

- Civil Engineering
- Architectural Services
- Fire Safety Engineering
- Planning Consultants
- Property Surveys
- Assigned Certifiers
- Mapping & Land Surveys

William
Donoghue
& Associates



Consulting Engineers & Architectural Services

RE: Full planning permission is being sought for the following development:

1. For the construction of 06 number three bedroom dwelling houses;
2. For the construction of proposed access road and footpaths;
3. For the provision of car parking facilities to serve the proposed development;
4. For the construction of a foul sewer network to serve the proposed development which shall connect into existing adjoining foul sewer network;
5. For the construction of a surface water sewer network to serve the proposed development including the connections / amendments to the existing adjoining surface water network;
6. For the provision of a watermain to serve the proposed development and connection to existing adjoining water main;
7. For the provision of all necessary utility services;
8. All ancillary site works at St. Finian's Way, Main Street, Newcastle, Co. Dublin.

Your Ref: SD22A/0045

Client: Pavement Homes Ltd.

Date: 29th August 2022

FURTHER INFORMATION RESPONSE

To Whom It May Concern;

Please find enclosed our response to the further information request dated the 07th of April 2022.

Enclosed is all of the relevant reports and drawings associated with this request.



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VAT No: 9658785P

Item 1:

1. The Planning Authority has significant concerns with respect to the design and layout of the proposed development. The applicant is therefore requested to submit revised drawings incorporating an alternative site layout and design which should include, but not be limited to, the following

amendments:

- (i) Justification of the density proposed, which would exceed that of the adjacent approved development (SD18A/0363);
- (ii) A revised layout indicating a more 'stepped' transition between the frontages of the development approved under SD18A/0363 and the current proposal;
- (iii) A revised layout which demonstrates how future connectivity to the south and west can be achieved, with proposed connections shown to the red line boundary of the site.

Response:

- (i) The proposed development can be argued as an extension to the existing permitted development SD18A/0363 as it is a continuation of the existing development. The density as proposed does not exceed the density of dwellings approved on the adjoining land, which is zoned under the sample zoning, RES-N of **33 units** per Hectare, reference number SHD3AABP-313814-22. As proposed the density of this site when considered on its own is 31.5 units per Hectare, when considered in conjunction with the existing permitted development this reduces to 26.6. Therefore, when the development is considered on its own merits it does not exceed the density of adjoining approved developments, and when considered as an extension to the existing permitted development to which it connects directly to the density reduces further.
- (ii) Please refer to the enclosed site layout plan which denotes a stepped transition between the frontages of the houses compared to the layout of the original submission.
- (iii) The site layout plan clearly denotes the future connectivity points to the south and west of the development site with all connections points being brought to the red line boundary.

Item 2:

2. (1) The applicant is requested to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by this office.
(2) The archaeologist shall carry out any relevant documentary research and inspect the development site. As part of the assessment a programme of test excavation shall be carried out at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the National Monuments Service.
(3) Having completed the work, the archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the National Monuments Service. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.

Response:

Please refer to the enclosed report by John Purcell, Archaeologist. This report considers all items of this further information request and also states that there is no requirement for any more archaeological assessment at this location.

Item 3:

3. The applicant is requested to submit:
 - (i) an up to date ecological assessment/screening report clearly outlining if there is biodiversity value present on the proposed site, including hedgerows, trees and grassland types and presence of protected species such as badger. This should include an invasive species assessment, and should be conducted by a suitably qualified ecologist.
 - (ii) an up to date bat survey, undertaken by a suitably qualified person.

Response:

Please refer to the enclosed report by Greentrack Environmental Consultants. This report considers all of the items of the above further information request.

Item 4:

4. The applicant is requested to submit:
- (1) a revised layout not less than 1:100 scale showing a minimum of 2.0m wide dedicated pedestrian footpath all along the southern boundary road of the proposed development.
 - (2) a swept path/Autotrack analysis showing fire tender can access through the entire site.
 - (3) a revised layout not less than 1:100 scale showing Roads which are to provide future connectivity to adjoining sites being laid up to the boundary.

Response:

- (1) A 2m footpath is now denoted along the southern boundary of the road of the proposed development. Please refer to the enclosed site layout plan.
- (2) Please refer to the enclosed swept path drawing clearly denoting that a fire tender can access through the entire site.
- (3) The site layout plan clearly denotes the future connectivity points to the south and west of the development site with all connection's points being brought to the red line boundary.

