

South Dublin County Council
County Hall Tallaght,
Dublin 24,
D24 A3XC

15.08.2022

2022/p102

RE: *ADDITIONAL INFORMATION RESPONSE*

Permission for the provision of 1 no. new dwelling house, entrance and all associated site works to the rear of the existing dwelling house at no. 6 Boden Villas, Taylors Lane. Proposed new dwelling to be accessed via new entrance from Palmer Park.

6 BODEN VILLAS, TAYLORS LANE, RATHFARNHAM, DUBLIN 16, D16 K7X2

Dear Sir/Madam,

Please find enclosed the additional information response for the above planning application.

Please refer to the document issue sheet which refers to the drawings and the planning report setting out the details for this additional information response.

We hope that you look favourably on this proposal and grant permission for this planning application. If you need any further information, please contact us.

Your sincerely,

Darragh Lynch MRIAI, BARCH
Darragh Lynch Architects

A handwritten signature in black ink, appearing to read "Darragh Lynch".

Additional Information Response Planning Report

**Proposed development at 6 Boden Villas, Taylors lane,
Rathfarnham, Dublin 16, D16 K7X2**

15.08.2022



Introduction:

Darragh Lynch Architects have been engaged by Ken Keegan to prepare a planning application for the proposed new development at 6 Boden Villas, Taylors lane, Rathfarnham.

The description of the development on the statutory planning notices is as follows:

'The provision of 1 no. new dwelling house, entrance and all associated site works to the rear of the existing dwelling house at no. 6 Boden Villas, Taylors Lane. Proposed new dwelling to be accessed via new entrance from Palmer Park.'

On the 29th of March the Planning Authority issued a request for further information. This report sets out our response to this request as follows:

1 Private amenity space for existing dwelling:

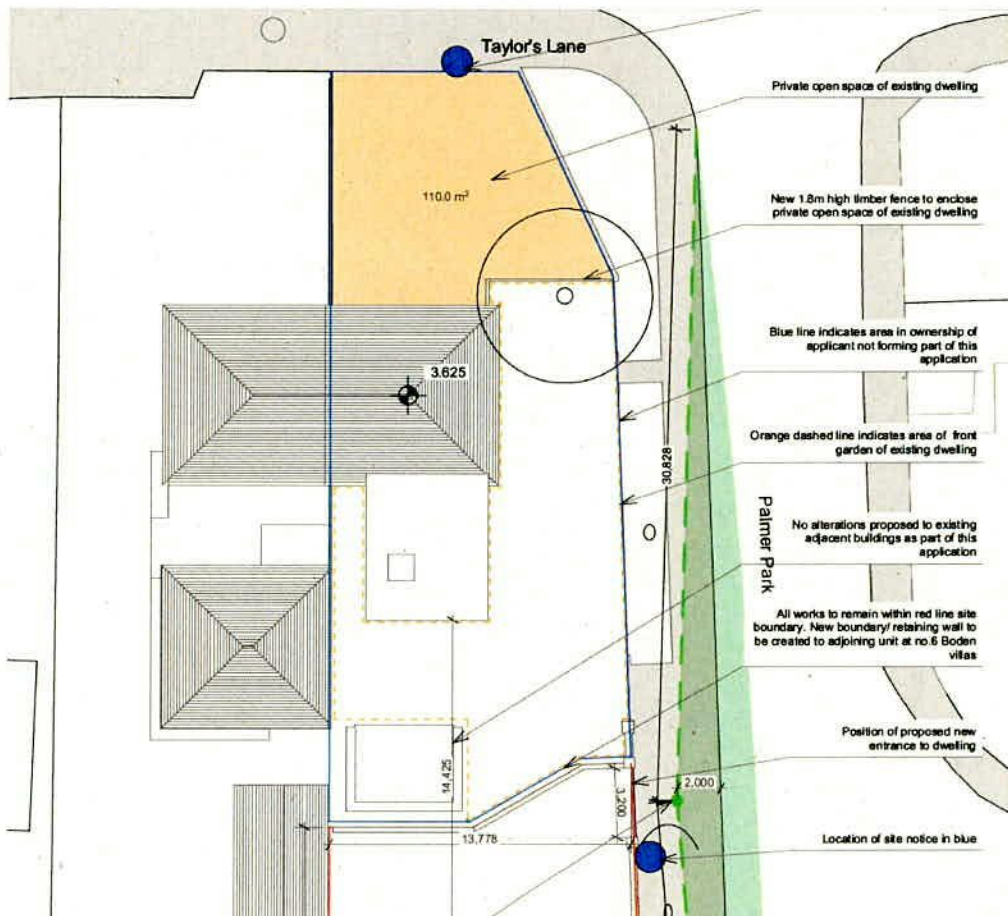
Additional information request 1:

