O'CONNOR WHELAN

Further Information Response
Register Reference SD22A/0088

John and Jenny Whelan intend to apply for permission for development on this site at 1 Fonthill Park, Rathfarnham, Dublin 14, D14 E938 (entire site area of 558 sq m).

The proposed development consists of the demolition of an existing single storey garage (14 sq m) and shed (14 sq m) and the construction of a two storey, three bedroom detached house to the side (124 sq m gfa); 2 new vehicular entrances, one from Fonthill Road, one from Fonthill Park; all associated site works and utility connections.

Location: 1 Fonthill Park, Rathfarnham, Dublin 14, D14 E938 (entire site area of 558 sq m)

Applicant: John and Jenny Whelan

Date: **August 2022**

PLANNING CONSULTANTS

222 - 224 Harold's Cross Road,
Dublin 6W.

T : + 353 1 561 5000
E : info@oconnorwhelan.com
W: www.oconnorwhelan.com

0.0 Introduction

We wish respond to a Further Information Request in relation to a proposed development at 1 Fonthill Park, Rathfarnham, Dublin 14, D14 E938. The Further Information request from South Dublin County Council was dated 18th May 2022

Six copies of following drawings and reports have been included with the response:

Mable Consulting Engineers:

Reports:

22736 - RFI Response Report
22736 - Drainage & Water Supply Report

Drawings:

22736-001 - Existing & Proposed Hard Areas
22736-002 - Existing Drainage, Water Supply & Site Layout
22736-003 - Proposed Drainage, Water Supply & Site Layout
22736-050 - Swept Path Analysis

AWL Architects

Drawings:

Mr. & Mrs. John Whelan			1 Fonthill Park, Rathfarnham, Dublin 14		Add info
project number			Issue date	day	8
21-38				month	8
				year	22
drawing no.	size	scale	drawing title		
0-0-00	A3	1:1000	OS Map		-
0-2-00	A3	1:250	Proposed Site Plan		-
1-2-00	A3	1:100	Proposed Ground Floor Plan		-
1-2-01	A3	1:100	Proposed Frist Floor Plans		-
1-2-02	A3	1:100	Proposed Second Floor Plan		-
2-2-00	A3	1:100 / 1:250	Proposed Front elevation - Fonthill Park (East)		-
2-2-01	A3	1:100	Proposed Rear elevation (West)		-
2-2-02	A3	1:100 / 1:250	Proposed Gable elevation - Fonthill Road (South)		-
2-2-03	A3	1:100	Proposed Gable elevation (North)		-
3-2-00	A3	1:100	Proposed Section 3		-
3-2-01	A3	1:100	Proposed Section 2		-

1.0 Item no. 1

Item no. 1 states:

"The applicant is requested to submit the following:

(i) A drawing to show how surface water shall be attenuated to greenfield run off rates.

(ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.

(iii) SuDS Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation."

1.1 Applicant's Response

The response to this item is outlined in the following Mable Reports and Drawings:

Reports:

22736 - RFI Response Report
22736 - Drainage & Water Supply Report

Drawings:

22736-001 - Existing & Proposed Hard Areas
22736-002 - Existing Drainage, Water Supply & Site Layout
22736-003 - Proposed Drainage, Water Supply & Site Layout

In summary, the overall site area is 558m^2. The greenfield runoff rates (QBAR) for the site area have been calculated to be 0.53l/s.

The site is not a green field site but a site with an existing house, garage, paved area, and grassed lawn.

The existing arrangement has unrestricted surface water discharge to the public sewer. The proposed arrangement attenuates the existing house roof and the proposed house roof and discharges this via a flow control to the public sewer.

The proposed arrangement represents an improvement on the existing arrangement.

2.0 Item no. 2

Item no. 2 states:

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed SuDS features for the development such as, but not limited, to the following:

- *Permeable Paving*
- *Grasscrete*
- *Rain Gardens*
- *Planter boxes with overflow connection to the public surface water sewer*
- *Green Roofs*
- *Blue Roofs.*

2.1 Applicant's Response

Mable drawing 22736-002 outlines the proposed SuDS features for the development. This drawing contains a site plan and cross-section, the SuDS features utilised include Permeable Paving, Filter Drains, Rainwater Butt, AquaCells with Flow Control.

3.0 Item no. 3

Item no. 3 states:

"The provision of the rear car parking space is considered unacceptable on the grounds that it would negatively impact the quality and usability of the rear private open space, and for traffic safety reasons as adequate sightlines would not be achieved at this location. The applicant is requested to submit revised drawings clearly removing this rear car parking space and the existing double gate access onto Fonthill Road."

3.1 Applicant's Response

AWL drawing no. 0-2-00, shows the car parking space and gates omitted from the proposed development.

The proposed rear car parking space has been omitted from the proposal. The existing access will be blocked up with blockwork and render to match the existing wall finish and height.

