the requirements of the applicants family. We can appreciate the Planning Authority's concerns, given the unorthodox nature of the proposed internal layout including an additional stairs, but please be advised that this stairs had been

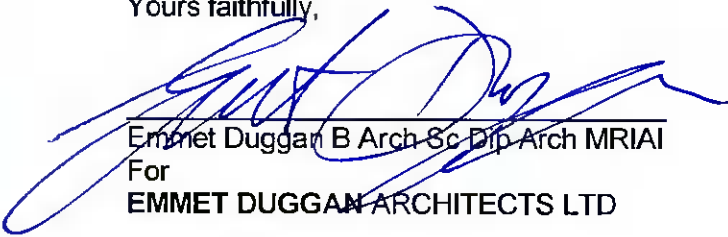
proposed to ensure that the existing limited dormer accommodation would not be further compromised by the requirement for an corridor access at first floor level. Notwithstanding, we enclose 6no. copies of our revised Design Drawing No's. **21-1026/RFI.01 & 21-1026/RFI.02** illustrating a revised design proposal to address any concerns raised by the Planning Authority with regard to the design of the proposed development.

**3) Planting Scheme:**

We enclose 6no. copies of our revised Design Drawing No's. **21-1026/RFI.01 & 21-1026/RFI.02**, together with photographs illustrating a mature evergreen laurel hedge that has been already planted by the applicant's along the north-western (front) boundary of their property, to fill in any gaps in the existing planted screening, together with details of an additional proposed planting scheme at this location, in accordance with the Planning Authority's requirements.

It is trusted that the above information fully addresses any outstanding issues relating to this application, and we respectfully request that the Planning Authority give favourable consideration to the application in its current form at this time, accordingly.

Yours faithfully,



Emmet Duggan B Arch Sc Dip Arch MRIAI  
For  
**EMMET DUGGAN ARCHITECTS LTD**