



Planning Application  
Architect's Design Statement  
12 Whitehall Road, Tenbury, Dublin 12  
April 2022  
SONNA Architects

## 1.0 Project Summary

The site is located at the rear of 42 Whitehall Road, Terenure, Dublin.

The proposed house will be designed to be highly energy efficient and an exemplar of sustainable design.

The depth and position of the site allows a unique opportunity to design a house which is completely aligned with the houses on Whitehall Gardens. The facade will be perfectly proportioned to echo the existing pattern and proportions of the fenestration and materiality. It will be of a similar width, depth and height - which will also allow the roof form and height to match entirely. It has been designed to become an extension of the streetscape.

## Contents

1.0	Project Summary
2.0	Site and Context
3.0	Planning History
4.0	The Proposal
4.1	Plans
4.2	Massing and Form
4.3	Section
4.4	Elevations: Northern
4.5	Elevations: Southern
4.6	Environmental Analysis
4.7	Access and Parking
4.8	Over-looking Mitigation
4.9	Drainage and SUDs Provisions
5.0	Compliance Review

### Appendix

Drainage Maps
Flood Risk Assessment
Letter of Consent

## 2.0 Site and Context

The site is located off Whitehall Road, Terenure. It is located on a main road which is serviced by a frequent bus route and taxi's. Whitehall Road is a residential area which benefits from a large amount of green areas, with generous setbacks for the houses. Over the years, due to its proximity to the city centre, it has undergone an intensification of housing density with multiple developments being built in the large rear gardens of the houses.



Site aerial with application boundary

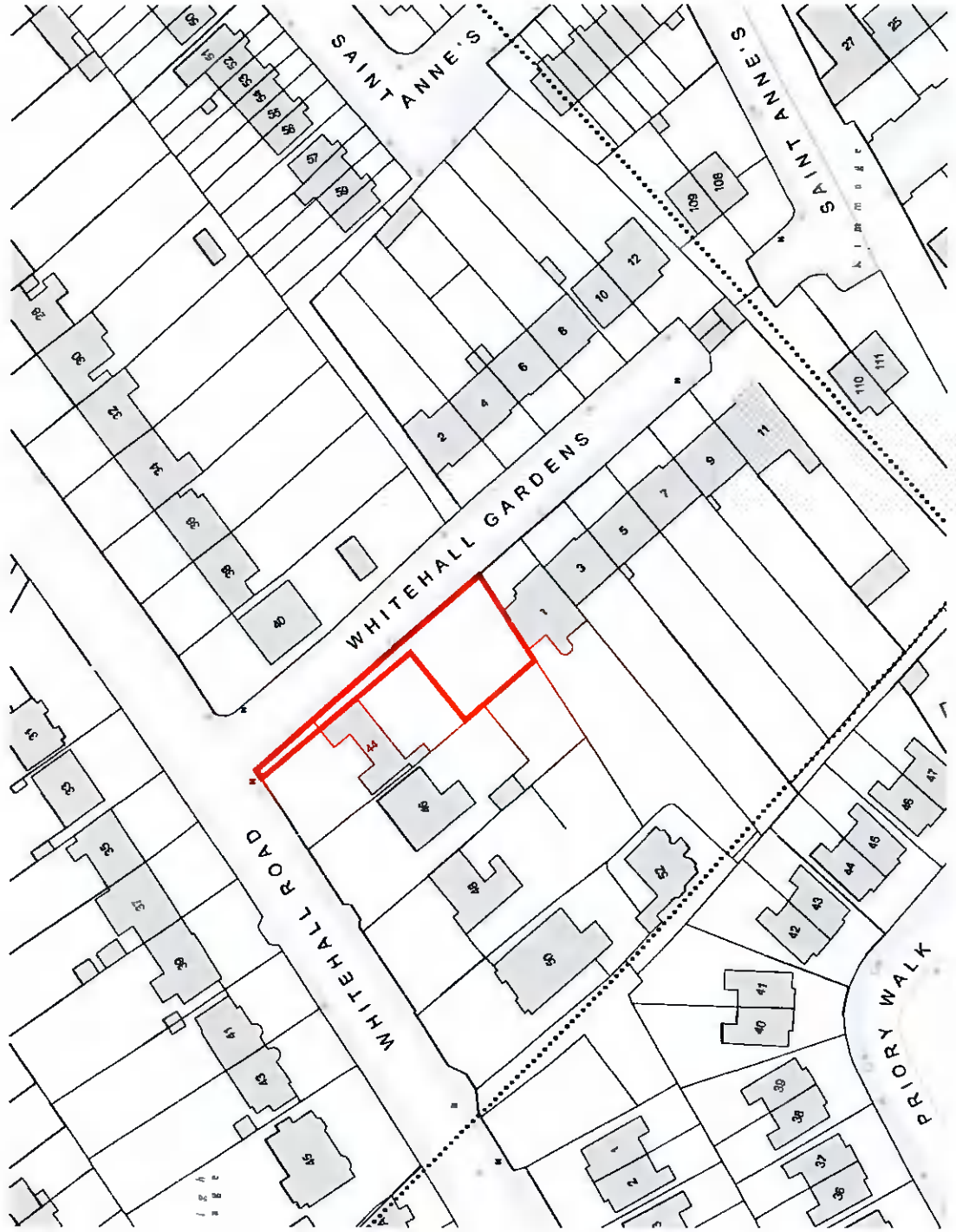
## 2.0 Site and Context

The site is located at the side and rear of 42 Whitehall Road. The current garden is a very generous size and offers an opportunity to build an additional house which is serviced from Whitehall Road. Due to the proximity of the houses located on Whitehall Gardens, the proposal takes its form from the existing streetscape and observes the current setback, form and height of the houses on Whitehall Gardens.



## 2.0 Site and Context

Red line: Site Boundary



## 2.0 Site and Context

The site is located at the side and rear of 42 Whitehall Road. The current garden is a very generous size and offers an opportunity to build an additional house which is serviced from Whitehall Road. Due to the proximity of the houses located on Whitehall Gardens, the proposal takes its form from the existing streetscape and observes the current setback, form and height of the houses on Whitehall Gardens.

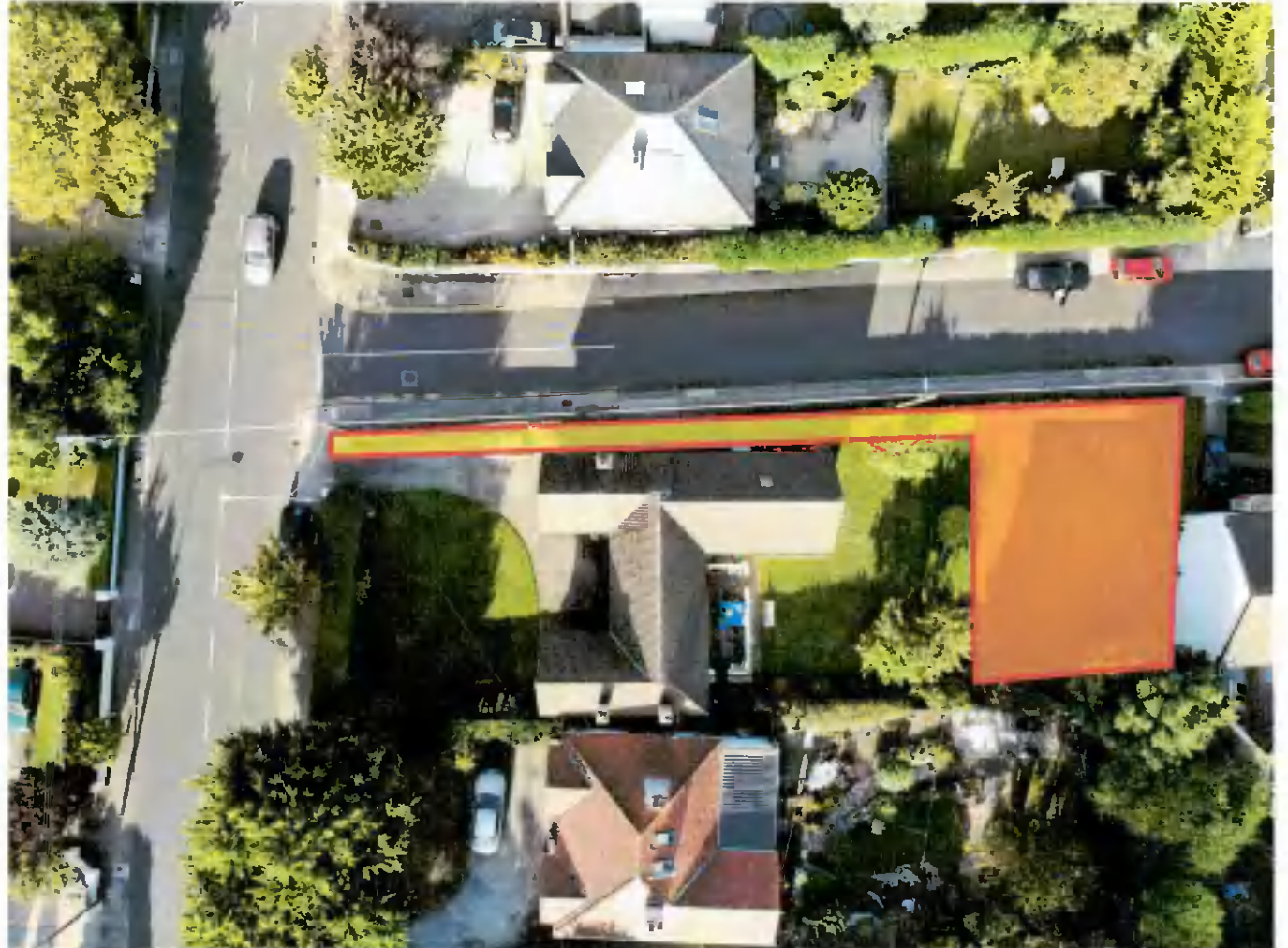


## 2.0 Site and Context



## 2.0 Site and Context

The red line boundary site comprises of two elements - as indicated on the diagram opposite. The yellow element will provide a service route through the site to allow for a drainage connection to Whitehall Road. The orange element defines the extent of the house curtilage and the final property boundary of ownership. A Letter of Consent has been provided for the services to pass through the adjacent land - effectively creating a right of way for construction and maintenance of the services.