4.0 Item no. 4

Item no. 4 states:

"The applicant is requested to submit a revised layout of not less than 1:200 scale showing provision of space for 1 on-curtilage parking spaces to the front of the property, including the location of the dished kerb and dropped crossing. A swept path analysis showing how the car can safely access and egress the parking space is also required, in both forward and reverse motion."

4.1 Applicant's Response

See Mable drawing 22736-002 for the revised layout showing provision of space for 1 on-curtilage parking spaces to the front of the property, including the location of the dished kerb and dropped crossing.

See Mable drawing 22736-050 for the swept path analysis showing how the car can safely access and egress the parking space in both forward and reverse motions.

5.0 Item no. 5

Item no. 5 states:

"The applicant is requested to submit a revised layout/elevations of not less than 1:200 scale, showing the vehicular entrance limited to a maximum width of 3.5m and boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles."

5.1 Applicant's Response

AWL drawing no. 2-2-200 shows the front elevation with new vehicular entrance and proposed walls included. The elevations have been revised to include 0.9m wall enclosure, new vehicular entrance, and boundary pillars to entrance at 1.2m.

6.0 Item no. 6

Item no. 6 states:

"There are concerns with the lack of information submitted in relation to existing street trees along the south western boundary of the site. The applicant is requested to submit a detailed tree survey, arboricultural impact assessment report and tree protection plan for the existing trees along the western boundary. This tree survey shall be undertaken by a suitably qualified arborist. The report shall provide detailed information on the condition and health of the existing trees and it shall also clearly detail what impacts the development will have on the trees but also potentially the tree roots."

6.1 Applicant's Response

Please see attached Appendix 1 in this regard whereby an expert asserts that that there will be no impact on the street trees as a result of the proposed development.

We also note that the trees are outside the boundary of the site.

7.0 Item no. 7

Item no. 7 states:

"The applicant is requested to provide a scheme for the protection of the adjacent street trees in the adjoining grass margin during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these."

7.1 Applicant's Response

Please see attached Appendix 1 in this regard whereby an expert asserts that there will be no impact on the street trees as a result of the proposed development.

We also note that the trees are outside the boundary of the site, and the applicants would not legally allowed to provide fencing around said trees.

The installation of underground services must adhere to industry best practice. The BS 5837:2012 recommends the National Joint Utilities Group Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees Volume 4, issue 2: NJUG, 2007 as a normative reference in these instances. The requirements of these recommendations will be followed as necessary.

8.0 Item no. 8

Item no. 8 states:

"There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant is requested to provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect."

8.1 Applicant's Response

A landscape plan prepared by a suitably qualified landscape architect is considered totally unnecessary and an over-the-top request for a single dwelling in a side garden. The only visible area to the public will be the front garden which will be an area limited. We believe that this is a standard Further Information request not appropriate for this planning application.

The landscaping to the front of the garden will consist of a planter box to the front of the main window and a wedge shaped planting area on the corner of the property. The latter will allow for a tree/shrubbery to "soften" views of the proposed development. The remaining area to the front of the house will be permeable paving in order to comply with SuDS requirements.

Landscaping details have been coordinated with the surface water drainage design and the SuDS measures. Landscaping measures which have an influence on the drainage design are shown on drawing 22736-002.

9.0 Item no. 9

Item no. 9 states:

"The applicant has not indicated any designated storage areas on floor plans and is requested to submit revised plans clearly indicating the location of dedicated storage, noting that attic storage would be acceptable but wardrobes and kitchen cupboards would not be considered acceptable."

9.1 Applicant's Response

AWL drawings of the ground floor, first floor and attic show the decided storage space. If the attic was to be converted in the future, there would be adequate space to the sides of the habitable area for storage purposes.

The plans have been revised internally to facilitate the following designated storage:

- Ground Floor: 2.4 sq m.
- First Floor: total ancillary storage of 2.0 sq m in bedrooms 1 and 2.
- Attic: access to attic allowing for 33 sq m of storage. If attic is converted in future 2 no. areas of 4 sq m (8 sq m) low level storage will be retained.

10.0 Item no. 10

Item no. 10 states:

The ridge height of the proposed dwelling would be 0.728m higher than the ridge height of the existing dwelling, and the prevailing ridge height of dwellings in the area. The Development Plan states that dwellings on corner sites should '...generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings.' The additional height of the proposed dwelling would not respond to the roof profile of the existing dwelling, is not considered acceptable in terms of visual amenity and is it considered necessary to allow for the future conversion of the attic space, which would be possible with a lower ridge height. The applicant is requested to submit revised drawings indicating a ridge height more in keeping with the existing dwelling.

10.1 Applicant's Response

We believe that the additional height is appropriate for the following reasons:

- The additional height allows for the attic to be converted into liveable space in the future, creating a larger dwelling for a family seeking additional accommodation. This accords with government and local policies regarding the adaptability of housing to suit the needs of existing and future residents. A detailed cross section 3 (drwg. 21-38-3-2-00) is provided with minimum heights to facilitate future conversion to habitable living accommodation.

