

Our Ref.

ed/W07/02.

South Dublin County Council.

Planning Department.

County Hall,

Town Centre,

Tallaght,

Dublin 24

D24 A3XC.

Your Ref:

Date:

Land Use Planning & Transportation 16 May 2022.

19 MAY 2022

South Dublin County Council

Re – **Reg.Ref: SD22A/0054. ADDITIONAL INFORMATION.**

Development in Rear garden of 19 Ballyboden Crescent, Ballyboden. Dublin 16.

Dear sirs

We are in receipt of your Request for Additional Information for the above dated 12/04/2022, and on behalf of the Applicant, Laura Harrington would respond as follows.

- (1) It has been decided to reduce the proposed dwelling to a 1 Bedroomed dwelling, and providing an acceptable rear garden area of 48.84 sq.m.
- (2) A revised site layout providing off street car parkig ,with access being provided by means of 'reverse in – drive out' as shown in the 'Swept Path Analysis
- (3) We enclose a revised OS map showing the the whole of the existing site of No 19 Ballyboden Crescent (not 17 as noted in your request) outlined in RED, with the subject site outlined in Green.
 - (a) the rear garden space available to No19, now amounts to 134 sq.m approx
 - (b) It is not proposed to enlarge the site for the new dwelling.
- (4) Circulation areas have been increased to 1100 mm wide.
- (5) There is no intention to provide roof lights to the attic space.
- (6) (i) Drg.no W07/05 shows a site section thru' fom Ballyboden Crescent to Moyville Lawn, with both sites divided with a 2m high block boundary wall . with a separation distance of 25m between rear of 19, Ballyboden Crescent and rear of the proposed dwelling.
 - (ii) Drg no. W07/05 shows contiguous rear elevation to No 13A (not 13) Moyville Lawn and the proposed dwelling, with the existing dividing party block wall of 2m high.
 - (iii) As shown on Drg.no. W07/05, the location of the kitchen window in relation to the existing dwelling No 13A(not 13)Moyville Lawn, demonstrates that no overlooking from the kitchen is possible.
 - (iv) There are no windows on the North east elevation beyond the rear building line of 13A(not 13) Moyville Lawn.
 - (v) The only window on the South west elevation is the bathroom which will be obscure glazing.
- (7) (a) Since the adjoining dwellings on both sides had a 2m high boudary wall with access gates to Moyville Lawn, we considered t appropriate to maintain this boundary treatment. However we are prepared to accept a condition to provide your alternative solution.
 - (b)The rear wall to the site will be a 2m high Block wall.
- (8) Drainage layouts have ben amended to conform with the revised floor plan.

- (9) We enclose copy of Irish Water confirmation that a proposed connection to their network can be facilitated at this moment in time,
- (10) We have included a SudS proposal demonstrating the use of 'Permavoid' Diffuser system to the rear and front, with overflow provision to surface water drainage connection to ex, public sewer. All paving and hardstanding areas will be constructed of a permeable finish.

Yours faithfully,



Eamon Davenport. AMASI, ICIOB.