### 3.0 Planning History

In the context of the South Dublin County Development Plan (2004-2010) a Planning Application was lodged in 2007 for a dormer bungalow on the site (SD07A/0018). The application was rejected and no appeal was made

Several reasons were cited, the following is a summary of the reasons for rejection in the Notification of Decision

1. Over-development of a restricted site.
2. The proposal would set an undesirable precedent.

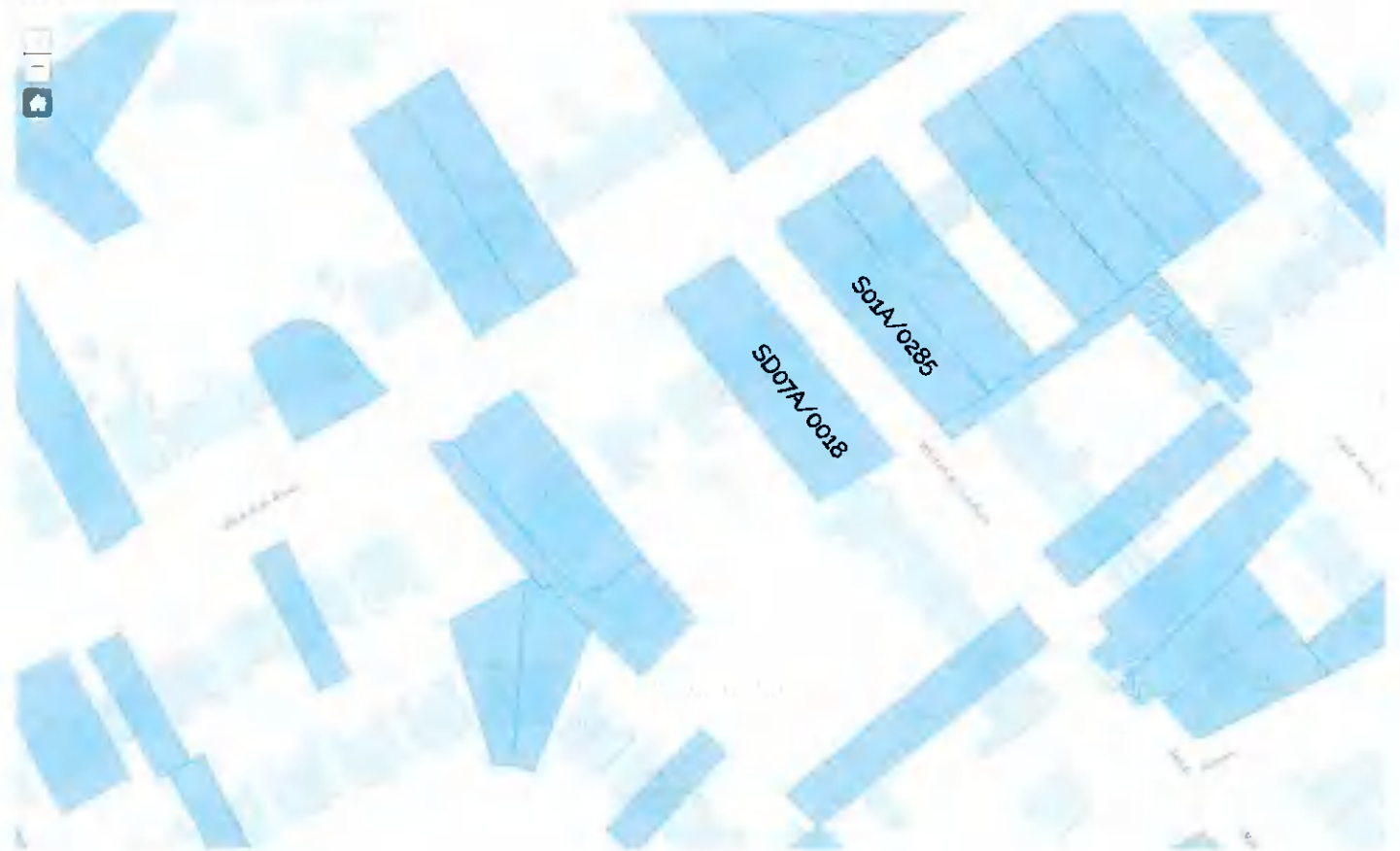
Further reasons, extracted from the Managers Orders, are summarized below:

1. Non-compliance with council policy relative to new houses in side/corner sites (in existing estates) and back land developments
2. Negative impact on the residential and visual amenities of the adjacent properties and of the area
3. Design is out of character for the area.

#### How will the proposal differ?

The proposal will be designed to maintain the existing streetscape, respectfully infilling the vacant piece of land between the houses. The materials, proportions and design will be in-keeping with the existing streetscape.

 SDCC Planning Maps Online



### 3.0 Planning History

Rear of 40 Whitehall Road (S01A/0285)

A Planning Application was lodged in 2001 for a 2 story house on an adjacent site at the rear of 40 Whitehall Road (S01A/0285). The application was rejected, appealed and rejected.

Several reasons were cited, the following is a summary of the reasons for rejection in the letter issued by An Bord Pleanála:

1. Proposal would seriously infringe upon the building line of Whitehall Gardens.
2. The proposal would be out of character with the existing pattern of development in the vicinity.

The siteplan opposite clearly demonstrates the line of Whitehall Gardens being infringed. The laneway further separates the 2 story house - exaggerating its presence.

#### How will the proposal differ?

The proposal will endeavour to respect the line of the facade along Whitehall Gardens and also the line of the roofs. By aligning the proposal with the existing streetscape a setback will exist - providing green space to be maintained.

Zero Setback from pavement.



### 3.2 Planning Precedents

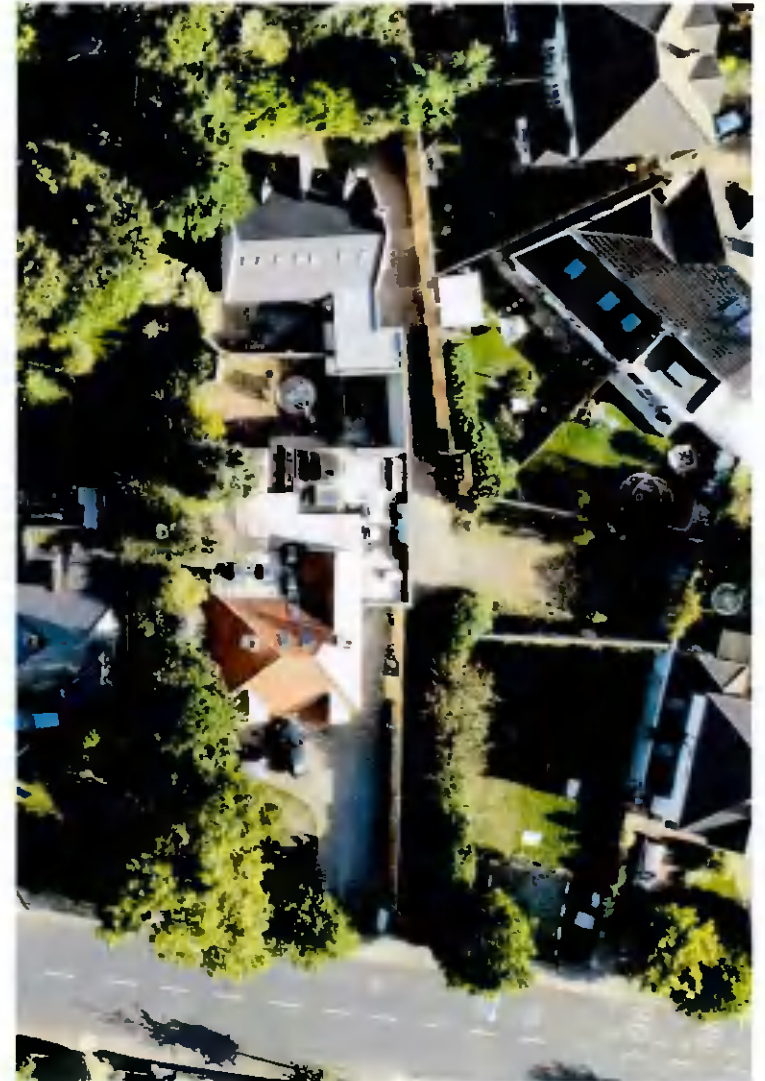
#### Rear of 50 Whitehall Road (S00B/0072)

A Planning Application was lodged in 1998 for a bungalow at the rear of 50 Whitehall Road. The original application (S97A/0399) was rejected, a revised design was submitted and approved (S98A/0255). The final application sought to retain the approved house and make alterations. This final application (S00B/0072) was approved with a number of conditions.

