



Michael Finnan

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Planning Department  
South Dublin County Council  
County Hall  
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Tallaght  
Dublin 24

**Land Use Planning & Transportation**

**- 1 SEP 2022**

**South Dublin County Council**

**Ref :** Additional information submission on planning Register Reference **SD22A/0005**  
**Applicants:** Gary & Alannah Anderson  
**Site address:** 1 Watermeadow Drive, Old Bawn , Tallaght , Dublin 24

To Whom it may concern

Please find enclosed our additional information submission and 6 copies of the following documentation.

Drawing nr	Drawing description	Author	Copies
300	Landscape masterplan	Landscape Architecture	6
301	Landscape itinerary	Landscape Architecture	6
9	Revised Ground floor plan & drainage layout	Bdcs Ltd	6
10	Revised site layout plan	Bdcs Ltd	6
11	Proposed attic floor plan with useable storage space for 1A & 1B	Bdcs Ltd	6
12	Revised First floor plan	Bdcs Ltd	6
13	Revised Section A-A	Bdcs Ltd	6
14	Revised side east facing elevation & side east facing streetscape elevation	Bdcs Ltd	6
15	Revised front & rear elevations	Bdcs Ltd	6
	Site analysis Report	Gary Anderson	6

## AI 1

We spoke to Padraig Mc Gillycuddy (Roads engineer with SDCC ) on the 12<sup>th</sup> August last . Padraig asked for the following amendments to our submission.

- He asked that car spaces serving 1B are shown perpendicular to the road. This is shown on drawing number 10 enclosed.
- He asked that the vision splay starts 2.4m in from roads edge. This is clearly shown on drawing number 10 enclosed.
- He mentioned that drawing shown vision splay to 1B was too cluttered with information, and he could not clearly see the vision splay. He asked that drawing be streamlined to show vision splay on its own. Drawing number 10 clearly shows this.

## AI 1A

The vehicular access serving 1B has been moved northward away from the bend, and new vehicular access serving existing house number 1 has been moved westward away from the bend . See drawing numbers 9 &10 enclosed.

## AI 1B

The wall in the vicinity of 1B has been reduced to 850mm in height, to assist vision splay as requested. See drawing numbers 9,10,14,15 enclosed

## AI 1C

Further to conversation with Padraig Mc Gillycuddy (Roads engineer with SDCC), see sightline envelope analysis on drawing number 10 enclosed as requested.

## AI 1D

See drawing number 301 enclosed from Landscape architecture Urban Design, this clearly shows all existing trees in the site vicinity as requested.

## AI 1E

See revised site layout plan drawing number 10, the width of all vehicular entrances has been reduced to 3.5m in width as requested.

## AI 2

See drawing number 300 enclosed from Landscape architecture Urban Design , see also drawing numbers 9,10,14 enclosed from Bdc's Ltd . You have now have an inner 1.8m high wall separating and giving privacy to the inner 122m<sup>2</sup> of private open space provided to 1B.

The area to the east of the private open space is made up of parking area & outer garden out to east boundary. See response to AI 1, AI 1A above also .

**AI 3A**

See site analysis report enclosed

**AI 3B**

See site analysis report enclosed

See drawing number 12 enclosed. East wall of 1B has been set back 1m at first floor as requested.

**AI 4**

See drawing numbers 9, 11, 12, 13 enclosed. House 1A has 2.8m<sup>2</sup> of storage at ground floor level, and 26m<sup>2</sup> of useable attic storage area. House 1B has 6.8m<sup>2</sup> of storage at ground floor level, 1m<sup>2</sup> of storage at first floor level and useable 53m<sup>2</sup> of storage at attic level. This exceeds the area requirements for storage.

**AI 5**

See drawing number 300 enclosed from Landscape architecture Urban Design, see also drawing numbers 9,10,14,15 enclosed. These clearly show the boundary treatments to 1A & 1B. See also response to AI 2 above.

Should you need anything further, please contact the undersigned.

We hope our proposal meets with your approval.

Sincerely

A handwritten signature in blue ink, appearing to read "M. FINNAN". The signature is written in a cursive style with a long, sweeping underline that extends to the left.