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South Dublin County Council
County Hall,
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**LAND USE, PLANNING
& TRANSPORTATION DEPT.**

29 APR 2022

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22nd April 2022

Ref: Additional Information Request

Reg Ref SD21B/0619 - 66, Wainsfort Road, Terenure, Dublin 6W

To whom it may concern;

Please find enclosed Additional Information for the above-mentioned application.
Six Copies of the required information has been provided.

Response Below:

1. *The applicant is requested to readvertise the development, clearly stating on site and newspaper notices that the development includes the demolition of an existing rear extension and the construction of a larger rear extension.*

Response:

See enclosed advertisement published in Irish Sun Dated 23/04/22 & Site Notice erected 23/04/22.

2. The applicant is requested to submit detailed existing and proposed site layout plans clearly showing the location of existing street trees and grass verges to the front of the property. Site layouts should also clearly indicate the existing site entrance and the proposed widened entrance, to ascertain the level of impact on the grass verge and street trees.

Response:

See enclosed site layout plan indicating the grass verge site entrance etc. please note the applicant does not wish to alter (a) the kerb (b) The hard standing or (c) the Grass verge. The Applicant merely wishes to widen the pier (garden side) by an appropriate amount as to make it easier to bring the car in and out without damaging the mirrors. The car currently used by the applicant leaves a few inches either side when arriving/leaving and can be challenging in dark or rainy weather. The applicant is happy for the local Authority to either refuse this portion of the application or grant and by way of condition state an acceptable width. We have shown 3m for but are happy to adjust.

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3. *The applicant has not provided any information as to the potential impacts of the development on the adjacent street tree in the grass margin. The applicant is requested to submit a tree survey report for the tree in the adjoining grass margin. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing street tree and it should also clearly detail what impacts the development will have on the tree but especially the tree roots. It is the opinion of the Public Realm Section that reduction/removal of the grass margin in order to facilitate the widening of the entrance driveway will negatively impact/impinge on the existing street tree. The tree survey should be in line with BS 5837:2012 Trees in relation to design, demolition and construction.*

Response:

The applicant has contacted 3 separate arborist companies, and all have responded that they are too busy to carry out this survey and that it is too small of a job for them. We would respectfully request that if this must be done that it is done by way of a condition to grant or refuse the widening if that is deemed necessary. As stated above applicant does not wish to alter (a) the kerb (b) The hard standing or (c) the Grass verge so We hope that's this clarification satisfies the Public Realm Sections concerns on the trees health. We would like to reiterate that moving the pier is for convenience and to protect the applicants car and would hope that this will not prevent the remainder of the application being decided upon.

4. *There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. Should a soakaway prove not to be feasible, then the applicant shall submit A revised surface water layout drainage drawing for the development showing the inclusion of the following SuDS (Sustainable Drainage Systems) features.*

Response:

See Engineers response.

The applicant is required to submit 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:

- i) At least 5m from any building, public sewer, road boundary or structure.*
- ii) Generally, not within 3m of the boundary of the adjoining property.*
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.*
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
- v) Soakaways must include an overflow connection to the surface water drainage network.*

Response:

See Engineers response.

5. The applicant is required to submit 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:

i) At least 5m from any building, public sewer, road boundary or structure.

ii) Generally, not within 3m of the boundary of the adjoining property.

iii) Not in such a position that the ground below foundations is likely to be adversely affected.

iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

v) Soakaways must include an overflow connection to the surface water drainage network.

Response:

See Engineers response.

Documents included are:

6 Copies of Site Layout

6 Copies of revised Newspaper Advertisement

6 Copies of revised Site Notice

6 Copies of Engineers response on Drainage

The applicant wishes to upgrade and extend their home as per drawings submitted. The Widening of one pier is only to prevent damage to their car as outlined above. The widening of this pier will not include any removal of grass verge or further dishing of kerb it is merely moving once pier by a very small amount to which the applicant is happy for the Local Authority to decide upon.

We hope you have all required information to provide a positive decision, but should you have any queries or require clarification please do not hesitate to contact me on 0877579329.

Regards,



Graham McNevin MR1A1.PSDP

0877579329