The project demonstrates the density of the development relative to the surrounding houses and indicates how both the existing garden and the proposed garden have been reduced in size - but the area provided is still considered adequate for private amenity space.

#### How will the proposal differ?

The proposal will endeavour to respect the requirement for good quality private amenity/open space for both the existing house and the proposed house.



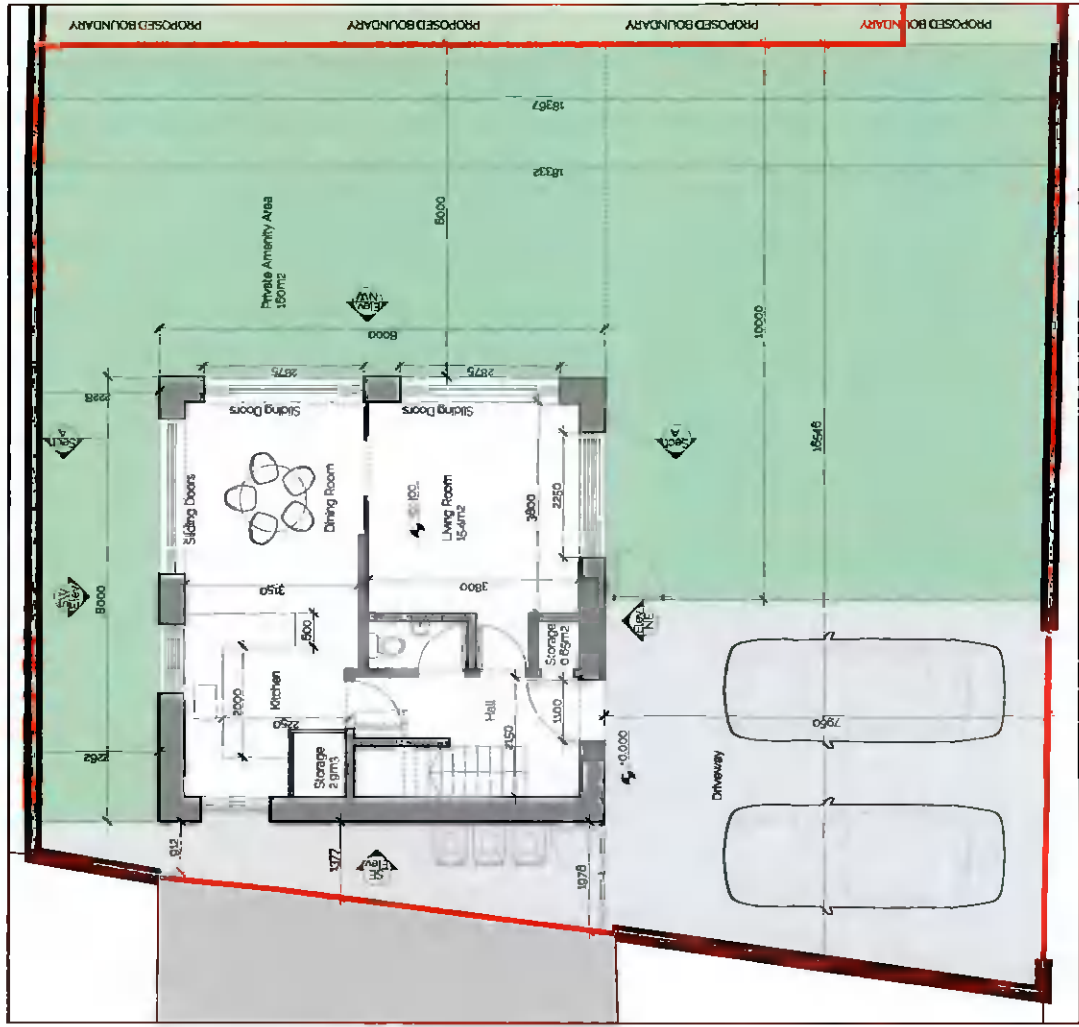
4.1 The Proposal  
Siteplan: Existing



4.1 The Proposal  
Siteplan: Proposed

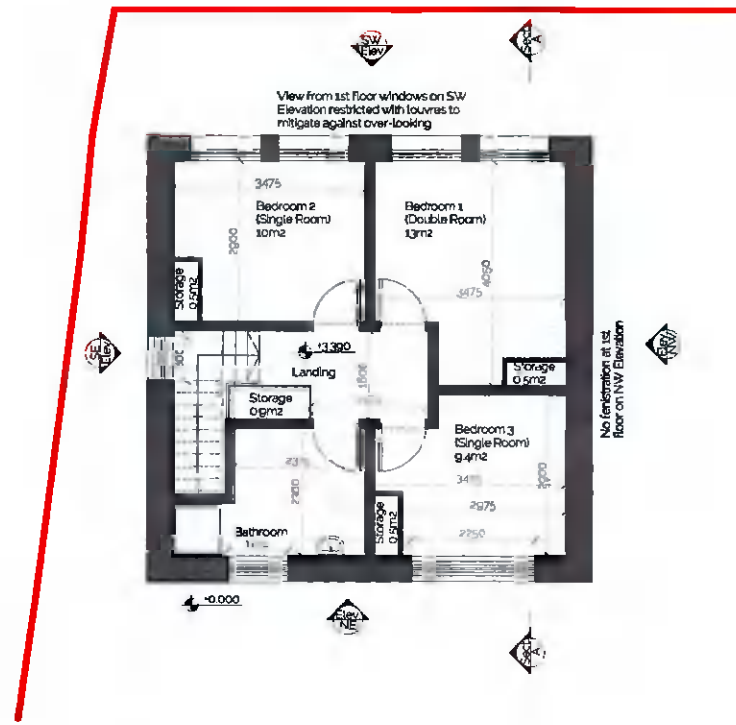


# 4.1 The Proposal Plan: Ground Floor

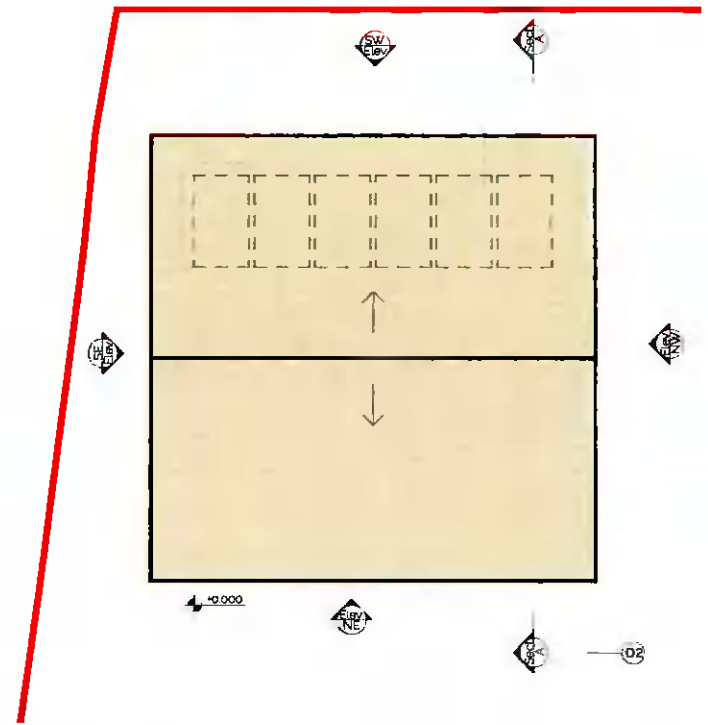


