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SD22B/0037

Planning Department,
South Dublin City Council,
County Hall, Tallaght, Dublin 24

RE: ADDITIONAL INFORMATION (Register Reference: SD22B/0037)

APPLICANT: Zhifu Sun & Zhenfang Luo

ADDRESS: 7 Hillsbrook Crescent, Perrystown, Dublin12, D12 HY30

22th May 2022



Dear Sir/ Madam,

Represent on behalf of client Zhifu Sun & Zhenfang Luo, we enclosed herewith the following drawings for the addition information query for the development at 7 Hillsbrook Crescent, Perrystown, Dublin12, D12 HY30.

Please find enclosed the following:

- 1) 6no copies of Irish water web map
- 2) 6no. sets of general arrangement drawings to include site location map, existing and proposed; site layout plans, floor plans, roof plans, elevations and sections.

Drawing sheets:

- 2022-D12-ZZ-ZZ-DR-A-XX-00001 Site Location Map (1:1000@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00011 Existing Site Layout Plan (1 :250@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00012 Proposed Site Layout Plan (1 :250@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00020 Existing Floor Plans (1 :100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00021 Proposed Floor Plans (1 :100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00022 Existing & Proposed Roof Plans (1 :100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00023 Proposed Demolish Floor Plans (1 :100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00030 Existing & Proposed Front Elevations (1:100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00031 Existing & Proposed Rear Elevations (1:100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00032 Existing & Proposed Section A-A (1:100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00033 Existing & Proposed Section B-B (1:100@A3)
- 2022-D12-ZZ-ZZ-DR-A-XX-00034 Existing & Proposed Section C-C (1:100@A3)

Response to SDCC comments:

'Having regard to the content of the South Dublin House Extension Design Guide the applicant is requested to re-design the proposed single storey rear extension and first floor side extension to ensure adequate separation distances are provided between the proposed development and the adjoining properties.'

The revised proposed rear single storey at No.7 Hillsbrook Crescent is now contains approx. 3.5m separation distances away from the adjoin No.8 Hillsbrook Crescent boundary wall. The first floor side extension is proposed to be built atop of the existing wall to allow the adequate separation distances to the adjoin building, which is approx. 2.9m between the No.6 Hillsbrook Crescent and the proposed extension.

'The revised drawings should also correct the inaccurate annotation of the proposed floor plans, which incorrectly annotate No. 8 Hillsbrook Crescent as No. 7 Hillsbrook Crescent.'

The annotates have been revised.

'In relation to Drainage and Water Services infrastructure for the proposed development, the applicant is requested to provide the following:

- (a) A drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all A/s, manholes, pipe size, material type and direction of flow.*
- (b) A drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.'*

Please see enclosed Irish water web map.

The proposed Sustainable Drainage Systems (SuDS) features for the development at 7 Hillsbrook Crescent will connect to the exiting manhole and to the public surface water sewer. Please refer to the enclosed proposed floor plan and section drawings.

The revised proposed development will consist ;1) demolition of 21.9m² single storey storage from the rear of the dwelling, 2) erection of 28.8m² single storey extension to the rear of the dwelling, 3)erection of 23.7m² first floor extension to the side of the dwelling

Should any queries arise during the course of this application, please do not hesitate to contact the undersigned at Meta Living Lab (infometaarchitects@gmail.com).

Yours sincerely,

