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Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24 A3XC.

Ref: L63-Planning Cover Letter

Date: 11th May 2022

RE: Tom Moran is applying for planning permission for the construction of a single story pool house extension to the side of the existing dwelling, with rooflight, external hard and soft landscaping and all associated drainage and site works at Glinwood, Whitechurch Road, Rathfarnham, Dublin 16. D16TF86.

Dear Sir/Madam,

We hereby apply for planning permission for the above development on behalf of Mr. Tom Moran.

Zoning

The site is located in an established residential area with the zoning objective 'RES' South Dublin County Council Development Plan 2016-2022- "To protect and/or improve residential amenity".

Pre Planning:

We received pre – planning feedback from Caitlin O'Shea on the 28th February 2022. She made the following comments:

Purpose

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve residential amenity'. It would need to be clarified whether the pool structure would be ancillary in use to one of the houses onsite.

- The proposed pool structure is an extension to the existing family home and would be ancillary in use to the main existing dwelling.

Water and Drainage

Full details of any proposed foul water, water supply, surface water drainage and flood risk should be submitted with any planning application.

- A full water and drainage engineers analysis was conducted and the report and drawings are included in this application.

Environmental Impact

Whitechurch Stream runs through the site. The applicant is referred to Policy G3 Objective 2 of the South Dublin County Development Plan 2016-2022: To maintain a biodiversity protection zone of not less than 10 metres from the top of the bank of all watercourses in the County

- The existing dwelling does not come within 10 metres of the top of the streams bank and the proposed extension is to the opposite side of the dwelling so there will be no impact on the streams biodiversity.

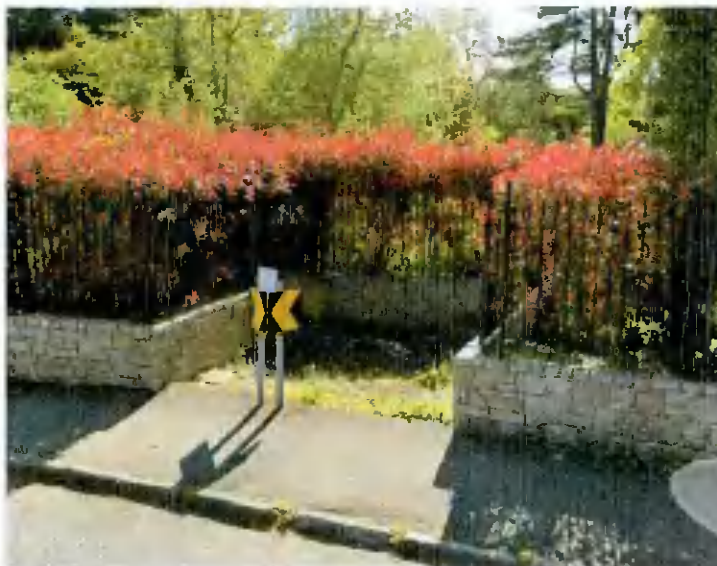
It is noted that the site has a lot of existing mature trees and vegetation and adjoins green areas. It is Council policy to protect existing green infrastructure.

- The proposed extension does not require the removal of any of the mature trees or vegetation on the site.

Protected Structures

Protected Structure RPS No. 352 Cross Base Fragment is located within the subject site. Protected Structure RPS No. 354 Whitechurch Church of Ireland (stone church, school, graveyard & gateway) is located to the east of the site, across Whitechurch Road. The proposal should therefore have full consideration of the potential impacts on these structures and their historic curtilages, both directly and indirectly.

- RPS No.352 is located outside of the boundary of the subject site and the proposed extension has no visual or physical impact on the site of the structure. RPS No. 354 is located to the south-east direction of the existing dwelling and the proposed extension is to the north west of the dwelling. This, along with the preservation of the mature trees and vegetation throughout the site means there is no visual or physical impact on Whitechurch Church. (see photo of No.352 Cross Base outside of the property boundary below)



Enclosed:

1. 1 no. cover letter
2. 1 no. copy of the site notice
3. 1 no. copy of the newspaper notice
4. 1 no. copy of the planning application form
5. 6 no. copies of the Drainage Engineering Report
6. 6 no. copies of drawings:
 - L63PL001 - Site Location Map
 - L63PL002 - Proposed Site Layout/Roof Plan & Contiguous Elevation
 - L63PL003 - Existing Elevations
 - L63PL004 - Proposed Elevations & Sections
 - L63PL005 - Existing Ground Floor Plan
 - L63PL006 - Proposed Ground Floor Plan
 - L63PL007 - 3D Model Views
 - Drainage Layout & Typical Details
 - Irish Water Web Map

Please note: Fee of €34 to be paid over the phone, contact (0)1 549 9840

We trust that the planning application is in order but please do not hesitate to contact us should you have any queries.

Kind Regards,



Alan O'Connell MRIAI
OC Architects & Design
RIAI Registered and Insured