# 4.1 The Proposal

## Plans: First Floor and Roof



First Floor Plan

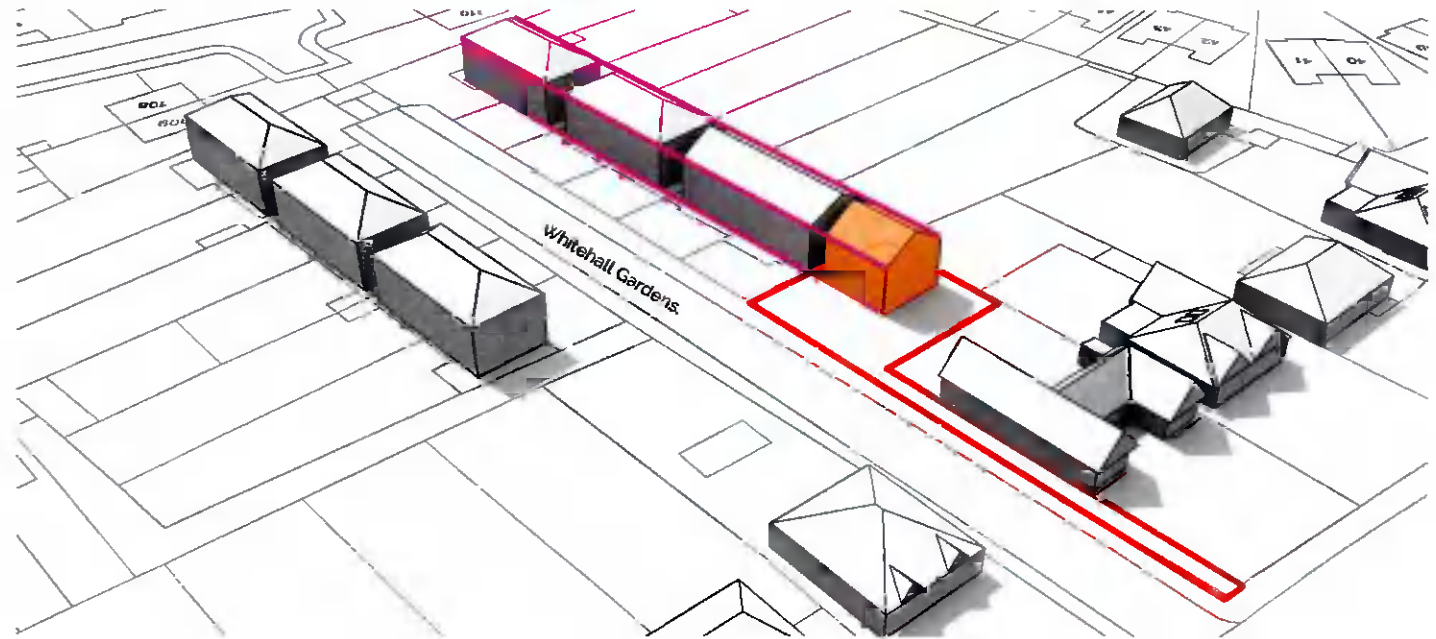


Roof Floor Plan

## 4.2 The Proposal Massing and Form

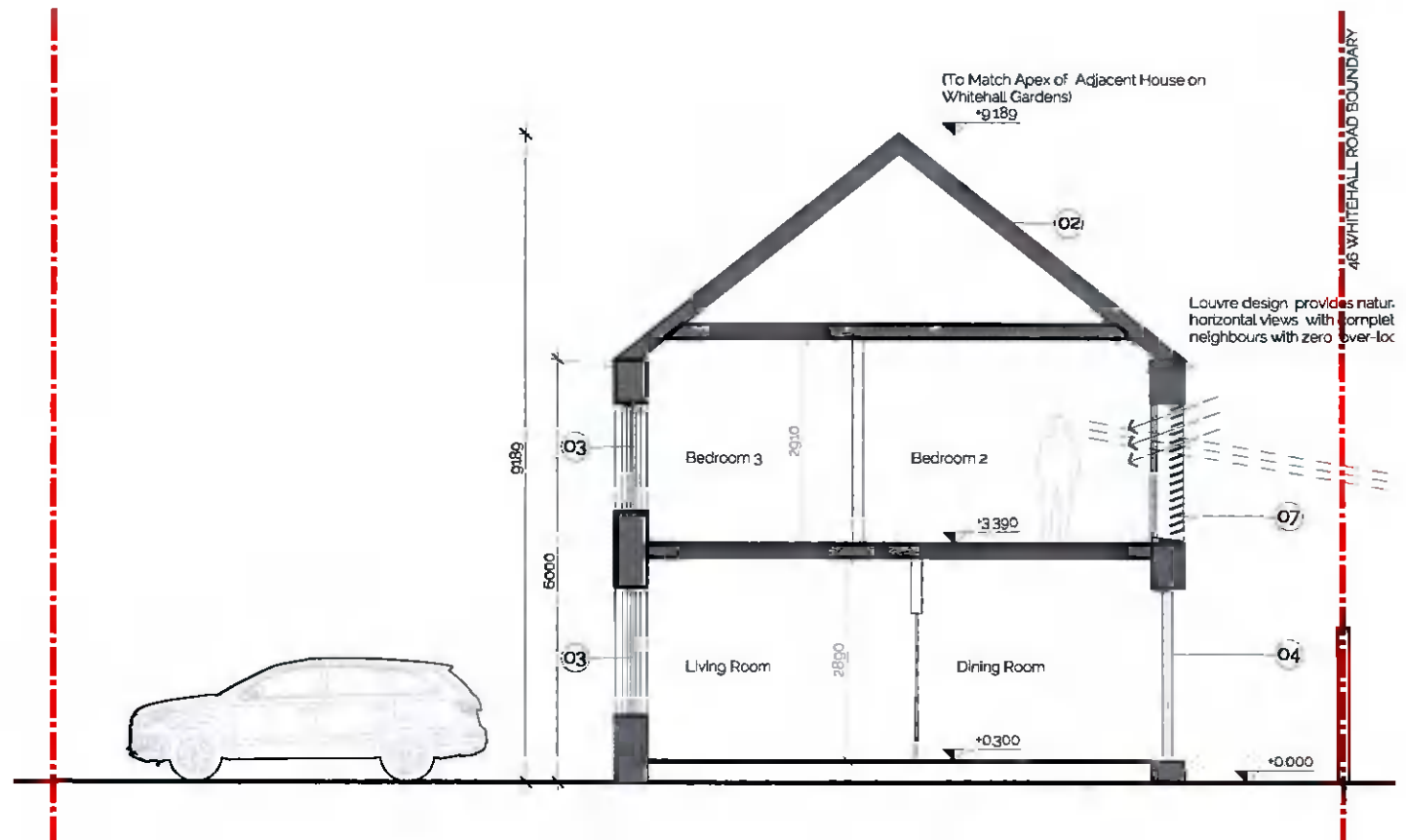
The massing for the proposed house has been influenced by the existing streetscape on Whitehall Gardens. The height of the proposal will match the apex roof ridge of the adjacent house. The setback will be observed and the main massing will be identical.

The materials proposed will match the streetscape with the use of white render, white timber windows, black timber fascia boards and matching roof tiles.





