

Add. Information

South Dublin County Council

Planning Department

County Hall

Tallagh

Dublin 24

13<sup>th</sup> June 2022



**Planning Reference SD22B/0070**

**Further Information – 31 Arthur Griffith Park, Lucan, Co. Dublin**

Dear Sir/Madame,

Please find below response to additional information request.

*1 - The plans and elevations that have been submitted are not consistent in showing the location of the rear extension. The applicant is requested to submit revised plans, clearly showing the location of the rear extension and also taking into account any alterations that may be required as a result of this further information request.*

**The plans and elevations have been updated to show the correct location of the rear extension. The revised plans sections & elevations now clearly show the redesigned rear extension, the extent of the rear extension has been reduced in size in response to the further information request.**

*2 - The current design does not comply with the South Dublin County Development Plan 2016 - 2022 or the House Extension Design Guide in relation to privacy, separation distances, overbearing impact and loss of daylight. Having regard to the width of the site and the fact that the house is mid-terraced it is considered that an extension at first floor level would not be acceptable and a revision should be made to provide a ground floor extension. The applicant is requested to submit revised drawings accordingly.*

**The extent of the rear extension has been reduced in size to minimise the impact and loss of daylight on neighbouring dwellings. The revised extent of the first floor extension is now in line with 2no. existing first floor extensions in the same housing estate which have been granted planning permission. Details of the granted planning permissions are shown below.**

No.3 Arthur Griffith Park (ref S96B/0005) & No.37 Arthur Griffith Park (ref S96B/0472)



No.3 Arthur Griffith Park (ref S96B/0005)



3 - Drawings show a rear garden of 23.68sq.m would be retained as a result of the works. This is less than the minimum rear garden space allowable under exempted development rights and significantly below the Development Plan standards. The applicant is requested to revise the rear extension to ensure no less than 25sq.m rear garden is retained. The applicant is advised that a ground floor rear extension spanning the width of the dwelling would be preferable to the deep design currently proposed in order to limit the impact on neighbouring dwellings.

The extent of the rear extension has been reduced in size, resulting in a 35sq.m rear garden. The ground floor extension now also spans the full width of the dwelling which limits the impact on neighbouring dwellings.

4 - The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested to submit 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 Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).

The revised drawings now show surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawings include location of Aj's, manholes and direction of flow. Surface water drainage now discharges to the public storm water mains to the front of the dwelling and foul drainage discharges to the public foul sewer to the rear. Pipe sizes and materials will be provided prior to the construction of the development.

5 - The applicant is requested to submit revised plans including Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

Full drainage details for the development will be provided prior to the construction of the development.

6 - The applicant is requested to clarify the location of existing foul drainage manholes on the site. In this regard, the applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. The location of existing manholes on a shared drain must not be altered or adversely effected. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).

The revised drawings now show foul drainage layouts up to and including the point of connection to the public foul sewer. The drawings include location of Aj's, manholes and direction of flow. Foul drainage discharges to the public foul sewer to the rear of the dwelling and storm water discharges to the public storm water mains to the front of the dwelling. The location of the existing foul manhole has not been altered. Pipe sizes and materials will be provided prior to the construction of the development.

Please note that Colm McLoughlin (Architect) is no longer the agent acting on behalf of the applicant. Please forward all correspondence to the applicant (Amy McDonald) address 31 Arthur Griffith Park, Lucan, Co. Dublin.

Kind Regards

Amy McDonald