

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

27th May 2022

Dear Mr. Burke,

RE: REQUEST FURTHER INFORMATION - Reg. Ref. SD21B/0585

PROPOSED EXTENSION AT LISSADELL, WHITECHURCH ROAD, RATHFARNHAM, DUBLIN 16 D16Y3Y4.

The development will consist of demolition of existing single storey structures - porch extension to the front, bay window and store to rear. Construction of single storey flat roof extension to front, part single storey flat roof extension and part two storey extension with pitch roof to match existing dwelling to rear, and internal modifications with associated siteworks.

On behalf of Remy Farrell, please find enclosed 6 copies of following Further Information documents:

- **Site-specific Flood Risk Assessment report prepared by Hydrocare Environmental Ltd**
- Site-specific Flood Risk Assessment report

- **Foul & Surface Water Drainage Drawing prepared by OBA Consulting Engineering Ltd.**
- Foul & Surface Water Drainage Layout Plan – Main Dwelling

- **Architectural Drawings prepared by Jakkulla Architecture & Design:**

- 2021-111_3.1_102_RevA Proposed Overall Site Plan Scale 1:500
- 2021-111_3.1_103_RevA Proposed Part Site Plan - Main Dwelling Scale 1:200
- 2021-111_3.1_107_RevA Proposed Ground Floor Plan - Main Dwelling Scale 1:100
- 2021-111_3.1_108_RevA Proposed First Floor Plan - Main Dwelling Scale 1:100
- 2021-111_3.1_109_RevA Proposed North & West Contiguous Elevations Scale 1:200
- 2021-111_3.1_110_RevA Existing & Proposed North Elevations - Main Dwelling Scale 1:100
- 2021-111_3.1_111_RevA Existing & Proposed West Elevations - Main Dwelling Scale 1:100
- 2021-111_3.1_112_RevA Existing & Proposed South Elevations - Main Dwelling Scale 1:100
- 2021-111_3.1_113_RevA Existing & Proposed East Elevations - Main Dwelling Scale 1:100
- 2021-111_3.1_114_RevA Proposed & Contiguous Cross Sections AA Scale 1:100

RFI Item 1. *“The proposed extension to the south of the existing dwelling is located in an area that is at risk of 1 in 100 year flood risk event. The applicant is requested to carry out a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk. The FRA should demonstrate compliance with the Flood Risk Guidelines, paying particular attention to residual flood risks and any proposed site specific flood management measures.*

The applicant is requested to submit a report to outline what mitigation measures are proposed for the development to ensure flood risk is mitigated against on site as well as downstream/upstream of the site”.

Response: Please see enclosed site-specific Flood Risk Assessment report prepared by Hydrocare Environmental Ltd outlining mitigation measures against on site as well as downstream/upstream of the site.

RFI Item 2. *“Depending what the results are from the flood risk assessment, an extension to the existing dwelling may be acceptable so long as it does not further encroach on the Whitechurch Stream. Any proposed extension should not decrease the current setback of the existing dwelling from Whitechurch Stream at the closest point. The applicant is requested to submit a revised proposal addressing this. A full set of revised drawings should be submitted”.*

Response: Please see revised extension enclosed Jakkulla Architecture & Design drawings

RFI Item 3. *"The applicant is advised that Policy G3 Objective 2 of the Development Plan states:*

To maintain a biodiversity protection zone of not less than 10 metres from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities...'

There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(a) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

(i) At least 5m from any building, public sewer, road boundary or structure.

(ii) Generally, not within 3m of the boundary of the adjoining property.

(iii) Not in such a position that the ground below foundations is likely to be adversely affected.

(iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

(v) Where possible soakaways must include an overflow connection to the surface water drainage network.

(b) The applicant should include Water Butts as a SuDs measure (Sustainable urban Drainage)".

Response: Please see enclosed Engineering drawings and infiltration & Soakaway Design prepared by OBA Consulting Engineering Ltd.

We trust the Planning Authority will have regard to the content of this report and the accompanying documentation and drawings when determining this application.

We look forward to receiving a favourable decision in due course.

Yours sincerely,



Jakkulla Architecture & Design