- Fonthill Road and Park has no uniform height, unlike say a terrace of building where a higher building would be out of place. The photographs included in Appendix 2 underline this point.

- The South Dublin County Development Plan 2022-2028 in relation to encourage the development of housing in Corner / Side Garden Sites. In section 12.6.8 Residential Consolidation, the sub-section in relation to Corner / Side Garden Sites does not refer to height. It states, *"The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible."* It refers to roof profile (which matches in this instance) as opposed to height.

- The increased height is minimal (less than a metre) and would be barely visible. It certainly would not result in any loss of visual amenity for the surrounding area.

- It is a corner site. Additional height on a corner site is an acceptable urban design feature.

11.0 Item no. 11

Item no. 11 states:

"South Dublin County Council records show that there is an existing 150mm public surface water sewer to the rear/south of the site which appears to spur off in to the applicants property. The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 150mm surface water sewer. The drawings shall also show the invert levels of the existing 150 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size."

11.1 Applicant's Response

The existing surface water and foul drainage lines have been surveyed, see drawing 22736-001 for details. It is proposed to revise the existing drainage to accommodate the proposed development, see drawing 22736-002 for proposed details. As part of this drainage revision, existing drainage defects which were observed on site will be dealt with as it is proposed to construct new sections of drainage lines.

12.0 Item no. 12

Item no. 12 states:

"The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All development shall be carried out in compliance with Irish Water Standards codes and practices."

12.1 Applicant's Response

The existing water supply arrangements are shown on drawing 22736-002; Existing Drainage, Water Supply & Site Layout.

The proposed water supply arrangements are shown on drawing 22736-003; Proposed Drainage, Water Supply & Site Layout.

The Irish Water Confirmation of Feasibility is contained in Appendix G of the Drainage & Water Supply Report. Irish Water Ref: CDS22005488.

13.0 Item no. 13

Item no. 13 states:

"The applicant has not submitted foul water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. All development shall be carried out in compliance with Irish Water Standards codes and practices."

13.1 Applicant's Response

The existing water supply arrangements are shown on drawing 22736-002; Existing Drainage, Water Supply & Site Layout.

The proposed water supply arrangements are shown on drawing 22736-003; Proposed Drainage, Water Supply & Site Layout.

The Irish Water Confirmation of Feasibility is contained in Appendix G of the Drainage & Water Supply Report. Irish Water Ref: CDS22005488.

14.0 Item no. 14

Item no. 14 states:

"The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed 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."

14.1 Applicant's Response

The existing water supply arrangements are shown on drawing 22736-002; Existing Drainage, Water Supply & Site Layout.

The proposed water supply arrangements are shown on drawing 22736-003; Proposed Drainage, Water Supply & Site Layout.

15.0 Conclusions

In summary, the proposed development is an application for permission for development consisting of the demolition of an existing single storey garage (14 sq m) and shed (14 sq m) and the construction of a two storey, three bedroom house to the side (124 sq m gfa); 2 new vehicular entrances, one from Fonthill Road, one from Fonthill Park; all associated site works and utility connections.

The proposed development has been designed in order to allow the applicants to downsize to a smaller dwelling, allowing them to remain in the neighbourhood. Existing and future residential amenities have been paramount in the design of the proposal.

The proposal design is flexible in order to allow the attic to be converted into a larger family home in the future, should such a need arise. This flexibility is in line with Development Plan standards regarding the adaptability of dwellings.

It accords with the objectives and standards outlined in the County Development Plan, in particular increased density on appropriate corner sites close to public transport routes.

We trust that the foregoing has addressed the concerns and issues raised by the County Council in their Request for Further Information.

In this regard we look forward to an early and favourable decision from South Dublin County Council.

Signed

Alan Whelan
Director
O'Connor Whelan

Appendix 1: Response to items 6 and 7

M A Farragher is a retired Lecturer from UCD, where he had over 40 years experience in teaching and researching Plant Science. He is the holder of 3 degrees in the subject, including a Doctorate. M A Farragher is a lifelong member of the Biological Society of Ireland, and a Fellow of the Linnean Society, a prestigious Worldwide Biological Society. He has published over 50 scientific papers and 3 books on the subject of Plant Science, one of which is currently available on Amazon US & UK (Google: M. A. FARRAGHER).

M A Farragher's opinion in relation to the street trees is as follows:

"Birch species are very resilient trees/shrubs, commonly found throughout the country. One of their chief characteristics is a well-developed tap root. This feature, together with a multi branched lateral root system makes ideal plant for streetscapes. Its root system can easily extend under foot paths, wall foundations, etc. As regards the situation in Fonthill Road, I consider the location of the proposed structure to be sufficiently distant from the Birch trees, to avoid any adverse effect, to these plants."

Appendix 2: Height differences in Fonthill Road and Fonthill Park