

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



9th June 2022
Job Ref: 2117

Re: Application for Permission for extension to house at Mount Carmel, Crookshane, Rathcoole, Co. Dublin.

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION

Register Reference: SD22B/0020

Dear Sir/ Madam,

On behalf of our client Mr. Gareth McHale please find enclosed drawings and documents in response to the request for Additional Information in relation to the application for an extension to an existing house known as Mount Carmel at Crookshane outside Rathcoole.

Item 1 – Inaccuracies / deficiencies

- (i) Please find attached Application form with additional information now provided at question 12 as requested.
- (ii) Please find enclosed drawing no. P-EX-005/A providing plans sections and elevations of the existing dwelling and Site survey drawing 11244-A prepared by Precision Surveys of the existing site layout.
- (iii) Please refer to drawing number P-EL-004/A showing revised elevations and section AA with the corrections requested.
- (iv) Please find enclosed detailed landscape plan prepared by Ronan MacDiarmada Landscape Architect providing a landscape plan, planting plan and boundary details (existing & proposed) as requested.
- (v) Please find enclosed amended Roof Plan drawing no. P-S-R-001-A showing the roof strategy. To clarify the glazed link is a low twin pitched standing seam metal roof.
- (vi) Please refer to submission by Kavanagh Burke Consulting Engineers which includes the Site Characterisation and Suitability Report requested.

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Item 2

Please refer to complete set of revised plans, elevations and section showing revised layout reflecting the changes requested as follows:

- (i) The south elevation of the new side extension (glazed link) has now been recessed behind the side elevation of the host property as requested.
- (ii) The windows to the south elevation have been amended to provide a vertical emphasis as requested

Item 3

Please refer to submission prepared by Kavanagh Burke Consulting Engineers fully addressing each of the issues (i) to (iv) relating to cut and fill, drainage and water services raised in the request.

Item 4

- (i) Please refer to drawings P-S-R-001/A and P-S-R-250/A with a revised site layout showing replacing the previously proposed S shaped driveway and parking to the west of the cottage (refer to landscape plan for the planting proposal in this area) with an improved and enhanced driveway at the location of the existing driveway. The entrance gate pillars and existing garden wall are now set back from the existing road edge to improve visibility in two directions. Overgrown elements adjacent to the road shall also be trimmed back to ensure sightlines are maintained.
- (ii) To address this element of the request we approached specialist Traffic Consulting Engineers. We have been informed by the Engineers that a comparative analysis for trip generation for a single dwelling is not feasible. Trip generation figures for domestic houses are not impacted by factors such as bedrooms or parking spaces. As there are no additional houses proposed on this property the impact on Trip Generation is deemed to be negligible.
- (iii) Refer to site layout drawing showing improved width and visibility splays to improve the existing vehicle entrance and demonstrating that adequate sightlines can be achieved at this location. We respectfully note that while we have moved the entrance position the sightlines were actually further improved at the previous gate location.

We hope you will agree that the design approach demonstrates a considered response to the challenge of sympathetically extending existing structures in a rural setting while meeting the requirements of modern living. The design changes requested have been incorporated to good effect. The Model views have been updated and are included on the architectural drawings.

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John Fleming Architects

The Tree House
17 Richview Office Park
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In support of our application please find attached the completed application form and the following drawings and reports (six copies of each):

- Architectural Drawings
- Engineering reports and drawings prepared by Kavanagh Burke Consulting Engineers
- Landscape Proposal prepared by Ronan MacDiurmada Landscape Architects

We hope this is to your satisfaction and look forward to a favorable decision.

Yours sincerely,

Brendan Dineen

John Fleming Architects



SCHEDULE OF DOCUMENTS

Applicant:

Gareth McHale

Project:

EXTENSION TO HOUSE AT MOUNT CARMEL, CROOKSHANE,
AT RATHCOOLE,
Co. DUBLIN

MAY 2022

Our Ref: D500

DOCUMENTS ATTACHED:

Kavanagh Burke Consulting Engineers D500-Soakaway Engineering Report Rev. PL2

DRAWINGS ATTACHED

Title	Drawing Size	Drawing No.	Scale
Site Plan - Drainage	A1	D500 D1 PL2	1-250

End of Document

