



THORNTON O'CONNOR
TOWN PLANNING



Response to a Request for Further Information

In respect of SDCC Reg. Ref.: SD21B/0496 which relates to an Extension to an Existing Dwelling House at:

'An Uímh', Slade, Saggart, Co. Dublin, D24 CA36

Submitted on Behalf of

Mr David Thompson

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Friday, 20th May 2022

Dear Sir/Madam,

RESPONSE TO REQUEST FOR FURTHER INFORMATION

South Dublin County Council Register Reference SD21B/0496

1.0 INTRODUCTION

1.1 Response to *Request for Further Information* by South Dublin County Council

This letter is submitted by Thornton O'Connor Town Planning¹ on behalf of Mr David Thompson² in response to a *Request for Further Information* issued by South Dublin County Council, dated 15th November 2021, relating to an application for permission for development to provide an extension to an existing dwelling at 'An Uimh', Slade, Saggart, Co. Dublin.

This response to the *Request for Further Information* has been prepared by Thornton O'Connor Town Planning in association with Krüger Lyons Architecture³ and Brunner Consulting Engineers⁴.

The Request for Further Information was dated 15th November 2021 and thus having regard to Section 251 of the *Planning and Development Act 2000* (as amended), a response is required to be submitted by Monday 23rd May 2022.

1.2 Key Design Changes Proposed

The scheme as lodged with the Planning Authority has been subject to modifications to address matters raised in the *Request for Further Information*. The modifications are shown on the plans and particulars submitted with this response to the *Request for Further Information* with the key changes summarised below for ease of information:

Key Design Changes:

¹ No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

² Slade Road, Saggart, Co. Dublin

³ 303 Citywest Business Centre, 3013 Lake Dr, Citywest, Dublin 24, D24 YXW2

⁴ 2 Scarlet Row, Essex St W, Temple Bar, Dublin 2, D08 HK13

- 1) The gym/pool structure, the basement cinema, the backwash attenuation tank and the 2 No. infiltration trenches to the east of the existing dwelling have all been omitted from the scheme. Please note, the additional percolation area and upgraded wastewater treatment plant proposed at Planning Application stage are also no longer proposed due to the omission of the pool, basement and backwash attenuation tank. The existing percolation area and treatment unit will be retained to the east of the dwelling, to serve the existing dwelling, as no new additional bedrooms are proposed. The 2 No. infiltration trenches will be replaced by 1 No. infiltration trench proposed to be located to the west of the dwelling. This means no works are proposed to the east of the dwelling, proximate to the River Camac, aside from the proposed extension.
- 2) The proposed extension has been redesigned as a result of the above omissions resulting in the reduction in floor areas from 205.6 sq m proposed at Planning Application stage to 186.3 sq m proposed as part of this *Response to Request for Further Information*.
- 3) An infiltration trench has been located to the west of the existing dwelling, in the patio area, to accommodate additional surface water from the roof area of the proposed extension.
- 4) Elevational changes including the insertion of 2 No. dormer windows on the rear or south east elevation remain as proposed and unchanged from Planning Application stage. An additional dormer window is proposed in the newly constructed element of the proposal on the south east elevation, with a new double height projection which accommodates a feature round window at first floor level also proposed on the north west elevation. Glazing is proposed at the new north east elevation.
- 5) SuDS measures have also been provided, as requested by South Dublin County Council. Waterbutts have been located at downpipes with overflow to proposed soakaways along with permeable pavours provided in the small patio area to the rear. No new hardstanding is proposed elsewhere.

1.3 Documents Enclosed

Some 6 No. copies of the documents listed below are enclosed with this *Response to Request for Further Information*.

1.3.1 Response prepared by Thornton O'Connor Town Planning

- This Planning Response Letter prepared by Thornton O'Connor Town Planning, dated Friday, 20th May 2022.

