

Planning Department
South Dublin County Council
County Hall, Town Centre,
Tallaght,
Dublin 24



Additional Information

Register Reference: SD21A/0307

Applicant:	Nicola Lynch & Brian Dunne & Ciara Lynch & Richard O'Farrell
Development:	Two, 2 storey dwellings and associated site works on the site of and adjacent to an existing 2 storey dwelling (for clarity the existing dwelling Lynbrook is to remain); proposed dwelling A - 4 bedrooms, 241 sq.m; proposed dwelling B - 5 bedrooms, 240 sq.m; access is proposed to be by an existing driveway from the Whitechurch Road serving the existing dwelling on site; the existing driveway will be extended to serve the proposed dwellings; 4 car parking spaces; on-site drainage treatment and additional soft and hard landscaping are proposed as part of the development.
Location:	Lynbrook, Whitechurch Road, Rathfarnham, D16T2P7

25th April 2022

Dear Sir/ Madam,

On behalf of the applicant, Nicola Lynch/ Brian Dunne & Ciara Lynch/ Richard O'Farrell we enclose the response to the Additional Information request (Ref: DS21A/0307) for the proposed development at the above property.

In specific response to each item raised in request for Additional Information please note the following:

Item 1.

A letter of consent was issued with the original planning application documents. However, for completeness a copy is again enclosed in this response.

Item 2.

- a) Please see enclosed from Gannon + Associates Landscape Architects
- b) Please see Appropriate Assessment Screening and Ecological Impact Assessment reports by Kerry Ecological Services (enclosed).

The applicant also notes that a detailed Bat Survey was carried out in December 2021 for an application for development on a larger neighbouring site which directly abuts the subject site. The applicant considers that the scope of this survey includes detail on the subject site and as such the applicant includes the survey in this response submission.

(Note: A Letter of Consent from Coll Avon Ltd. to the inclusion of said Bat Survey (authored by Faith Wilson Ecological Consultant, dated 20th December 2021) is included in this response submission)

- c) Please see Appropriate Assessment Screening and Ecological Impact Assessment reports by Kerry Ecological Services (enclosed). Tree protection details are also included on Gannon + Associates Landscape report and drawings.

The applicant also notes that detailed Tree Survey Report, Arboricultural Impact Assessment Report were carried out in October 2021 for an application for development on a larger neighbouring site which directly abuts the subject site. The applicant considers that the scope of this survey includes detail on the subject site and as such the applicant includes the survey in this response submission.

(Note: A Letter of Consent from Coll Avon Ltd. to the inclusion of said reports (authored by CMK Hort & Arb Ltd., dated 28th October 2021) is included in this response submission)

- d) Please see enclosed documentation and drawings from McCrae Consulting Engineers and Traynor Environmental Ltd.
- e) Please see enclosed Appropriate Assessment Screening and Ecological Impact Assessment reports by Kerry Ecological Services

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Item 3.

- a) a) Please see enclosed documentation and drawings from McCrae Consulting Engineers and Traynor Environmental Ltd.
- b) Please see enclosed documentation and drawings from McCrae Consulting Engineers and Traynor Environmental Ltd.
- c) Please see enclosed documentation and drawings from McCrae Consulting Engineers and Traynor Environmental Ltd.

Item 4.

- a) Please see enclosed documentation and drawings from McCrae Consulting Engineers and Traynor Environmental Ltd.

- b)i)ii) Please see enclosed documentation and drawings from McCrae Consulting Engineers and Traynor Environmental Ltd.

Item 5.

Please see enclosed Appropriate Assessment Screening and Ecological Impact Assessment reports by Kerry Ecological Services

List of documents and drawings enclosed (6 Copies):

"Additional Information" Cover Letter (this document)

Letter of Consent (Marline & Sean Lynch)

Gannon + Associates Landscape Architects:

- Cover Letter
- Landscape Design Rationale, Specifications & Maintenance Plan
- Landscape Plan: 22113_LP_01
- Landscape Plan_Planting: 22113_LP_011

Kerry Ecological Services:

- Appropriate Assessment Screening
- Ecological Impact Assessment

Letter of Consent (Coill Avon Ltd.)

- Bat Survey, Faith Wilson Ecological Consultant
- Tree Survey Report, Arboricultural Impact Assessment Report CMK Hort & Arb Ltd

Traynor Environmental Ltd:

- E1. Foul and Soakaways Site Layout - TE22.206.100
- SW1. Soakaway Design LYNBROOK HOUSE
- FW1. EPA Site Characterisation Report LYNBROOK HOUSE
- FW2. EPA Plant Loading Sheet LYNBROOK HOUSE
- FW3. EPA SSR1 Form LYNBROOK HOUSE (O'Reilly Oakstown Ltd.)
- FW4. O Reilly Oakstown EN 12566-3 Cert

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- FW5. O Reilly Oakstown BAF-8 PE-Site Instructions
- FW6. O Reilly Oakstown 8PE BAF-R2 Schematic
- C1. Permeable paving report
- C2. Permeable paving design
- C3. hydropave-overview-booklet-v1.2s (Tobermore)
- SW2. Wavin Aquacell Product manual (Wavin)
- SW4. Soakaway design LYNBROOK House B

McCrae Consulting Engineers:

- 5558-MCE-XX-XX-RP-C-0001_FIR SuDS Report LYNBROOK
- 5558-MCE-XX-XX-DR-C-0003_Proposed Surface Water Layout

Yours sincerely,



Ruairi Finucane
MRIA1 B Arch BSc (Arch)
Director