

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



2022.02.24

RE: FURTHER INFORMATION REQUEST - No. 48 Templeroan Way, Dublin 16
Planning Application Ref: SD21A/0314

To whom it concerns,

On behalf of our clients please find enclosed a copy of our Further Information submission in relation to the following points raised –

Item No. 1:

The applicant is requested to submit the following:

(a) A revised layout of not less than 1:100 scale, showing an enlarged red line site boundary to include the entire curtilage of No. 48 Templeroan Way (if it is in the applicant's ownership) or a blue line around No. 48 Templeroan Way (if it is within the applicants legal control). The applicant is reminded that all proposed development must be within the red line boundary.

(b) A revised layout of not less than 1:100 scale, showing the existing demolished boundary treatment and proposed shared vehicle entrance shown in plan and elevation with a maximum width of 4.2m.

(Note: A width of 4.2m is only acceptable for a shared entrance). The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m.

(c) A revised layout of not less than 1:100 scale, showing provision of space for 3 on-curtilage parking spaces for the proposed dwellings and 2 on-curtilage parking spaces for the existing dwelling at No. 48, and a swept path analysis showing how the cars can safely access and egress these parking spaces.

a. We would note that No. 48 Templeroan Way is not in our clients ownership. Our clients property ownership extends only to the site outlined in red. Therefore it is our understanding that the drawings as submitted in the planning application to date are correct. This is now submitted at 1:100 Scale

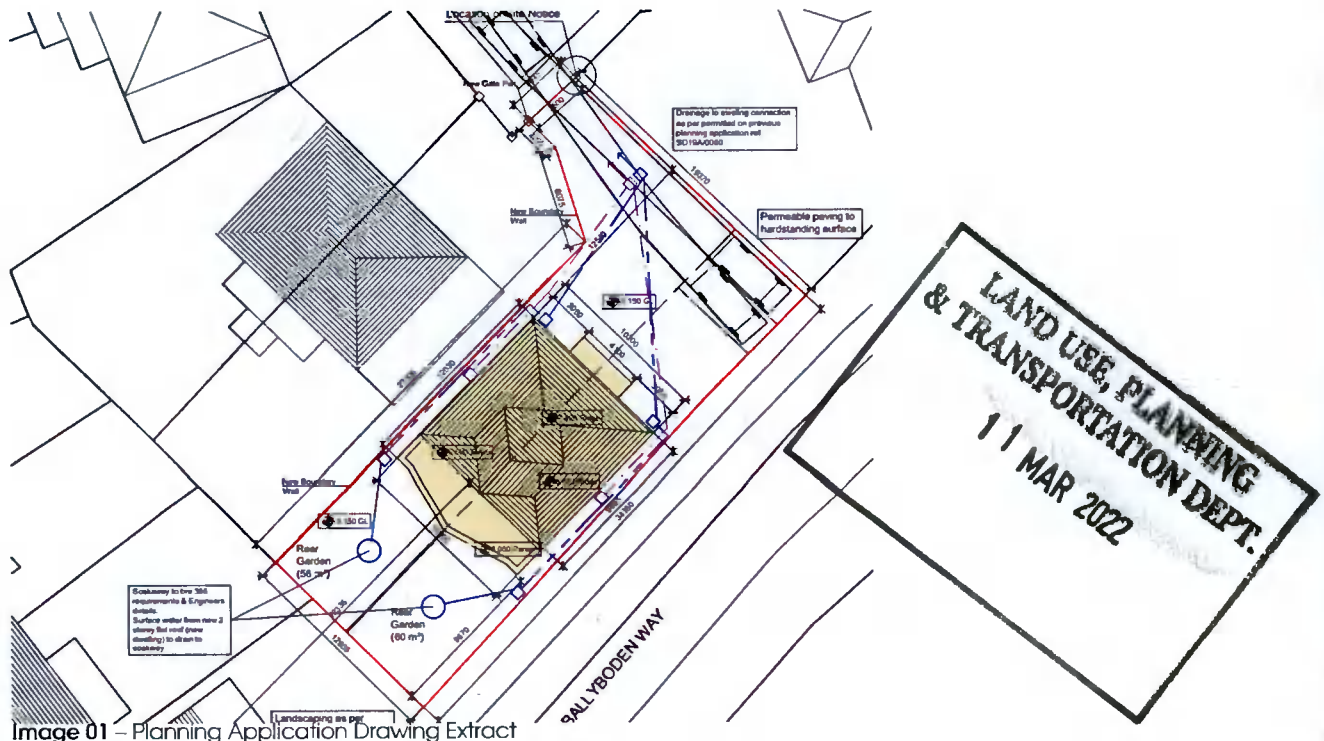


Image 01 – Planning Application Drawing Extract

- b. The existing boundary treatment / demolition is shown at 1:100 scale along with the proposed boundary treatment. The proposed entrance to the proposed dwellings is contained entirely within our clients ownership as per the drawings submitted. Boundary walls to our clients property / site to which this application relates will be enclosed with blockwork walls 900mm high with piers 1200mm high.

Our client is happy to comply with any condition in relation to these elements.



