

# Niall Jones & Associates

Planning Consultants

The Director of Services  
Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24

Date: 14<sup>th</sup> June 2022

**Job Ref: 20/258**

**Re: Proposed house extensions to front & rear, attic conversion with velux roof windows to front, landing windows to side & dormer roof to rear, together with internal alterations / renovations and associated site works at 69 Ballyroan Crescent, Rathfarnham, Dublin 16**

**COMPLIANCE SUBMISSION (Conditions No.2 & No.5)  
REG REF: SD21B/0563**

A Cara,

In response to your departments issuing of the Notification to GRANT Planning, please find attached our response to your request for Amendments to the overall design as noted within Conditions No.2 & No.5 as follows:

*Condition No.2*

*Amendments:*

*The following amendment to the design shall be carried out:*

*(a) that part of the proposed rear extension along the western site boundary shall be further reduced in size so that it does not extend more than 5.0m from the rear of the building line of the dwelling.*

*Prior to the commencement of the development the applicant shall submit revised drawings for the written agreement of the planning authority.*

*(b) all windows serving bathrooms, en-suites or toilets shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity*

(a) Please see attached our revised floor plans, sections & elevations which indicate the further reduction of the overall length of the proposed extension along the western boundary to a distance of 5.0m (drg.'s 20/258-P.02B to P.06B)

(b) please see attached our revised elevations & sections where the windows serving the bathrooms, en-suits / toilets are shown to be fitted with obscure glazing (drg.'s 20/258-P.04A to P.06B)

*Condition No.5*

*Surface water Drainage:*

*(a) prior to commencement of development, the applicant shall submit a revised surface water drainage layout drawing for the proposed development showing an overflow connection from the proposed soakaway to the existing surface water drainage network.*

*(b) the applicant is required to include Water Butts as part of additional sustainable Drainage Systems (SuDS) features for the proposed development*

(a) (i) Revised Survey Drawing / Existing Drainage Layout:

Following our previous submission for additional information & while up on site, an existing surface water drain & access manhole was discovered within the rear garden patio area (previously covered). Please see attached the revised Survey Drawing (20/258-S.01A) which shows this existing 150mm dia. concrete surface water drain & SW manhole with an existing invert depth of 1.4m below ground.

(a) (ii) Revision to proposed Site Block Plan / Drainage Layout:

Our original design for the proposed surface water drainage was the construction of a new soakaway within the existing raised rear garden area. This proposal was submitted on the grounds that there was no local surface water drainage & that the property had a combined drainage system. Due to the discovery of this existing 150mm dia. concrete drain running across the width of the rear garden, it is now proposed to revise our proposed surface water drainage layout as follows.


The newly discovered SW manhole will be re-positioned into the side passageway & the existing concrete pipe will be encased in 150mm of protective concrete where remaining under the proposed single storey extension across the rear of the house. All new surface water collected from the roof of the existing house & the rear extension as well as the new patio area will be collected into new 100mm dia. u.pvc pipes at min. 1:100mm falls & connect into the re-positioned SW.MH within the side passageway

(b) We can confirm that we proposed to install new surface water drainage water butts at each side of the rear extension as part of additional sustainable Drainage Systems (SuDS) feature for the proposed development,

(All proposed drainage revisions are as per our revised Site Block Plan / Drainage Layout 20/258-P.07A)

Trusting all enclosed drawings are in order, we look forward to hearing from your department in due course. Should you have any further queries regarding the proposed submission/application you may contact me directly on 087-6601710

Kind Regards,



*Niall J Jones Dip.Tech.Eng. MIEI*

**Director**

Up-loaded / Attached:

revised drawings: 20/258-S.01A, P.02B, P.03B, P.04A, P.05B, P.06B & P.07B

Cc: Mr Fergus McCabe