The planning authority has concerns regarding the quality of private amenity space for the existing dwelling at 6 Boden Villas. The applicant is requested to consider more appropriately designed and located private open space for the existing dwelling. The South Dublin County Development plan 2016-2022 states that private open space should be located behind the front of the building line of the house and be designed to provide adequate private amenity. The area of private amenity space identified for the existing dwelling is located to its side, given that this dwelling is accessed and faces Palmer Park. However since this site is a corner site, the private amenity space is located forward of the building line of the existing house when facing Taylor's Lane. The area to the south of the existing dwelling is surfaced and appears to be used for car parking. Changes to the walls along the north and eastern boundaries to make them higher will not be acceptable.

The existing dwelling at no. 6 originally owned some of the ground where Palmer Park was constructed. This land was bought by CPO and the

works included making a new entrance to no. 6 Boden Villas off Palmer Park and increasing the height of the walls at the corner of Taylor's Lane and Palmers Park to provide private open space for 6 Boden Villas was completed by the Local Authority.

This work completed by the Local Authority has effectively made the east elevation the front of the house. The area of hard standing to the south of 6 Boden Villas is used for parking and is open to Palmer Park and is considered to be the front public garden to the house. The area to the north with a high garden wall to the corner of Taylor's Lane and Palmer Park is considered to be the private amenity space for the existing house. See excerpt from P02 (rev 3) below.



Private Open space and front Garden area 6 Boden Villas.

In our opinion this space provides adequate quality private open space for the existing dwelling. The area shown on the plan above is 110m² with established trees and has adequate provision for private amenity space for no.6 in compliance with SDCC development plan requirements. This plan also identifies the area of hard standing to the front of the house.

In order to further improve the quality of this private space it is proposed to erect a timber garden fence from the north east corner of 6 Boden Villas to the high section of wall on Palmer Park. This will provide additional screening to this private open space from Palmer Park and it will clearly designate this space as private open space.

In addition to this, the reduced scale of the proposed new dwelling will minimize any perceived overlooking issues raised on the previous application. Windows at first floor level are primarily to the East facing Palmer Park, with 1 no. opaque glass window to the North to a first-floor bathroom. The first floor is now set back from the Western boundary to reduce any potential impact on no. 5 to the West.

