

South Dublin County Council
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

LAND USE, PLANNING
& TRANSPORTATION DEPT.

3 - MAY 2022

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26th April 2022

RE: Planning. Reg. Ref. SD22A/0036 ADDITIONAL INFORMATION

Dear Sir/Madam,

Following your request for further information, please find below our responses, together with the associated documentation.

FI Request 1:

The applicant is advised that significant concerns are raised in relation to the entrance and car parking arrangement proposed. In this context, the applicant is requested to submit a revised drawing at a scale of 1:00 clearly showing for a shared vehicular entrance using the existing vehicular entrance whereby 1 car parking space would be provided for the proposed dwelling and 1 car parking space be provided for the existing dwelling. A swept path analysis should be submitted to show that a car can enter and egress safely and appropriately with another car parked in place. To provide for an appropriate sweep the grassed area indicated for the proposed dwelling should be redesigned to show a radial edge and create an appropriate sweep for entry into the driveway and for a person to exit out of a vehicle with ease at this location. From site inspection the width of the existing vehicular entrance measures c.2.8m, however the drawings submitted show that the vehicular entrance measures c.3.6m. A shared vehicular entrance width of 2.8m would be considered too narrow to appropriately serve the proposed and the existing dwelling. Therefore, the applicant is requested to submit a revised drawing showing the vehicular entrance widened to a maximum width of 3.6m. There is a street tree located immediately to the east and a lamp standard and mini-pillar located immediately to the west of the existing vehicular entrance. In widening the vehicular entrance to 3.6m max. the lamp standard and mini pillar may need to be relocated at the applicants expense and in doing so the applicant shall ensure there is no negative impact on the existing street trees. If required, the lamp standard and mini-pillar should be relocated to an agreed suitable location and consent required for this should be submitted by the applicant from the owner of the utilities.

Response:

It is unclear from the attached the scale at which the planning authority require the shared access to be shown. We have provided drawings of the area at a 1:50 scale. The current access can be widened without adjusting the carriageway crossing or moving the lamp-post and mini-pillar or the tree. By removing the existing pillars on either side of the entrance, the permitted driveway width of 3.6m is

achieved. As can be seen from the photos below, the removal of these will not impact the existing carriageway crossing requirements.



Drawing No. PL.159.0002.02, Existing Site Plan, shows the correct position of the entrance piers, light standard, mini pillar and tree.

Drawings No. PL.159.0003.02, Proposed site plan, PL.159.0101.02, Proposed ground Floor Plan and PL.159.0107.01, Parking sweep path, indicate how parking on the site is achieved.

FI Request 2:

The applicant is requested to submit a revised drawing clearly showing the proposed pedestrian entrance which opens out onto the adjoining public footpath will be omitted as this would set an unwarranted precedent from a Public Realm point of view.

Response:

The proposed pedestrian entrance has been omitted and this is clearly shown on the Proposed Site Plan (Drawing No. PL.159.0003.02) and Proposed Elevation (Drawing No. PL.159.0105.02)

FI Request 3:

Drawings submitted show no dedicated storage will be provided for the proposed dwelling. This would not comply with the minimum storage area requirements as per the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007. A minimum of 4sq.m of dedicated storage space should be provided for a 2 bed, 4 person, 2 storey house. Therefore, the applicant is requested to submit a revised drawing clearly showing that the required level of dedicated storage will be provided.

Response:

The floor plans have been adjusted to indicate 4m² of storage at ground floor. In addition the attic space can accommodate additional storage space for seldom-used items

FI Request 4:

The applicant is advised that adequate dual frontage is not achieved in the current proposal and the proposal is therefore not in accordance with Section 11.3.2 of the Development Plan. The applicant is requested to submit a revised dual aspect design clearly showing appropriate passive

surveillance of the public realm on the western elevation. The side boundary treatment is requested to be amended to provide a low wall for the extent of the side elevation.

Response:

The side boundary treatment has been amended to provide a low wall for the portion of the side elevation. The full length has not been lowered so as to provide a transition between the low wall and the private garden space.

The ground floor portion of the wall will be faced with brick to match the front elevation. The window to the main stair core will provide passive surveillance of the public realm. We also note that the houses opposite overlook this space.

FI Request 5:

The applicant is requested to submit the following information: (1)A drawing to show how surface water shall be attenuated to greenfield run off rates. (2)Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS. (3)SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

Response:

Deane Turner consulting engineers has prepared a response, which is attached.

Forth the purposes of the further information the drawings below have been included with the submission:

Drawing No.	Revision	Drawing Title	Scale	Drawing size
PL.159.0002	02	Existing Site Plan	1:200	A3
PL.159.0003	02	Proposed Site Plan	1:200	A3
PL.159.0101	02	Existing Plans	1:100	A3
PL.159.0103	02	Proposed Ground Floor Plan	1:100	A3
PL.159.0104	02	Proposed First Floor Plan	1:100	A3
PL.159.0105	02	Proposed elevations and section	1:100	A3
PL.159.0106	02	Proposed Section	1:100	A3
PL.159.0106	02	Parking sweep path	1:50	A3

DTA drawings – Site Drainage Layout scale 1:100 (A3)

DTA Cover letter dated 13th April 2022

We trust this addresses the local authority's concerns and will consider the application favourably.

Kind Regards



Mary-Anne Parsons

BAS. BArch. SACAP MRAI