



Aranzazu Lera  
141 Rathfarnham Road  
Rathfarnham  
D14 KN28  
[aleranton@gmail.com](mailto:aleranton@gmail.com)  
0871027162

South Dublin County Council  
County Town Hall  
Tallaght  
Dublin 24

31<sup>ST</sup> March 2022

Re: REQUEST FOR

## ADDITIONAL INFORMATION, Register Reference SD22B/0002

Planning permission sought for the proposed works at St Kevin's, 17  
Rathfarnham Park, Rathfarnham

Dear Sirs,

I wish to respond to the Request for Additional Information in relation to the application of the above-mentioned development received on the 28<sup>th</sup> of February 2022.

In relation to the clarification points requested in the letter from South Dublin County Council, please find a summary of the responses as follows:

1. *The applicant is requested to clarify the following:*
  - (i) *The discrepancy in the figures quoted in response to Question 11 on the Application Form and annotated on the Proposed Ground and First Floor Plans. If necessary, the Applicant should provide either a corrected Application Form or amended Proposed Ground Floor Plan.*
  - (ii) *The intended use of the flat roof to the single storey extension in the north western corner of the swelling. It is noted that the drawings appear to indicate a 1.8m translucent glass privacy screen to the flat roof, however no mention is made in the Statutory Notices or accompanying documentation to the use of this roof as an outdoor amenity space.*
- (i) I think the discrepancy mentioned in this point is in Question 12. Following Point 2 of the South Dublin County Council letter, the floor layouts have been amended and the areas adjusted both in the Application Forms and Proposed Floor plans.
- (ii) A flat roof is proposed to the one storey rear extension, allowing the creation of west facing openings to the bedroom, to allow solar gain to an otherwise north facing room. The purpose of the translucent glass screen is **not** to allow the use of the roof as an outdoor amenity space. The reason for screen is to prevent overlooking into the property at 15 Rathfarnham Park, while allowing light penetration into the First Floor

accommodation. Please refer to the enclosed Design Statement document for further details.

2. *The applicant is requested to re-design the proposed development to ensure adherence with the South Dublin County Development Plan 2016-2022 and the House Extension Design Guide (2010) as follows:*
  - (i) *The height of the proposed single storey extension abutting the eastern boundary should either be reduced to match the height of the existing garage or alternatively the Applicant should consider setting back the structure at least 1m from the adjoining boundary to ensure compliance with the House Extension Design Guide.*
  - (ii) *Re-design the 2 storey extension to ensure compliance with the House Extension Design Guide, specifically the 'separation distance of approximately 1m from a side boundary per 3m of height'.*
  - (iii) *Re-design the flat roof profile of the 2 storey extension to match the roof shape, slope and profile of the existing house or provide a detailed Design Statement which outlines a strong architectural rationale for the flat roof design.*
  - (iv) *Provide a detailed Existing and Proposed Landscape and Boundary Plan, Elevational and Sectional drawings of any proposed new boundary treatments, including the proposed 1.8m high utilities wall.*

The proposed development has been redesigned in order to address the above points, and the applicant is satisfied to have addressed the above points. The revised drawings have been attached to this letter, together with additional detail drawings outlining the utilities wall requirements.

A Design Statement has also been prepared and attached to the response of Additional Information for further clarity on how the points above have been addressed by the architect.

3. *The following additional information is required by the Drainage and Water Services Department:*
  - (i) *A report showing site specific soil test results and a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. It should include percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
  - (ii) *A revised drawing showing plan & 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:*
    - a. *At least 5m from any building, public sewer, road boundary or structure*
    - b. *Generally, not within 3m of the boundary or the adjoining property.*
    - c. *Not in such a position that the ground below foundations is likely to be adversely affected.*
    - d. *10m from any sewage treatment percolation area and from any watercourse / floodplain.*
    - e. *Soakaways must include an overflow connection to the surface water drainage network,*
  - (iii) *Should a soakaway prove not to be feasible, the applicant shall submit the following:*
    - a. *Soil percolation test results demonstrating a soakaway is not feasible*

b. *A revised surface water layout drainage drawing for the development showing the inclusion of the following SuDS (Sustainable Drainage Systems) features:*

- *Green roofs*
- *Rain gardens*
- *Rain planter boxes; and*
- *Water butts.*

The Civil/Structural engineer's report and drawings have been appended to this letter containing responses to all of the above.

Please find enclosed the Additional Information Request documents as follows:

- Amended Planning Application Form
- 6 sets of the following drawings and documents:
  - o Design Statement
  - o 3.1\_103 Revision B – Proposed Ground Plan
  - o 3.1\_104 Revision B – Proposed First Floor and Roof Plans
  - o 3.1\_105 Revision B - Proposed Site Plan
  - o 3.1\_110 Revision A – Existing Landscape and Boundary Plan, Scale 1:200
  - o 3.1\_111 Revision A – Existing Landscape and Boundary Plan, Scale 1:100
  - o 3.1\_113 Revision A – Proposed Landscape and Boundary Plan, Scale 1:100
  - o 3.1\_201 Revision B\* – Existing North and South Elevations
  - o 3.1\_202 Revision B\* – Existing East and West Elevations 1/1
  - o 3.1\_203 Revision B – Proposed North and South Elevations
  - o 3.1\_204 Revision B – Proposed East and West Elevations 1/2
  - o 3.1\_205 Revision B – Existing and Proposed Contiguous Elevations 1/2
  - o 3.1\_206 Revision A – Existing and Proposed Contiguous Elevations 2/2
  - o 3.1\_301 Revision B – Existing and Proposed Longitudinal Sections (A-A)
  - o 3.1\_303 Revision A – Existing and Proposed Longitudinal Sections (B-B)
  - o 3.1\_304 Revision A – Existing and Proposed Longitudinal Sections (C-C)
  - o 3.1\_701 Revision A – Plans and Elevations of Proposed Utilities Wall
  - o 21-251 Engineering Report - March 2022
  - o 21-252-001 PLO

I trust the above addresses the request for Additional information.

Should you have any queries, please do not hesitate to contact me by phone, so that any issues can be resolved as soon as possible.

Best regards,

Aranzazu Lera  
MRIA