1.3.2 Drawings Prepared by Krüger Lyons Architecture

Krüger Lyons Architecture		
Drawing No.	Drawing Title	Scale
21.09 100	Site Location Map & General Site Plan	As indicated
21.09 101	Existing & Demolition Floor Plans	1:100
21.09 102	Existing / Demolition Elevations	1:100
21.09 103	Proposed Ground & First Floor Plans	As indicated

21.09 104	Proposed Roof Plan	1:100
21.09 200	Proposed Elevations & Section	1:100
21.09 201	Contiguous Elevations & 3D Views	1: 250

1.3.3 Documents Prepared by Brunner Consulting Engineers

- An *'Engineering Planning Report'* document prepared by Brunner Consulting Engineers, dated May 2022.
- The following drawings have also been prepared:

Brunner Consulting Engineers		
Drawing No.	Drawing Title	Scale
T23-P-002	Site Layout Plan Drainage Details	1:200

2.0 RESPONSE TO FURTHER INFORMATION REQUEST

The Planning Authority set out the following:

2.1 Item No. 1: Soakaway Calculations and SuDS Measures

Item No. 1 states:

"The Planning Authority has significant concerns regarding the backwashing discharge, especially at this very sensitive location in close proximity to the River Camac. It is unclear how the proposed soakaway has sufficient capacity to manage backwashing discharge from the proposed swimming pool. The applicant is requested to submit:

(i) a report showing calculations which demonstrates how the soakaway will manage backwash water discharge from the proposed swimming pool and stormwater run off from the proposed roof areas. The report shall also ensure separate calculations are provided for each proposed soakaway. Submitted calculations must be clearly legible in the report.

(ii) a drawing clarifying what areas each proposed soakaway serves on the site.

(iii) a drawing showing additional sustainable Drainage System (SuDS) features for the proposed development such as but not limited to:

- *Green sedum roof on proposed extension. (Refer also to other items in this AI request).*
- *Permeable Paving in all new hardstanding areas including driveway areas*
- *Water butts with overflow to proposed soakaways."*

2.1.1 The Applicant's Response to Item No. 1 (i)

As the swimming pool element has been omitted from the scheme, calculations relating to the backwater discharge from the proposed swimming pool have not been included as part of this *Response to Request for Further Information*.

However, calculations relating to stormwater runoff from the proposed extension roof area to the infiltration trench have been included in page No. 4 of the '*Engineering Planning Report*' document prepared by Brunner Consulting Engineers.

2.1.2 The Applicant's Response to Item No. 1 (ii)

Please refer to Drawing No. T23-P-002, included in the Appendix of the '*Engineering Planning Report*' document prepared by Brunner Consulting Engineers, which shows the soakaway for the existing house retained and an additional infiltration trench provided to the west of the existing house.

2.1.3 The Applicant's Response to Item No. 1 (iii)

Firstly, with regard to additional sustainable Drainage System (SuDS), a green sedum roof cannot be provided as the extension is now a pitched roof, as shown in Figure 1.1 below.