### 4.3 The Proposal Section

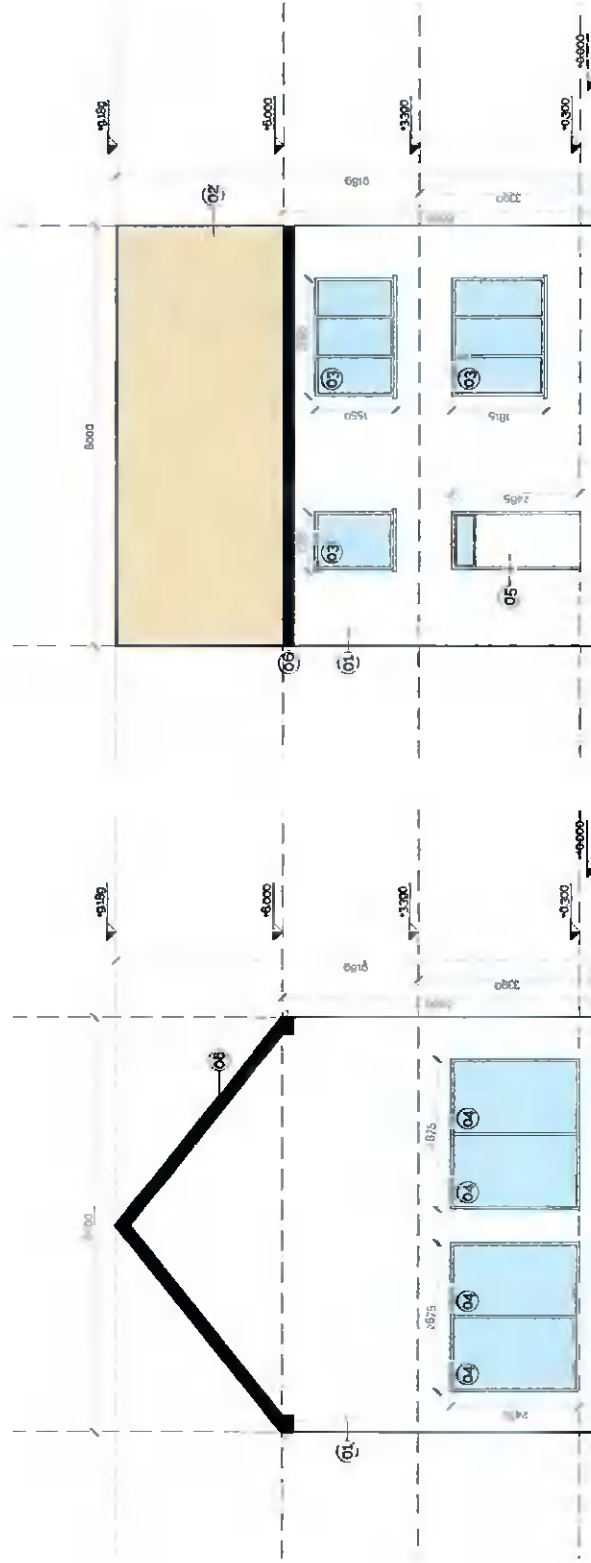


# 4.4 The Proposal Northern Elevations

## MATERIAL LEGEND

### Proposed Materials

- 01 White Render
- 02 Roof Tile (to match existing adjacent houses)
- 03 Windows: AluClad Timber (w/VA)
- 04 Sliding Doors: AluClad Timber (w/VA)
- 05 Front Door: Timber Glass Top Panel
- 06 Back Door: Timber Glass Top Panel
- 07 Louvered Timber (as per existing)
- 08 Downspout: Permeable Stone
- 09 Boundary: Existing (1000mm Block Wall and 1500mm Hedge)
- 10 Boundary: Proposed (1000mm Block Wall and 1500mm Hedge)
- 11 Block: Proposed
- 12 Grass

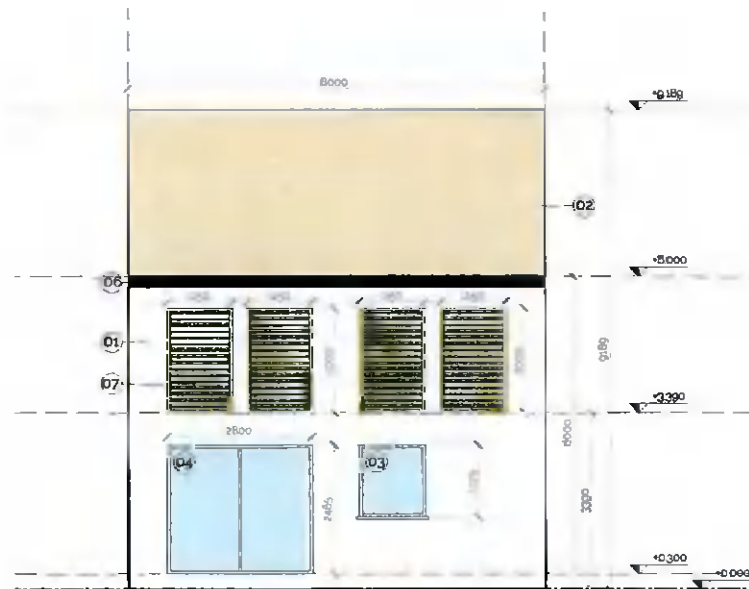


# 4.5 The Proposal Southern Elevations

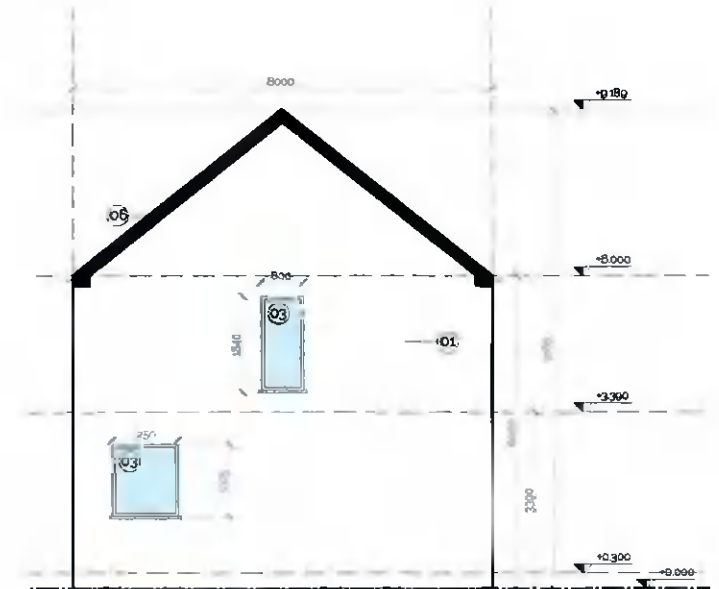
## MATERIAL LEGEND

### Proposed Materials

- 01: White Render
- 02: Roof Tiles to match existing adjacent houses
- 03: Windows: AluClad Timber (white)
- 04: Sliding Doors: Aluclad Timber (white)
- 05: Front Door: Timber/Glass Top Panel
- 06: Fascia/Soffit Board (Black)
- 07: Louvers: Timber (permanent future)
- 08: Driveway: Permeable Stone
- 09: Boundary: Existing (1100mm Block Wall and 1800mm Hedge)
- 10: Boundary: Proposed (1100mm Block Wall and 1800mm Hedge)
- 11: Hedge: Proposed
- 12: Grass



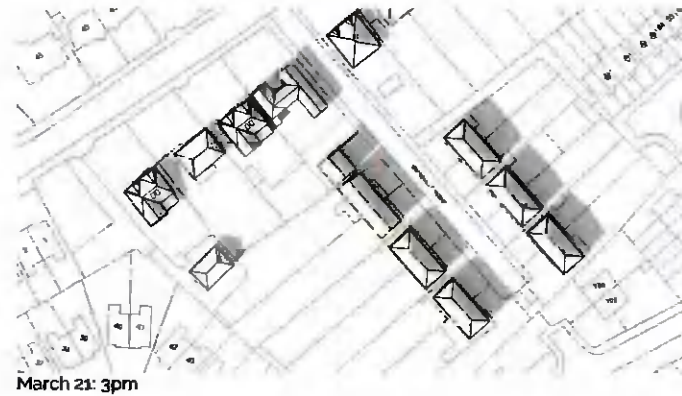
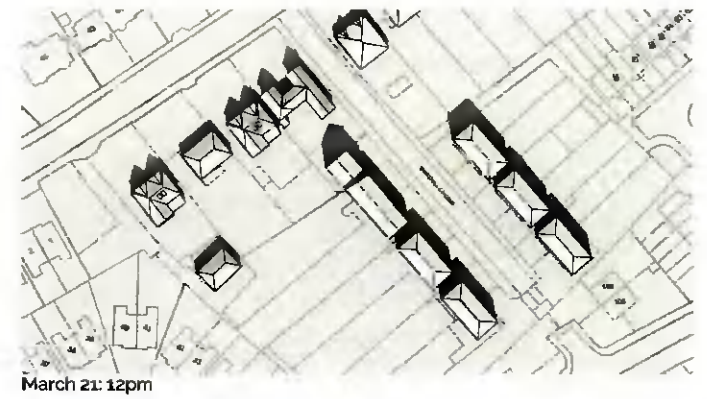
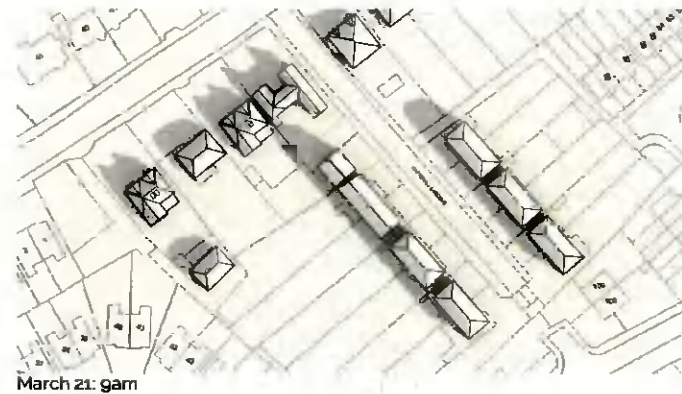
South West Elevation - Proposed (1:100)



South East Elevation - Proposed (1:100)

