

County Hall,
Belgard Square North,
Tallaght,
Dublin 24
D24 A3XC

12 April 2022

ADDITIONAL INFORMATION - SD21A/0285
6 Lower Main Street, Lucan, Co Dublin, K78 W0X2

Dear Sir or Madam,

Please find enclosed a response to the Request for Additional Information for planning application reference SD21A/0285 on behalf of Finance Solutions of the above address.

Further Information Point 1: *The carriage arch is an important feature, which adds variety and character to the streetscape and it is considered that the proposed development would detract from the existing structure. Any addition to the side of the building should not be visible above the carriage arch. The proposed development in its current form is unacceptable as it would directly affect the character of Lucan Village Architectural Conservation Area, the existing property and adjoining properties along Main Street. It would result in an overall negative visual impact on the original built fabric and detract from the character of the streetscape. The applicant is requested to revise the proposed extension so that it is sufficiently setback from the arch and not highly visible above this. Revised drawings demonstrating this should be submitted accordingly. The current proposed setback of 300mm is not considered to be sufficient.*

After receiving correspondence via email from Irenie McLoughlin, the Architectural Conservation Officer in South Dublin County Council, we were advised to refer back to a 2004 planning application that was granted under Planning Register Reference SD04A/0516 for No.6 Lower Main Street, but was not constructed. In this 2004 planning application, after a request for further information, the first-floor extension was granted with the front wall of the first-floor extension being set back 2350mm from the rear edge of the carriage arch. Our revised design is to be set back 2550mm from the rear of the carriage arch.

The roof of the revised side extension is a different profile to that granted on the 2004 application. The revised design has a flat roof compared to a pitched roof that was originally granted. With the front wall set back slightly further and the difference in roof profile, the high point of the roof is going to be lower than what was previously granted. As such, the roof of the new extension should only be slightly visible from the opposite side of the road. I believe there will not be a negative visual impact on the character of the streetscape as a result of this side extension.

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Further Information Point 2: *There appear to be a few anomalies on the submitted drawings. The applicant is requested to submit a full set of revised drawings that:*

(a) Correctly indicates the existing and proposed floor areas.

Existing Ground Floor – 101.2 m²

Existing First Floor – 84.3 m² (noted on dwg 933-02-014)

Proposed Ground Floor – 101.2 m² (no change)

Proposed First Floor – 108.75 m² (increase of 24.45 m² after revisions)

(b) Identifies the proposed materials of the external walls of the proposed extension.

Proposed finish is to be a painted render similar to what is on the existing walls.

(c) Correctly shows what is existing on-site and what is proposed for removal.

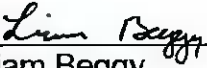
See drawing 933-02-014 for First Floor Demolition Layout. Internal demolitions are to be undertaken at first floor level only. The ground floor layouts are to remain as is except for a small portion of the roof to the Visitor WC which will be removed and the external wall built up to underside of extension.

The following documents are included in the planning application: -

1. O'Neill Consultant Engineering Services Drawing 933-02-002 – Site Layout – 6 copies
2. O'Neill Consultant Engineering Services Drawing 933-02-014 – First Floor Demolition Layout – 6 copies
3. O'Neill Consultant Engineering Services Drawing 933-02-015 – Proposed First Floor & Roof Plans – 6 copies
4. O'Neill Consultant Engineering Services Drawing 933-02-016 – Proposed Elevations – 6 copies
5. O'Neill Consultant Engineering Services Drawing 933-02-017 – Proposed Sections – 6 copies
6. O'Neill Consultant Engineering Services Drawing 933-02-018 – Proposed Contextual Elevation – 6 copies

I trust that all of the above is in order but should the Planning Authority have any queries, please do not hesitate to contact the undersigned.

Regards,


Liam Beggy

O'Neill Consultant Engineering Services