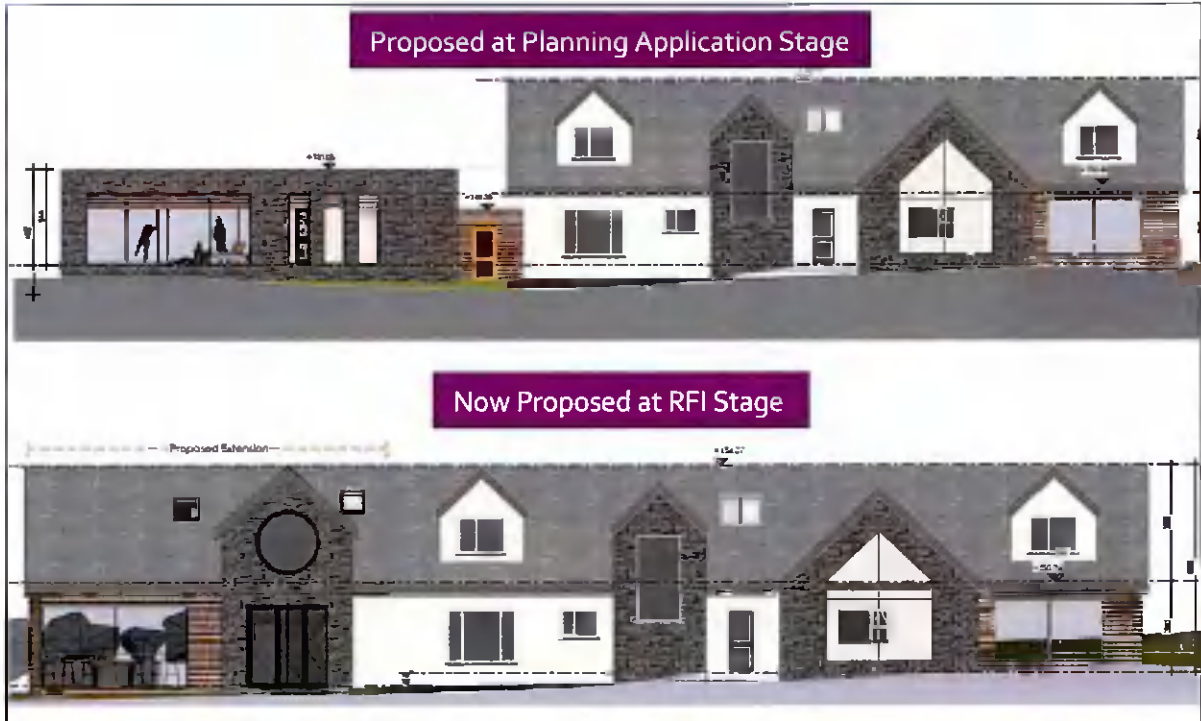


Figure 1.1: Comparison of North West Elevation Proposals

Source: Krüger Lyons Architecture

Secondly, no new hardstanding areas are now proposed in the driveway areas. To the rear, a proposed small patio area will be provided with permeable pavours, enabling the infiltrating of surface water directly to the ground.

Finally, water butts are provided at downpipes with overflow to soakaways, as shown in Drawing No. T23-P-002 prepared by Brunner Consulting Engineers.

2.2 Item No. 2: Additional Works Proximate to the River Camac

Item No. 2 states:

"Notwithstanding the comments made in the cover report by Thornton O'Connor Town Planning dated 20th September 2021 that the new proposal is now located to the eastern side of the existing house thus mitigating the need to utilise substantial cut and fill mechanisms to construct the extension, the Planning Authority notes that cut and fill will have to take place to provide not just for the gym/pool structure but also for the basement cinema, the percolation area, Wastewater treatment plant, the backwash attenuation tank and the infiltration trench. Each of these items are located on the eastern slope and in close proximity to the River Camac and are considered to be significant in nature. The River Camac, is an established ecological setting and is located a short distance downstream of a pNHA [Slade Valley]. The Planning Authority notes that minimal green infrastructure or additional landscaping has been proposed, that would help mitigate the proposed development in its environmental setting. The development will have a significant impact on the short-medium and long term of the immediate environment, the applicant is therefore requested to submit:

(1) An ecological report for the site. This should include mitigating measures that will support the ecological setting of the River Camac and proposals for significant augmentation of planting and landscaping throughout the site, but specifically to the eastern end of the site.

(2) A landscaping plan.

(3) A Green Infrastructure plan for the proposed development and the site. The proposed development should demonstrate that Green Infrastructural elements such as green walls, green roofs, planted swales amongst other Green Infrastructure items have been considered within the design and layout of the site, specifically to the eastern end of the site.

(4) Proposals to augment linkages between the site and the Camac River and new ecological areas proposed within the site, as well as augmenting links through the site to connect to other ecological corridors. These items would help to strengthen the viability of green pathways through the county and creating wider ecological corridors and linkages; as well as deliver climate actions leading to Climate Adaptation and thereby meeting national guidance and targets. (Refer to Chapters 7, 8 and 9 of the current County Development Plan)."

2.2.1 Response to Item 2

Due to the concerns expressed by the Planning Authority regarding development to the east of the site, the gym/pool structure, the basement cinema, the backwash attenuation tank, the 2 No. infiltration trenches (replaced by 1 No. infiltration trench to the west of the dwelling) have all been omitted from the scheme. The additional percolation area and upgraded wastewater treatment plant proposed at Planning Application stage are also no longer proposed due to the omission of the pool, basement and backwash attenuation tank. The existing percolation area and treatment unit will be retained to the east of the dwelling, to serve the existing dwelling as no new additional bedrooms are proposed. This means no works are proposed to the east of the dwelling, proximate to the River Camac, aside from the proposed extension where substantial cut and fill mechanisms are not required for construction. As a result, no ecological reports or landscaping plans have been provided as part of this *Response to Request for Further Information*.