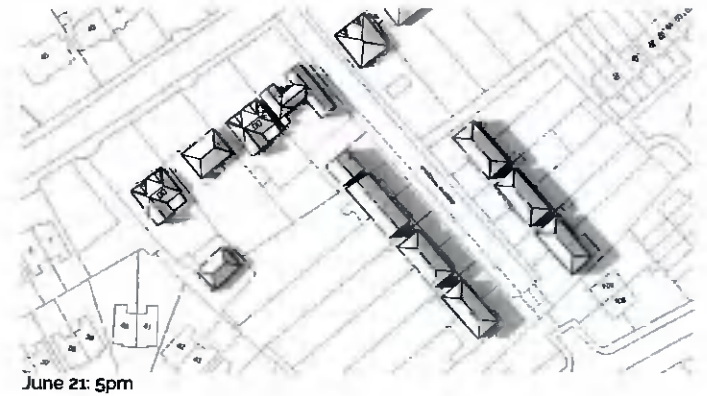
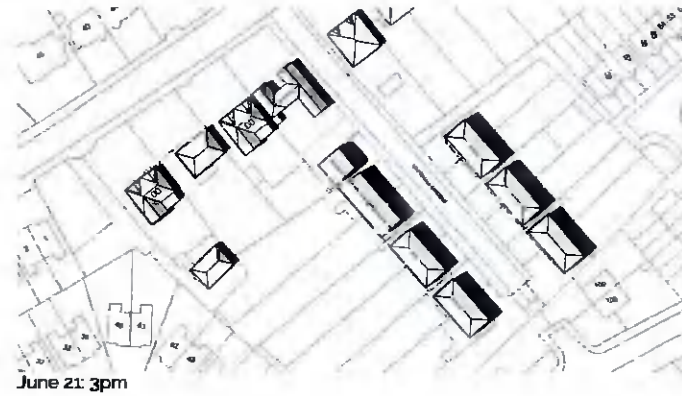
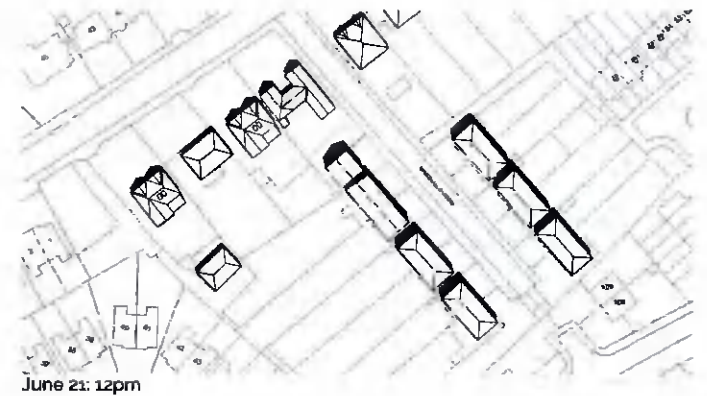
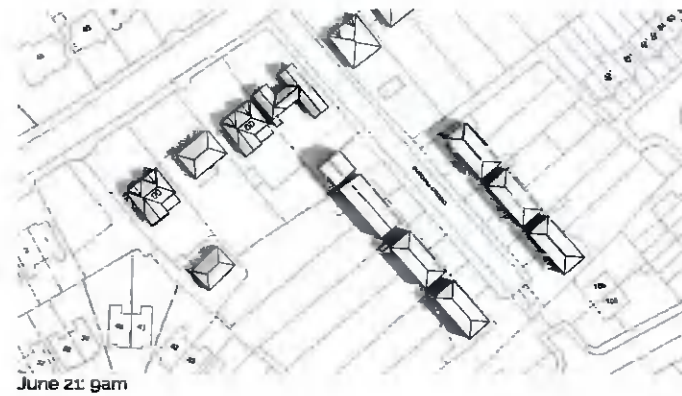
## 4.6 The Proposal Environmental Analysis Sun Study - March

The sun study demonstrates that in March the proposed house will have zero over-shadowing impact on any other house.



## 4.6 The Proposal Environmental Analysis Sun Study - June

The sun study demonstrates that in June the proposed house will have zero over-shadowing impact on any other house and a minimal impact on the adjacent garden.



## 4.7 The Proposal Access and Parking

Parking provisions are in line with the South Dublin County Council Development Plan. The Proposal is for a 3 bed (4 person) house and the parking provisions are for a double parking space.



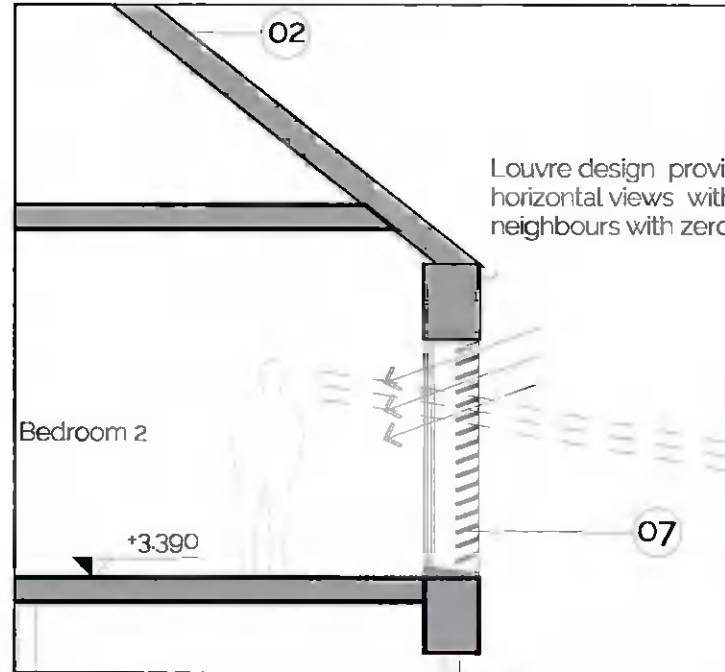
## 4.8 The Proposal Over-Looking Mitigation

### Over-Looking

The front of the proposal is aligned with the existing streetscape and therefore does not introduce any additional over-lookng from the Whitehall Gardens elevation.

The sides of the property do not present any over-lookng issues as there are no windows on the gable facing the garden.

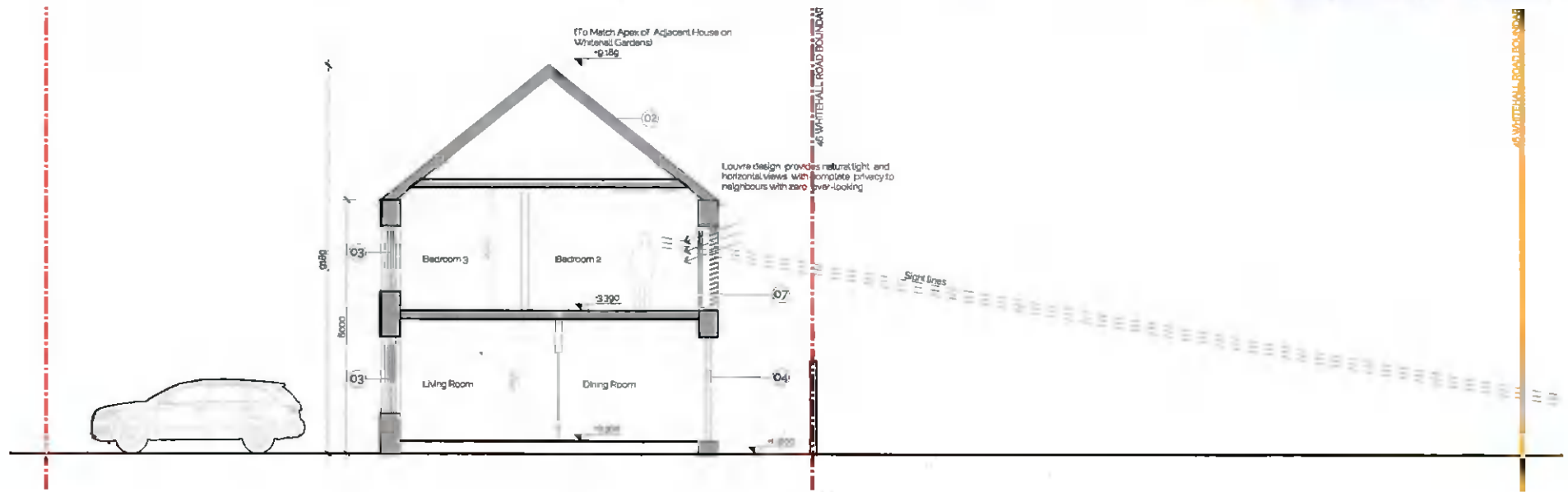
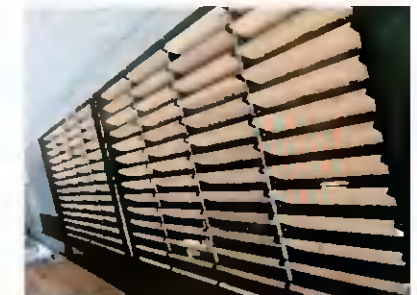
The rear elevation of the property looks onto the neighbours garden. The distance from the first floor proposed windows to the neighbours first floor windows is over 24m and therefore does not present any significant over-lookng. To mitigate this further we have introduced some louvres on the bedroom windows which prevent any over-lookng - while maintaining the required amount of light and views.



**MATERIAL LEGEND**

Proposed Materials

- 01 White Render
- 02 Roof Tiles (to match existing adjacent houses)
- 03 Windows, Alu-Clad Timber (white)
- 04 Sliding Doors: Alu-Clad Timber (white)
- 05 Front Door: Timber/Glass Top Panel
- 06 Fascia/Soffit Board (Black)
- 07 Louvres: Timber (permanent, future)
- 08 Driveway: Permeable Stone
- 09 Boundary: Existing (100mm Block Wall and 1800mm Hedge)
- 10 Boundary: Proposed (100mm Block Wall and 1800mm Hedge)
- 11 Hedge: Proposed
- 12 Grass



## 4.9 The Proposal

### Drainage and SUDs Provisions

#### Services Corridor Through Adjacent Land

#### Large Capacity Attenuation Tank

The proposal included a subterranean attenuation tank which will be designed to accommodate sufficient water to mitigate any issues regarding surface water overloading the surrounding waterways capacity. A hydrobrake will control the flow and prevent a substantial impact to the surrounding environment.