Image 02 – Site Image

- c. Please find enclosed drawings from ONCE Consultant Engineers showing the following traffic movements –
- 4960-01 – Proposed New Dwelling Houses. Cars existing the proposed 3 no. parking bays
 - 4969-02 – Proposed New Dwelling Houses. Cars entering the proposed 3 no. parking bays
 - 4969-03 – Existing Dwelling House. 2 no. cars entering No. 48 Templeroan Way
 - 4969-04 – Existing Dwelling House. 2 no. cars exiting No. 48 Templeroan Way

Item No. 2:

Bedroom no. 1 for both House 1 and House 2 measures c.9.04sq.m. which does not comply with Section 11.3.1 Residential (iv) Dwelling Standards regarding minimum internal floor areas for proposed bedrooms of the SDCC Development Plan 2016-2022. The applicant is requested to submit revised drawings clearly showing that the internal floor area for Bedroom no. 1 for both House 1 and House 2 to comply with Sc11.3.1 Residential whereby a double bedroom must measure a minimum of 11.4sq.m.

With regards to the floor areas of the room as per all drawings its recommended that the stated dimensions be used for floor area calculations. I'm not sure if there was a scaling issue with the drawings used but the calculation of c9.04 is not correct. The stated dimensions for Bedrooms 01 are 2.95 x 3.86 which total s11.39m2.

The attached drawings show an adjustment of 40mm to ensure that that floor area of the proposed room exceeds the 11.4M2 minimum area for a doouble bedroom (3.86 x 3.0 = 11.58m2)

Item No. 3:

Storage for both House 1 and House 2 will each have 3.55sq.m. To comply with the minimum storage area requirements as per the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007, a minimum of 4sq.m. of dedicated storage space should be provided for a 2 bed, 4 person, 2 storey house. The applicant is requested to submit revised drawings accordingly.

We would refer the Planning Authority to the cover letter submitted with the application which sets out the provision of storage space in each of the proposed dwellings. As per the sketches attached again below the storage floor area totals 4.1m2

We appreciate that any misunderstanding may have come from scaling issues. The re-submitted drawings confirm the dimensions of these spaces.

Ground Floor –	1.4 x 1.835 = 2.57m ²	
First Floor –	2.095 x .75 = 1.58m ²	Total = 4.15m ²

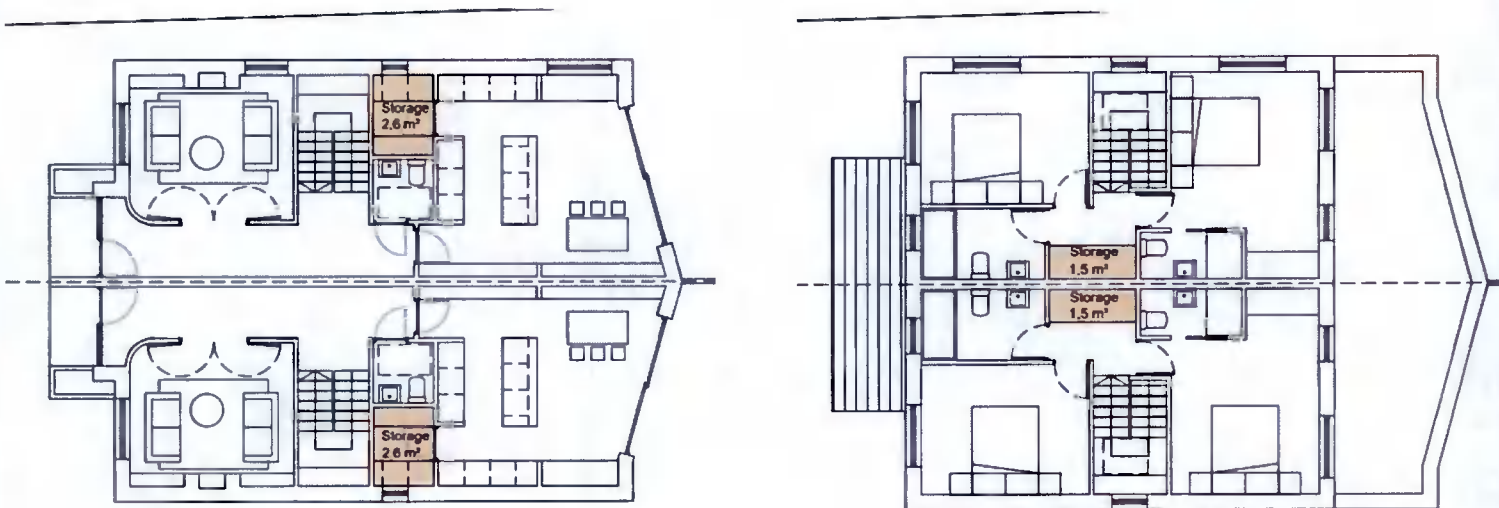
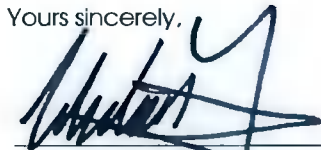


Image 03 – Proposed Floor Plans highlighting storage areas on both floors totalling 4.1m²

We trust that the information provided is sufficient in detail but should you require anything further please do not hesitate to contact us on 086 8458698 or by email – mfrain@bda.ie

Yours sincerely,



Michael Frain B Arch, B Arch Sc, MRIAI
For and on behalf of **Bright Design Architects**