Some 2 No. infiltration trenches were proposed to the east of the existing dwelling at Planning Application Stage. As part of this *Response to Request for Further Information*, only 1 No. infiltration trench is proposed to the west of the existing dwelling. This infiltration trench will accommodate surface water from the roof area of the proposed extension.

2.3 Item No. 3: Further Clarification Drawings

Item No. 3 states:

"The Planning Authority requires further clarification drawings to adequately assess the impact of the proposed development on this sensitive rural site. The applicant is requested to submit the following drawings:

(a) revised site plan showing the finished floor level of existing dwelling and of the proposed extension reflecting the omission of the basement theatre.

(b) Include spot and contour levels to the east of the site.

(c) Include any infrastructure east of the site in cross-sectional form.

(d) Include tree lined boundaries within the site.

(e) Include wells and proximity to the site.

- (f) Include any other land in ownership of the applicant in blue.*
- (g) A full east-west cross-section from the existing house to the River Camac.*
- (h) Proposals for the electricity wire/post on the site, which is aligned north/south."*

2.3.1 Response to Item No. 3 (a)

Please refer to the 'Site Location Map & General Site Plan' drawing (Drawing No. 21.09 100) prepared by Krüger Lyons Architecture for the revised site plan.

The finished floor level of the existing dwelling is shown on the 'Existing & Demolition Floor Plans' drawing (Drawing No. 21.09 101) prepared by Krüger Lyons Architecture. The finished floor level of the proposed extension is shown on the 'Proposed Ground & First Floor Plans' drawing (Drawing No. 21.09 103) also prepared by Krüger Lyons Architecture.

2.3.2 Response to Item No. 3 (b)

Spot and contour levels to the east of the site are shown on the 'Site Location Map & General Site Plan' drawing (Drawing No. 21.09 100).

2.3.3 Response to Item No. 3 (c)

Infrastructure to the east of the site has been provided in cross-sectional form on the 'Contiguous Elevations & 3D Views' drawing (Drawing No. 21.09 201).

2.3.4 Response to Item No. 3 (d)

Tree lined boundaries within the site are annotated on the 'Site Location Map & General Site Plan' drawing (Drawing No. 21.09 100).

2.3.5 Response to Item No. 3 (e)

As no wells are proximate to the site, they have not been included in the drawing pack. Changes are no longer proposed to the wastewater treatment system.

2.3.6 Response to Item No. 3 (f)

As no nearby lands are in the ownership of the Applicant, they have not been included or shown on the drawing pack.

2.3.7 Response to Item No. 3 (g)

A full east-west cross section is shown on the 'Contiguous Elevations & 3D Views' drawing (Drawing No. 21.09 201).

2.3.8 Response to Item No. 3 (h)

The location of the electricity wire and post are shown on the 'Site Location Map & General Site Plan' drawing (Drawing No. 21.09 100).

2.4 Item No. 4: Omission of Basement

Item No. 4 states:

"The applicant has failed to demonstrate that the proposed development would accord with Policy H27 Objective 1 as it requires intrusive engineered solutions and significant cutting into the sloping terrain. Having specific regard to the proposed basement theatre, it is considered that the proposed development would not accord with the policy zoning RU, would contrive Council Policy H16 Objective 1 and therefore should be omitted from the proposal. The applicant is requested to submit a full suite of revised plans/elevation/sectional drawings to reflect the omission."

2.4.1 Response to Item No. 4

To address the concerns of the Planning Authority, the basement theatre element of the proposal has been omitted from the scheme, as reflected in the drawing pack submitted with this *Response to Request for Further Information*.



3.0 CONCLUSION

We trust that this submission fully addresses the *Request for Further Information* in respect of the subject development at 'An Uimh', Slade, Saggart, Co. Dublin.

Please revert to us if we can be of further assistance or clarification.

We look forward to receiving an acknowledgement and subsequent Decision in respect of the above.

Yours sincerely,

A handwritten signature in black ink that reads "Sadhbh O'Connor".

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