#### New Sewage Connection

Sewage connection to be routed through the land of the neighbour (permission granted - please refer to appendix) and connected to the main sewage run along Whitehall Road. This will eliminate any connection to the existing services along Whitehall Gardens.





# 5.0 Compliance Review

The following planning documents have been consulted in preparation of the Proposal:

South Dublin County Council  
Development Plan 2016-2022.

Quality Housing for Sustainable Communities

Table 5.1- Space provision and room sizes for typical dwellings

DWELLING TYPE	TARGET DENSITY % OVER AREA	MINIMUM HABITABLE ROOM	APPROPRIATE LIVING AREA	APPROPRIATE BEDROOM AREA	STORAGE
<b>Family Dwellings – 3 or more persons</b>					
4BED/7P House (3 storey)	120	15	40	43	5
4BED/7P House (2 storey)	110	15	40	43	5
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
<b>3BED/6P House (3 storey)</b>					
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	5
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	84	15	37	36	10
<b>2BED/5P House (3 storey)</b>					
2BED/5P House (3 storey)	102	13	34	32	5
2BED/5P House (2 storey)	92	13	34	32	5
2BED/5P House (1 storey)	82	13	34	32	6
2BED/5P Apartment	86	13	34	32	9
<b>3BED/4P House (2 storey)</b>					
3BED/4P House (2 storey)	83	13	30	26	4
3BED/4P House (1 storey)	73	13	30	26	4
3BED/4P Apartment	76	13	30	26	7
<b>2BED/4P House (2 storey)</b>					
2BED/4P House (2 storey)	80	13	30	26	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
<b>2BED/3P House (2 storey)</b>					
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
<b>1BED/2P House (1 storey)</b>					
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

**HOUSING 05**

**5.1.2 Residential Development in Established Residential Areas**

In established residential areas sustainable development can be achieved through infill development, the subdivision of larger houses, backward development and the development of large corner sites. Greater intensification will be important in urban areas that have a high proportion of older populations, to secure the ongoing viability of facilities, services and amenities and to meet the future housing needs of the County.

The overall implications of housing development in established areas is supported by the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2008), which recognises that the provision of additional dwellings in the suburban areas of towns and cities can revitalize such areas.

Standards in relation to residential developments are set out under Section 3.1.2 of the Plan and have been framed by the policies and objectives set out below.

**Policy 1: Infill Development**

It is the policy of the Council to support residential developments and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructures and services and meet the future housing needs of the County.

**H12 Objective 1:**  
To support residential developments and sustainable intensification at appropriate locations and to encourage developments with existing communities and other stakeholders.

**H12 Objective 2:**  
To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivisions, backward development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 4.1 Implementation.

**H13 Objective 3:**  
To favourably consider proposals for the development of corner or side garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 4.1 Implementation.

**H14 Objective 4:**  
To promote and encourage residential uses on the upper floors of appropriate buildings located in Towns, Districts and Village Centres within the County for public housing and affordable and other appropriate places where similar business is conducted.

**H15 Objective 5:**  
To ensure that new development in established areas does not impact negatively on the amenities or character of an area.

**H17 Objective 6:**  
To support the introduction of houses in suburban areas that are characterised by exceptionally large houses or relatively extensive sites where population levels are generally falling and which are well served by public transport, subject to the protection of existing residential amenity.

**H17 Objective 7:**  
To support and facilitate the replacement of existing dwellings with one or more replacement dwellings, subject to the protection of existing residential amenities and the preservation of the established character (including historic character and visual setting) of the premises Section 5.1.4 Older Buildings, Estates and Developments.

**H17 BLD:**  
Facilitate high quality residential development, designed to complement and address Tyronk Park, and including retention of the trees on site and providing for facility improvements in the park area.

**Quality Housing for Sustainable Communities**

The collage features a variety of architectural styles and settings. It includes modern multi-story apartment blocks with glass facades, traditional suburban houses with gabled roofs, and community-oriented spaces like parks and public buildings. The images are arranged in a grid-like fashion, with some larger images and some smaller ones, creating a visual narrative of diverse and high-quality housing options.

## 5.0 Compliance Review

The Proposal complies with the South Dublin County Council Development Plan 2016-2022 and Quality Housing for Sustainable Communities with regards to space provisions internally and externally.

The larger space provisions outlined in South Dublin County Council Development Plan supersedes the Quality Housing document provisions.

### South Dublin County Council Development Plan 2016-2022

#### (iv) Dwelling Standards

The design and layout of individual dwellings should provide a high quality living environment for residents. Designers should have regard to the targets and standards set out in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007) with regard to minimum room sizes, dimensions and overall floor areas when designing residential accommodation.

All houses must be required to accord with or exceed the minimum floor area standards set out in Table 11.20. Dwellings should also be designed to provide adequate room sizes that create good quality and adaptable living spaces.

Development proposals for housing must be required to accord with or exceed the minimum private open space standards set out in Table 11.20. Open space should be located behind the front building line of the house and be designed to provide for adequate private amenity.

Table 11.20: Minimum Space Standards for Houses

Type of Unit	Floor Area	Private Open Space
One Bedroom	50 sq.m	48 sq.m
Two Bedroom	80 sq.m	55 sq.m
Three Bedroom	96 sq.m	61 sq.m
Four Bedroom or more	110 sq.m	70 sq.m

All apartments must accord with or exceed the open space and floor area standards set out in Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2015) and the minimum floor areas set out in Table 11.21. An apartment refers to a dwelling unit that is not a house and may comprise an apartment or duplex unit.

Private open space for apartments shall be provided in the form of patios, balconies or roof gardens, with patios and balconies forming an integral part of the scheme design. High quality communal open space should also be provided in schemes that include apartments. Communal open spaces should form an integral part of scheme design, be screened from full public view and public access, and should be restricted through design and/or formal barriers.

### Quality Housing For Sustainable Communities

The table opposite indicates the target gross floor area and the minimum floor areas for living, bedroom and storage areas likely to be required to satisfy requirements of normal living. Dwelling types are defined in terms of the number of bedrooms, the number of intended occupants and the number of storeys. The area of a single bedroom should be at least 7.1m<sup>2</sup> and that of a double bedroom at least 11.4m<sup>2</sup>. The area of the main bedroom should be at least 13m<sup>2</sup> in a dwelling designed to accommodate three or more persons.

The recommended minimum unobstructed living room widths are 3.3 metres for one bedroom, 3.6 metres for two bedroom and 3.8 metres for three bedroom dwellings, and the minimum room widths for bedrooms are 2.8 metres for double bedrooms and 2.1 metres for single bedrooms.

Table 5.1: Space provision and room sizes for typical dwellings

Dwelling Type	Target Gross Floor Area	Min. Living Room Area	Min. Main Bedroom Area	Min. Storage Area
<b>Family Dwellings - 3 or more persons</b>				
4BED/7P House (3 storey)	120	15	40	43
4BED/7P House (2 storey)	110	15	40	43
4BED/7P House (1 storey)	100	15	40	43
4BED/7P Apartment	105	16	40	43
3BED/6P House (3 storey)	110	15	37	36
3BED/6P House (2 storey)	100	15	37	36
3BED/6P House (1 storey)	80	15	37	36
3BED/6P Apartment	84	15	37	36
3BED/5P House (3 storey)	102	13	34	32
3BED/5P House (2 storey)	82	13	34	32
3BED/5P House (1 storey)	82	13	34	32
3BED/5P Apartment	86	13	34	32
3BED/4P House (2 storey)	83	13	30	28
3BED/4P House (1 storey)	73	13	30	28
3BED/4P Apartment	76	13	30	28
2BED/4P House (2 storey)	80	13	30	25
2BED/4P House (1 storey)	70	13	30	25
2BED/4P Apartment	73	13	30	25
2BED/3P House (2 storey)	70	13	28	20
2BED/3P House (1 storey)	60	13	28	20
2BED/3P Apartment	63	13	28	20
1BED/2P House (1 storey)	44	11	23	11
1BED/2P Apartment	45	11	23	11

## 5.0 Compliance Review - Schedule of Areas

The Proposal complies with the South Dublin County Council Development Plan 2016-2022 and Quality Housing for Sustainable Communities with regards to space provisions internally and externally.

