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Land Use Planning & Transportation

**Further Information Reply: File Ref: SD21A/0339**

**Applicant: Jean Feeney, 29 Boot Road, Brideswell Commons, Dublin 22.**

**Date: 10/08/22**

11 AUG 2022

South Dublin County Council

1. Please find revised plans. We are satisfied that the revised plans comply with all the issues raised in Item 1 of the further information.
2. The design of the development is a contemporary design with a height of 5.8m. We submit that the proposed revised design has no residential amenity impact on adjoining dwellings, provides considerable passive surveillance on Brideswell Lane, maintains the building line of the existing dwellings and the eaves/ridge height, despite being higher than the eaves height of the adjoining house, sits on the site in harmony with the existing house.

We submit 3D photomontages of the proposed development for the planning authority's inspection.

A revised house design has been proposed, which allows for dual aspect, a privacy strip, and a more useable layout.

The existing house, which will be a two-bedroom house, will have 55 sq.m of rear garden space and the proposed house will have 50 sq.m and a private balcony at first floor level.

The boundary treatment between the existing and proposed house will be a 2-metre-high concrete block wall, capped and plastered both sides. The existing boundary to the north-east will remain as it exists. The front boundary will be removed to accommodate car parking for the development.

The existing house is now re-designed to be a two-bedroom house with a home office due to CV19 implications. A velux rooflight will be installed in the existing house to compensate for the blocking up of the existing gable end window.



3. The existing house has the benefit of a surface water sewer connection. The proposed development will be serviced by a BRE Digest 365 soakhole. A 1 sq.m soakhole will be sufficient to cater for the surface water roof off for this site with an impermeable area of 32sq.m. A BRE soakhole of 1m by 1m by 1.2 m deep would be sufficient for the development, however the applicant wishes to use permeable paving to the front boundary to deal with the surface water and also to install two water-butts as shown on the revised site layout plans and site layout plans. Due to the small size of the development it is submitted that the permeable paving and water-butts can cater for the surface water generation with the soakhole as a secondary option. Capacity requirement calculations attached.
4. The proposed development is located in close proximity to Fonthill Bus Stop and Newlands Cross Bus Stop (2110 and 3425), Boot Road and St. Josephs (4665), all located within 300 metres of the site. Belgard, Kingswood and Red Cow Luas Stops are all within 2km of the site. We submit that the 2 No. car parking spaces are adequate for the development. We would note that the existing car parking for the existing house is on-street, and the proposed arrangement will remove existing parking off street. The parking arrangement is a simple arrangement where the existing front boundary wall will be removed to allow for car parking. The existing pillar on the north-east of the site will remain in place as shown on revised drawing JF/PLN-003a.

Regards,

Planning Consultant

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