

## Architects' Report – Additional Information

### Proposed Development of 11 houses at Rookwood, Stocking Lane, Dublin 16



**RIAI**

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## 1.0 INTRODUCTION

This report is the response to the request for additional information by South Dublin County Council (Register Reference SD21A/0202) of 14<sup>th</sup> September 2021.

The report is to be read in conjunction with Gordon White Consulting Engineers' drawings and Access & Services Report and the following architectural drawings and documents:

PA-015	Site Layout	1:250@A1
PA-016(1)	House Nos 2-4 (Mews Houses) Ground & First Floor Plans	1:100@A1
PA-016(2)	House Nos 2-4 (Mews Houses) Elevations & Cross-Section	1:100@A1
PA-017(1)	House Nos 6-8 (Woodland Houses) Ground Floor Plans	1:100@A1
PA-017(2)	House Nos 6-8 (Woodland Houses) First & Attic Floor Plans, Sections	1:100@A1
PA-017(3)	House Nos 6-8 (Woodland Houses) South & West Elevations	1:100@A1
PA-017(4)	House Nos 6-8 (Woodland Houses) North & East Elevations	1:100@A1
PA-018(1)	House Nos 9-11 (Woodland Houses) Ground Floor Plans	1:100@A1
PA-018(2)	House Nos 9-11 (Woodland Houses) First & Attic Floor Plans, Sections	1:100@A1
PA-018(3)	House Nos 9-11 (Woodland Houses) South-West & North-West Elevations	1:100@A1
PA-018(4)	House Nos 9-11 (Woodland Houses) North-East & South-East Elevations	1:100@A1
Document	Residential Compliance and Accommodation Schedule	A3

Text in *italics* refer to Additional Information items as per South Dublin County Council Decision Order No. 1218.

## 2.0 ITEM 1 OF THE REQUEST FOR ADDITIONAL INFORMATION

*There are concerns with the communal open space in the north-east of the site in terms of the lack of passive surveillance and the disconnect from the western part of the site. Whilst the presence of the Protected Structure in the centre of the site is noted, the applicant is requested to provide additional communal open space in another part of the site to compensate for the lack of connection. The applicant is also requested to provide a design response to the lack of passive surveillance of the communal open space in the north-east of the site as currently the space would not be overlooked to a sufficient degree.*

### Response:

Additional communal open space has been provided in the south-west corner of the site to compensate for the lack of connection between the two parts of the site. House no.5 has been omitted in order to create a new communal open area adjacent to houses 2-4 with an additional four existing trees retained.

Passive surveillance of the communal open space is from gable glazing to the kitchen/dining area of house no.4. House no.4 is now detached and house no.3 semi-detached to permit access to its rear garden and provide rear bicycle and bin storage. Car parking in the south-western part of the site has been reduced from six to five spaces, with all located adjacent to the enlarged turning area.

To the north-east of the site, walls and railings have been removed from the side boundaries of house nos. 8 and 11 to permit direct overlooking of the communal open space from kitchen/dining areas. The existing 5m high hedgerow along the side boundary of house no.8 which was to be retained has also been omitted in order to permit passive surveillance of the open space.

### 3.0 ITEM 2 OF THE REQUEST FOR ADDITIONAL INFORMATION

*There are concerns with the relationship between units 6 and 7 and 9 and 10 due to their siting in relation to each other. Whilst the applicant has shown that there would be no direct overlooking between habitable room windows, there are concerns that the units would appear overbearing and on top of each other given their siting. The applicant is requested to either remove Units 6 and 9 from the proposal or provide a revised layout with greater separation distances and better use of space. This may require a redesign of the layout of these units.*

**Response:**

To the north of the site we have revised the relationship of house nos.7/8 to house no.6. Houses 7/8 have been moved in order to minimise the overlap to house no.6 while retaining existing trees as far as possible. The floor level of house nos.7/8 has also been raised by 250mm to reduce the height difference between the two buildings to 550mm. All fenestration and the main entrance doors on the south facing elevation can now be seen from the entrance roadway.