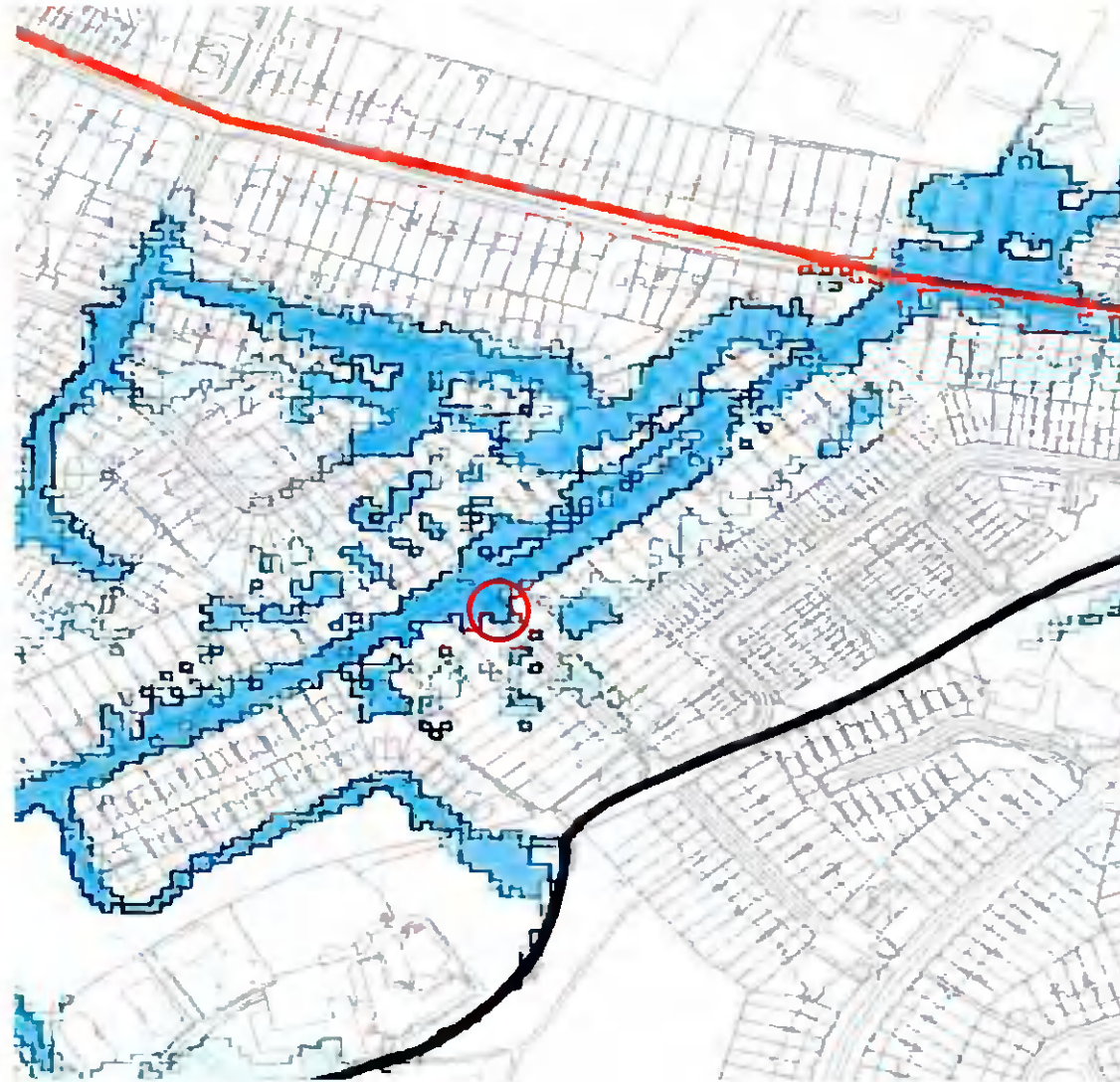
SCHEDULE OF AREAS / SPACE PROVISIONS	
<b>PROPOSED 3 BED (4PI) HOUSE</b> SITE AREA (RED LINE): 390m <sup>2</sup> (0.039 HECTARES) BLUE LINE AREA: 980m <sup>2</sup> (0.098 HECTARES) PROPOSED NEW SITE AREA (LEGAL BOUNDARY): 290m <sup>2</sup>	
<b>AREAS</b> FIRST FLOOR: 49.3m <sup>2</sup> GROUND FLOOR: 50.4m <sup>2</sup> TOTAL: 99.7m <sup>2</sup> [Min. Req: 92m <sup>2</sup> SOCC-DPI] [Min. Req: 83m <sup>2</sup> GHSC]	
<b>MAIN LIVING ROOM: 35.4m<sup>2</sup></b> [Min. Req: 13m <sup>2</sup> GHSC]	
<b>AGGREGATE QUADRUPLE ASPECT LIVING AREA: 38.6m<sup>2</sup></b> [Min. Req: 30m <sup>2</sup> GHSC]	
<b>AGGREGATE BEDROOM AREA: 32.4m<sup>2</sup></b> [Min. Req: 28m <sup>2</sup> GHSC]	
<b>BEDROOM AREAS:</b> BEDROOM 1 (DOUBLE): 13m <sup>2</sup> [Min. Req. 13m <sup>2</sup> GHSC] BEDROOM 2 (SINGLE): 10m <sup>2</sup> [Min. Req. 7.1m <sup>2</sup> GHSC] BEDROOM 3 (SINGLE): 9.4m <sup>2</sup> [Min. Req. 7.1m <sup>2</sup> GHSC]	
<b>STORAGE</b> FIRST FLOOR: 2.4m <sup>2</sup> GROUND FLOOR: 2m <sup>2</sup> TOTAL: 4.4m <sup>2</sup> [Min. Req: 4m <sup>2</sup> GHSC]	
<b>KITCHEN STORAGE VOLUME: 2.9m<sup>3</sup></b> [Min. Req: 2.3m <sup>3</sup> GHSC]	

42 WHITE HALL ROAD - HOUSING QUALITY ASSESSMENT - SCHEDULE																	10/03/2022					
PLOT	BUILD. NO.	UNIT NO.	TYPE	UNIT TYPE	Unit Type & DESCRIPTION	UNIT AREA (GIFA) m <sup>2</sup>	UNIT AREA (GIFA) Sq. Ft.	Bedrooms	Bedspaces	MIN. UNIT AREA	BED. 1 AREA	BED. 2 AREA	BED. 3 AREA	BED. 4 AREA	AGGREGATE BEDROOM AREA	MAIN LIVING AREA (m <sup>2</sup> )	AGGREGATE AREA OF LIVING/DINING/KITCHEN	STORAGE & UTILITY AREA	PRIVATE AMENITY AREA (m <sup>2</sup> )	TOTAL INCLUDING Private Amenity	VIEW ASPECT DUAL / SINGLE	Aspect
N/A	N/A	N/A	House	N/A	Detached	96.70	1040.87	3	4	110.00	13.00	10.00	9.40	0.00	32.40	35.40	36.56	4.40	160.00	256.70	R	N/W/S
<b>Sub Total</b>						<b>0.00</b>	<b>0.00</b>												<b>0.00</b>	<b>0.00</b>		



# Appendix Flood Risk Assessment

The Fluvial Flood Zone Mapping (Sheet 11) indicates that the site is within a 1% AEP Flood Extent. To mitigate this the Finished Floor Level of the ground floor has been raised by 300mm, as recommended in the Strategic Flood Risk Assessment for South Dublin County Council Development Plan 2016-2022 to provide a flood defence



**Legend**

- Flood Zone A - 1% AEP Flood Extent (1 In 100 chance in any given year)
- Flood Zone B - 1% AEP Flood Extent (1 In 1000 chance in any given year)
- Defended Area
- Watercourse Centreline
- Indicative Flood Extents
- County Boundary

**DRAFT**

**South Dublin County Council**

**Project:** Strategic Flood Risk Assessment  
**Title:** Fluvial Flood Zone Mapping  
**Figure:** MDW657\_0011

**RPS**  
 RPS Consulting Engineers  
 West Pier Business Campus  
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Drawn:	BT	Project No.:	MDW657
Checked:	JH	File Ref.:	MDW6570001001
Approved:	BT		
Scale:	1:600 @ A3	Drawing No.:	EL-125
Date:	18/1/2016	Projection:	ES

**Notes:**  
 1. The owner of this report shall refer to this RPS Report and Drawings  
 2. Ordnance Survey Ireland is licensed to the Ordnance Survey  
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## Appendix

### Letter of Consent for Services Corridor Through Adjacent Land

Part of the Application requires a service corridor through the land of the adjacent property owner. This provides a direct access link to the main services route on Whitehall Road and bypasses the smaller services link on Whitehall Gardens.

Please refer to the Letter of Consent from the adjacent Property Owner.

Carmel Glennon  
42 Whitehall Road  
Terenure  
Dublin

**RE: PLANNING APPLICATION FOR DETACHED HOUSE AT 42 WHITEHALL ROAD**

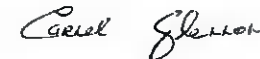
To: South Dublin County Council Planning Department

I, Carmel Glennon, provide this Letter of Consent for the Planning Application for a 3 bed house, located at 42 Whitehall Road, Terenure, Dublin, by SONAA Architects.

We understand that part of the application involves a services connection through our land to enable the proposed house to directly connect to services running along Whitehall Road.

We also understand the implications of the connection with regards to the construction and maintenance of the services run.

Yours Sincerely,



Carmel Glennon