

The Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 YNN5



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20th April, 2022.

Project: **Planning Application, SD21A/0333 - Trevor and Natalie Wilde
50 Heatherview Avenue, Tallaght, Dublin 24.**

1/ Demolition of existing garage to side, 2/ Construction of a new two-storey dwelling to the side of the Existing dwelling house, new storm water percolation to rear, New car parking provision for 2no. Vehicles accessible from Heatherview Avenue, and associated site works.

Dear Sir or Madam,

Further to a request for additional information, please find enclosed the following drawings & information:

1. 53-36-01a -Existing Elevations, Proposed Elevations., Existing Plans Proposed Floor Plans, Proposed Contiguous Building Line, Proposed Elevation Driveway / Vehicle Entrance.
2. 53-36-02a - Proposed Site Plan, Proposed Section, Proposed Plan Driveway / Vehicle Entrance
3. 53-36-03a – Boundary wall elevation / Total landholding

Item 1

We have revised the drawings, and indicated windows to the first floor gable from both bedrooms to provide passive surveillance to the street.

We have amended our drawings to show the south boundary wall restored to its original height.

Item 2

We have amended the floor plans to indicate an overall footprint of 80m² and indicated the living room to correct dimensions, and the ground floor utility room being accessed off the kitchen area.

We have indicated dimensions and areas to the amenity (garden) spaces to both the original and proposed dwellings on the revised site plan.

Item 3

a/ We have indicated revised site plans correctly identifying the clients total landholding, and we have referenced this from land registry mapping on drawing 53-36-03a .

b/ We have indicated perimeter wall heights to the front (north), and east elevations of 900mm to facilitate passive surveillance, should South Dublin County Council decide to re-open the pedestrian access route along the eastern boundary to the property.

c/ We have amended the drawings to include a parapet wall detail to the south elevation thereby removing any oversailing of the boundaries onto South Dublin County Council Property.

Item 4

i/ We have indicated a reduced vehicle opening of 4.0m due to the restricted movement of a proposed vehicle at this location.

ii/ We have indicated a swept path analysis of the proposed vehicle at this location indicating the ability of a proposed vehicle to safely egress the site.

iv/ A single carparking space has been provided for the proposed dwelling as per the F.I. comments.

Item 5

We have revised the section detail (Section B-B dwg 53-36-02a) to the dwelling to indicate a deep strip foundation and gable wall construction along the south elevation such that the foundation is constructed below the level of the invert of the adjacent watermain, thereby avoiding any diagonal physical pressure being applied to the pipe.

We hope the information given is adequate for you to reach an affirmative decision.

Should you have any queries, please do not hesitate to contact us.

Yours sincerely,



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