To the east of the site, the layout of house nos. 9 and 10/11 has been revised. Both house no.9 and house nos.10/11 have been relocated to increase their separation distance. Their finished floor levels have also been revised to reduce the height difference between the two buildings from 1.5m to 750mm. The distance to the Brookwood boundary from house nos.10/11 has been increased from 5m to 6.5m. All fenestration and the main entrance doors are now fully visible on approach.

### 4.0 ITEM 3 OF THE REQUEST FOR ADDITIONAL INFORMATION

*There are concerns with the lack of connections and permeability proposed between the application and neighbouring sites, particularly given the planning history of these sites and the fact that the neighbouring sites are zoned for residential use. The applicant is requested to explore opportunities to create connections between the sites and to use green infrastructure to achieve this where possible.*

**Response:**

Potential pedestrian linkages have been allowed for from the proposed communal open space at the south-west of the site to the adjacent Coolamber property to the west. In addition, following discussions with the adjoining property owner, a future vehicular linkage to the neighbouring Rookwood Lodge property is proposed off the access roadway to the development.

### 5.0 ITEM 4 OF THE REQUEST FOR ADDITIONAL INFORMATION

*The Roads Department has raised concerns in relation to traffic and pedestrian safety that are requested to be addressed. They are as follows:*

*(1) The applicant/developer is requested to submit accurate plans demonstrating with dimensions the vision lines of 49 metres shall be provided in each direction, at a point 2.4metres back from the road edge at location of vehicular entrance. Said vision lines should be based on eye object height equal to 1.06 metres. Documentary evidence of consent for location of vision*



*lines over third-party lands shall be submitted to the planning authority for written agreement prior to commencement of development.*

*(2) A 3.0m wide shared footpath/cycle track across the frontage of the site.*

*(3) The applicant is requested to submit revised layout showing the minimum width of internal pedestrian footpaths of 1.8m wide to aid mobility impaired users.*

*(4) The applicant is requested to submit revised layout showing fire tender can access and egress through roadways serving the two groups of houses.*

*(5) The provision of a ramp at the entrance to include the provision of a pedestrian crossing point on the proposed footpath/cycle track and a raised shared surface are within the development using a coloured SMA material.*

**Response:**

- (1) Discussions regarding vision lines have been held with the Rookwood Lodge property owner. It is proposed that the existing stone gate pier is adjusted by agreement with the adjoining owner, and documentary evidence of consent will be submitted to the planning authority for written agreement prior to commencement of development.
- (2) A ramp with pedestrian crossing has been added at the entrance to the development, and a 3.0m wide shared footpath/cycle track indicated across the frontage of the site.
- (3) Proposed internal pedestrian footpaths throughout the development site are revised to minimum 1.8m wide.
- (4) Refer to Gordon White Consulting Engineers Access & Services Report.
- (5) Refer to Gordon White Consulting Engineers Access & Services Report.

**6.0 ITEM 5 OF THE REQUEST FOR ADDITIONAL INFORMATION**

*Water Services has raised concerns with surface water and have requested that the applicant provides a response to the following matters:*

*(1) The SAAR (Standard Annual Average Rainfall) value of 1046mm used for Qbar calculations is too high. The SAAR value should be approximately 840mm and not 1046mm.*

*(2) The developer is required to apply Qbar Rural as the maximum discharge rate for all storm events and not 30-year Qbar discharge rate. Water Services calculate Qbar rural to be approximately 1.5 Litres/Second but may accept 2 Litres/Second as a minimum discharge rate. Consultant engineer is to submit revised attenuation proposals based on applying the Qbar rural discharge rate as max discharge from site for all storm events. Water Services will then reassess attenuation volumes.*

*(3) Submit MET Eireann rainfall data for site.*

*(4) It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m<sup>3</sup> is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.*

*(5) Include additional SuDS (Sustainable Drainage System Features) and submit details of same.*

**Response:**

Refer to Gordon White Consulting Engineers Access & Services Report and drawings.