2 Removal of Street Tree:

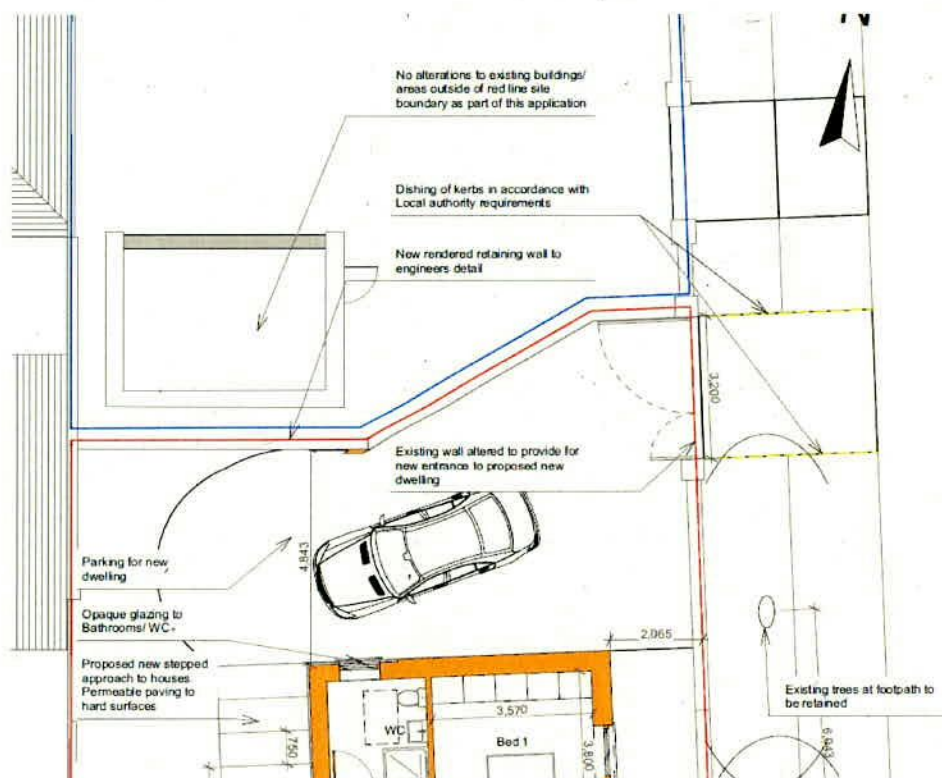
Additional information request 2:

The Public Realm section of the Planning Authority have concerns in relation to the removal of a street tree to provide for the new vehicular entrance. Insufficient information has been provided to justify the removal of this tree. The inappropriate removal of a street tree for a new vehicular entrance could set an undesirable precedent for similar developments. If the removal of this tree cannot be justified the layout of the development should be revised so that this tree is retained. This would involve moving the proposed vehicular entrance northward or providing a shared entrance with No. 6. The site boundary (red line) would need to be extended to include the relocated vehicular entrance and existing property at no. 6 Boden Villas. If the removal of this tree can be sufficiently justified in relation to Council Policy, this justification needs to be clearly set out. A letter of consent would be required from SDCC regarding these works. An appropriate replacement tree planted in the public realm would also be sought. This tree should be

appropriately located within the public realm and in relation to the existing utilities.

As part of the planning application, we included an assessment of the existing trees on the site and the damage they are causing to the roads, pavements and boundary walls. However we accept that it is preferable to retain this tree on site.

Therefore we are proposing the following changes to the design. The vehicular access to the site will be moved northward in order to avoid the tree and allow it to be retained on site. This work will include making a separate entrance to the new house, which is adjacent to the existing entrance to 6 Boden Villas. See excerpt from P03 (rev 3) below.



Revised design to site entrance, maintaining existing street tree.

Please find enclosed revised drawings which show the position of this new entrance, the adjustment of the red line as suggested in the additional information request, and the retention of the existing street tree.

3 Traffic safety measures

Additional information request 3:

If the proposed vehicular entrance is to be amended the applicant is requested to provide accurate plans demonstrating the provision of a visibility splay of 2m x 45m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of the entrance and to the centreline of the road to the left hand side of the road when exiting.

