

Add. Info



Michael Finnan

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PLANNING COUNTER

- 8 AUG 2022

RECEIVED

5-8-2022

Planning department  
South Dublin County Council

**Ref : Additional Information on planning application Register Reference  
SD22A/0031  
Site Location ; 29 Ballyboden Road , Dublin 14**

To Area Planner

Please find enclosed our additional information submission

AI 1A(i)

The proposed house has been reduced in size and height see enclosed revised drawings 11-16

AI 1A(ii)

The number of bedrooms has been reduced to 1, the original back bedroom at first floor has been changed to a home office and store for the dwelling

AI 1(B)

The private open space to rear of proposed new dwelling has been substantially increased because of the dwelling been made smaller. The area of private open space to the existing and proposed new dwelling, is clearly indicated on drawing number 11 & 12 enclosed.

AI 2(A&B)

The building line of new dwelling has been set back at front and rear , to bring it in line with existing dwelling. See drawing numbers 11-16 enclosed with this submission

AI 2(C)

The ridge height of the proposed new dwelling has been brought in line with the existing dwelling, and the attic conversion and rear dormer window has been eliminated. See drawing numbers 15 & 16 enclosed.

AI 3

The new vehicular access serving existing dwelling has been reduced in width to 3.5m. See drawing 11 enclosed

AI 4 (i)

See revised drainage layout plan drawing number 12 enclosed

- The very small section of flat roof with the new dwelling, is going to be a planted sedum roof , as indicated on attached drawings
- All patio and driveway spaces with proposed new dwelling are gravelled water permeable surfaces (see drawing number 12)
- Water butts are placed on all surface water downpipe locations for new dwelling
- 4 Plant bee hotel boxes are to be placed on site , back and front in locations as indicated on drawing nr 11, also please note a planted hedge boundary has been included between existing and proposed new dwellings to further improve biodiversity on site (see drawing nr 11 enclosed)

AI 4 (ii)

See enclosed soakaway design calculations in compliance with BRE digest 365 , for surface water retention on site , there will be an inspection chamber at front and rear of the soakaway . The soakaway should be capable of retaining all surface water on site. In the event of any failure occurring in the soakaway , we have shown a 150mm pipe connection from west side of soakaway out to surface water manhole SOI 4270904 (See drawing number 12 enclosed

AI 5

Prior to submission of our planning application , we had extensive discussion with Kieran O Neill (area engineer with Irish water ) from 21th Nov 2021 to 31<sup>st</sup> Jan 2022 . Full engineering drawings were provided to Kieran , for building in proximity to the water main and foul drain Case number; DIV21311. See enclosed confirmation of feasibility letter from Irish water for our proposal. Please also note with the proposed house now been made smaller and the front of the house been moved back in line with the existing dwelling, the separation distance from the foul water drain to front has been increased .

Should you need anything further, please contact the undersigned.

We hope our proposal meets with your approval

Sincerely

