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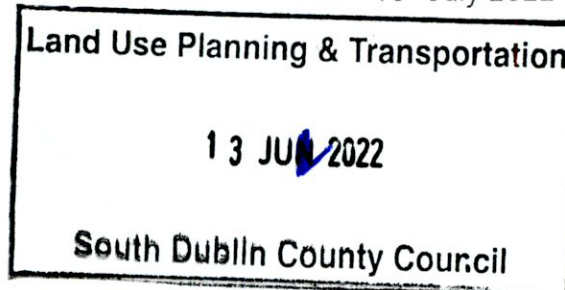
your ref:

our ref:

date:

10- July 2022

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



FURTHER INFORMATION

SD22B/0079

- Proposal:** Retention Planning permission for detached single storey Shed/Gym/Office to the rear garden with ancillary works
- Site Address:** 23 Church View, Gibraltar, Dublin 22 D22YD34
- Applicant:** Anthony Sterio

1. The planning Authority considers that the applicant has not demonstrated that the proposed development does not adversely impact on the residential amenity of neighbouring properties in the area. In this regard, the applicant is requested to submit a full suite of contiguous and sectional drawings (from all aspects), which indicate the existing ground level of the subject site and the existing and surrounding dwellings and include any other structures on the subject site and separation distances to nearby structures.

As part of the further information request we have furnished this submission with a detailed shadow analysis to demonstrate that the proposal has no impact on the residential amenities in the area.

The majority of the shadows that are casting into rear gardens are from the party boundaries and cast away towards the lane at the rear of the property.

In all instances the proposed shed/gym/office has no residential impact to the west or east of the property due to the orientation of the site and the original shadow cast by all of the boundary walls in the area.

We have also submitted drawings showing levels and additional structures in neighbouring gardens that are of similar height or taller in this area.



Fig 1.0 Shows front elevation of shed and neighbouring sheds along the boundary.

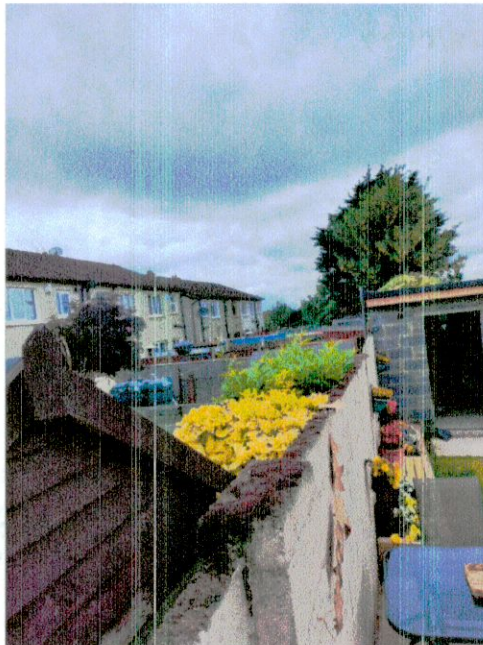


Fig 2.0 shows shed along boundary

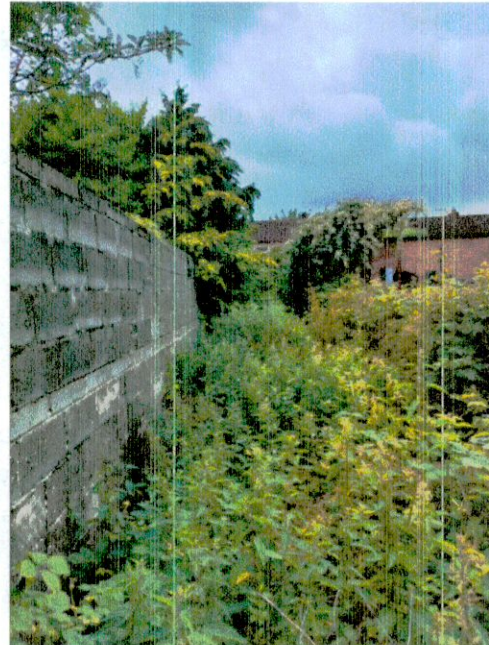


Fig 3.0 view from abandoned lane to rear



Fig 4.0 shows lane and commercial to rear of site where majority of the shadowing casts.

2. The Following additional information in relation to the drainage and water services infrastructure is required to facilitate a complete assessment of the proposed development:

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.

The applicant is required to submit a revised drawing showing plan and cross sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway. Any soakaway shall be located fully within the curtilage of the property and shall be: at least 5m from any building, public sewer, road boundary or structure. Generally, not within 3m of the boundary of the adjoining property.

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

10m from any sewage treatment percolation area and from any watercourse/floodplain. Soakaways must include an overflow connection to the surface water drainage network.

The applicant is required to submit a drawing in plan and cross sectional views clearly showing additional proposed sustainable drainage systems(SuDS) features for the development such as green roofs, water butts and rain planter boxes.

The applicant is required to submit a drawing showing existing and proposed foul and 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 e-mailing servicemaps@sdublincoco.ie

The applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public water mains and wastewater drainage networks may be obtained, if available, for required locations in south Dublin County Council by e-mailing servicemaps@sdublincoco.ie

This further information request is furnished with a full Engineers reports and drawings that satisfy all of the above 2. Condition by stingwray environmental. Please see reports and drawings for detail

We have included the following documents with this application,

1. 6 copy of this Further Information Letter
2. 6 copies of JEArchitecture Architectural drawings
3. 6 copies of the Shadow Analysis report
4. 6 copies of the engineers reports
5. 6 copies of engineers drawings

We trust that the above meets with your approval, and we look forward to your valued response,

Joseph English