Additional information should also be provided addressing the following:

- a) The vehicular entrance limited to a width of 3.5m*
- b) The boundary walls at the vehicle access points limited to a maximum of 0.9m and any boundary pillars to a maximum of 1.2m in order to improve forward visibility for vehicles.*
- c) Footpath and kerb dished and widened, and the dropped crossing constructed to the satisfaction of SDCC and at the applicants expense. The footpath and kerb dished and widened to the full width of the proposed widened driveway.*
- d) Any gates shall be inward opening and not out over the public domain.*

Please find enclosed revised drawings P02 (rev 3) showing the new position of the amended entrance to the site which shows the following:

- A visibility splay of 2m x 45m in both directions from the entrance. These visibility spays show sightlines to the near side edge of the road to the right hand side of the entrance and to the centreline of the road to the left hand side of the road when exiting. The visibility splays are not affected by the front garden wall, or the existing street trees
- The new entrance is 3.2m wide

survey of such species. The recommended measures from this survey should be addressed in the proposed development.

A bat survey has been completed on site by JBA consulting in accordance with SDCC requirements. The incidence of bat activity on the site is very low and it is recommended in the site assessment that no mitigation measures are required.

Please refer to the enclosed JBA report for further details.

5 Proximity to existing sewer.

Additional information request 5:

The proposed development is too close to an existing surface water sewer at approximately 3m (5m setback distance is required at a minimum) from the outside diameter of a 750mm surface water sewer east of the site. The applicant is requested to submit a drawing in plan and cross-section views showing the distance between the proposed dwelling and the existing 750mm sewer and any adjacent proposed building foundations. A minimum clear setback distance of 5m is required between all foundations and a surface water sewer of that size. The distance measurement of proposed development to existing 750mm surface water sewer shall be carried out in the presence of a SDCC official.

Please find enclosed the revised drainage layout by Torque consulting engineers, showing the 5m exclusion zone to the 750mm existing surface water sewer in plan and section.

In order to completely avoid this exclusion zone we have slightly rotated the building setting out on site so that no part of the foundation is within this exclusion zone.

6 Proximity to existing water main.

Additional information request 6:

South Dublin County Council records show that there is an existing 150mm water main to the east of the site. The applicant is requested to submit a drawing in plan and section showing the distance between the proposed dwelling and the existing 150mm watermain and any proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a watermain of this size according to Irish Water Standard details for Water infrastructure.

The applicant is requested to obtain letter of confirmation of feasibility for Irish Water and wastewater connections from Irish Water and submit same to the planning Authority.

Please find enclosed the revised drainage layout by Torque consulting engineers, showing the 3m exclusion zone to the 150mm water main in plan and section.

Please also find enclosed, as an appendix to this report, a letter from Irish Water confirming the feasibility of water and wastewater connections.

7 Conclusion:

We believe that the proposed development will form a balanced and respectful addition to Taylor's Lane and Palmer Park in compliance with SDCC Development plan standards. This proposal will provide a high quality and high efficiency family home in an existing residential neighbourhood where there is a high demand for such dwellings.

We refer to SDCC objectives to favourably consider proposals for corner or wide garden sites within the curtilage of existing houses, and trust that SDCC will now look favourably on this response to the additional information request.

In each case we have responded positively to your requests and have provided the additional information required to show compliance with private open space requirements, traffic standards, drainage requirements, public realm policy and environmental concerns.

If you need any further information, please contact us.

Darragh Lynch MRIAI, B ARCH.
Darragh Lynch Architects
15.8.2022



Appendix 1: Letter from Irish Water confirming pre-connection enquiry.



Ken Keegan
 6 Boden Villas
 Taylor's Lane
 Rathfarnham
 Dublin 16
 Dublin
 D16K7X2

Uisce Éireann
 Bosca OP 448
 Oifig Sheachadta na
 Cathrach Theas
 Cathair Chorcaí

Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

8 February 2022

Re: CDS22000443 pre-connection enquiry - Subject to contract | Contract denied

Connection for Single Domestic of 1 unit(s) at Rear of 6 Boden Villas, Taylor's Lane, Dublin 16, Dublin

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Rear of 6 Boden Villas, Taylor's Lane, Dublin 16, Dublin (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

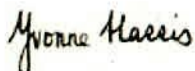
SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
<p>The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Kevin McManmon from the design team at kmcmannon@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris
Head of Customer Operations

