

Plan-it Services Barrettstown, Newbridge, Co. Kildare 087 6048115

Senior Executive officer
South Dublin County Council
Land Use ,Planning & Transportation Department
County Hall
The Square
Tallaght
22 / 08 / 2022



ADDITIONAL INFORMATION SD22B/0175

Permission to:

- a) extend over existing linear cottage to create a 2 storey house
- b) extend to the front (east) with a 2 storey residential wing
- c) demolish and re-model existing stables and demolish and re-locate existing small hay and fodder storage shed within an enclosed courtyard
- d) up-grade existing septic tank to a proprietary waste water treatment system
- e) provide new on site well
- f) remove some large trees at house and road for safety
- g) modify existing entrance for access and safety

and all ancillary site works under planning reference **SD22B/0175** all at Ballymaice House, Ballymaice, Boharnabreena D24 TV 70 **Joe Costello**

In response to your letter dated 21st June 2022 requesting further information.

1. Please find enclosed copy of Newspaper notice and Site notice both dated 18th August 2022 with all the various aspects of the development listed from a) through to g) and this site notice is positioned in place at the location of the previous site notice.
There are no modifications to the lane apart from the necessary adjustments at the existing entrance. The lane will be a permeable gravel finish as per existing.
2. Please find enclosed Landscape plan drawing 22159_LP_01 prepared by Gannon + Associates showing hard and soft landscaping. With the exception of the patio area there is no hard landscaping as everything else is either grass or gravel and all permeable. The total hard surface of the proposed development (roof areas) is less than the total hard surface in existence today. The detailed planting schedule includes for pollinator friendly native species with the All Ireland Pollinator Plan 2015-2020.
3. Please find enclosed drawing 22-JC-01 112 Surface Water Drainage Proposal which shows the following features, Water Butts, Filter Strips, grassed areas, and gravelled areas.
Water Butts: all roof rainwater house and will be collected into water butts which are located at each rainwater downpipe . this will hold a reservoir of water to be used for animal drinking before being diverted to soakaways designed in accordance with BRE Digest 365. There will be a rainwater collection tank designed to hold 4000 litres of grey water which will be treated and pumped up to a tank within the roof space of property to feed the

we's on a gravity system. The water in this tank can also be accessed for all cleaning requirements within the loose box's and yard area and also tending to the garden.

Filter Strips: We have shown a 56.0 m long Filter trench to the higher east side of the property whereby all surface water rolling off the hill will be collected in a 300mm wide 1.2m deep trench which will be filled with large aggregate class 808 stone wrapped in a Terram Geotextile membrane. This trench will contain the water which would ordinarily be moving toward the back door of the residence. Most of the site is gravelled or grassed which is as per existing arrangements.

To assist with the drainage plan we provide drawing 22-JC-01 113 which shows North/South East/West Longitudinal Sections through the site A -A and B - B

We have studied the recently published SDCC SuDS Design Guide and have given consideration to all the possibilities in regard to dealing with Rainwater. We did not consider any of SuDS initially and thought that it was only required in an urban context.

4. Joseph Costello is a native of the area and attended Glenasmole National School from June 1984 to September 1991 (see letter attached). He currently resides in a property beside the Fort Bridge Bohernabreena which is approx. 1 mile from this Ballymaice House application. His Daughter Libby currently attends the Glenasmole National School.

The Costello's have horses (5) which are in livery locally in Rathfarnham equestrian centre (see letter) It would be envisaged that when the loose box's are complete that the horses could be moved to the lands at Ballymaice. Horses should not have too much grass to eat otherwise thoroughbreds suffer from a condition known as Laminitis which is deadly to horses. To counteract this Joseph has leased the lands to his neighbour Aengus Cullen adjacent farmer (see letter) who has sheep and they will keep the grass down. The old Hay shed will be taken down and re-assembled as shown on the site plan. This foodstore will then store and protect quality hay and crushed oats and specially prepared horse meal prepared by Thoroughbred remedies leaving the lands for the horses routine exercise.

Joseph is involved in many local initiatives and trains/mentors the Junior side at St Annes where his son Harry participates (see letter).

To conclude Joseph and his family are locals and qualify under the SDCC Rural Housing policy and the lands will continue operating as grazing for sheep with the horses out exercising all typical hill farming activity.

5. We have read the new Development Plan which came into effect on the 3rd August 2022 and believe with the measures taken in items 1 through to 4 are in line with the strategy taken in the new development plan in regard to climate action and bio-diversity.

There is bio-diversity gain together with improved air quality with this proposed development.

Yours Sincerely John Loney MRIAI