Item 5:

5. (i) The surface water attenuation calculations are unclear. The applicant is requested to submit a report to clearly show surface water attenuation calculations proposed. The applicant is requested to include the different surface types such as buildings, permeable paving, grass for the lands draining to existing surface water system.
The applicant is requested to examine if soakaways should or not be used for proposed new houses. If soakaways are proposed then same shall require a soakaway tests as per BRE Digest 365 Standards.
- (ii) The discharge rate of 7l/s is very high and water services estimate the discharge rate should be 2 litres/second. The applicant is requested to review proposed discharge and submit in a report how proposed discharge rate is calculated.
- (iii) The applicant is requested to contact Water Services of South Dublin County Council to discuss

proposed and existing surface water attenuation systems for development prior to submission of revised drawings and report.

Response:

Please refer to the enclosed civil engineering report, design calculations and associated drawing from Thor Design & Management which deals with all matters of the above request.

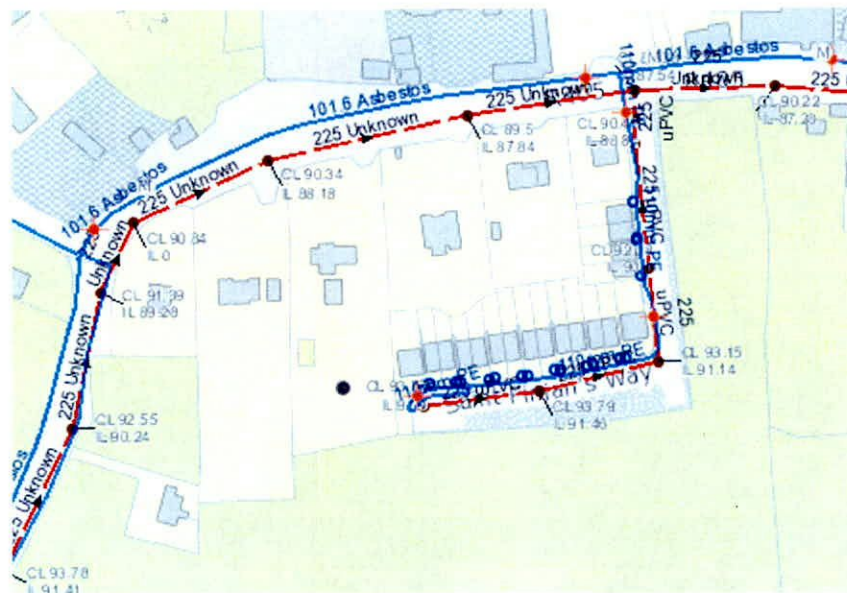
Item 6:

6. (i) There is no watermain drawing submitted. The applicant is requested to submit a drawing showing the watermain layout of proposed development. The applicant is requested to submit a drawing showing the distance between proposed development and existing 6" watermain south of same.
- (ii) The applicant is requested to obtain a confirmation of feasibility letter (water and foul) from Irish Water and submit same to Water Services Planning Authority South Dublin County Council.

Response:

A watermain was clearly denoted on the original submission and is also denoted on the site services drawing included with this response. We have submitted a pre-connection enquiry to Irish Water regarding the proposed development and await their response, reference number CDS22006273. I have spoken to the area engineer who has confirmed no issues with capacity to serve this development of 6 units.

In our discussion we have spoken to Irish Water about a possible 6" watermain located to the south of the development and they have no record of such main existing. They provided the extract below denoting all of their services in the area.



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Item 7:

7. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development.
Natural SuDS features should be incorporated into the proposed drainage system. The SuDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The applicant is requested to submit the following:
- (a) A drawing to show how surface water shall be attenuated to greenfield run off rates.
 - (b) a drawing/cross section to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain, bio-retention tree pits or other such SuDS.
 - (c) 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.

Response;

Please refer to the enclosed civil engineering report, design calculations and associated drawing from Thor Design & Management which deals with all matters of the above request.

Item 8:

8. There are concerns with the lack of information submitted in terms of a landscape scheme for the proposed development. Revised proposals to be provided by the applicant in this regard. The applicant is requested to provide a detailed landscape design for the proposed development. Details to be submitted include:
- (a) a scaled plan showing vegetation to be retained and trees and plants to be planted;
 - (b) proposed boundary treatment;
 - (c) a schedule detailing sizes and numbers of all proposed trees/plants
 - (d) Sufficient specification to ensure successful establishment and survival of new planting.

Response:

Please refer to the enclosed landscape plan and specification prepared by Mulligan Landscapes, which considers all of the above items.

Item 9:

- Public Realm are concerned at the lack of street trees provided along most of the streets in this development. Street trees should be provided fully in Public Areas and not between private or management company driveways. Street Tree Planting should be located within the Public Realm and include SUDS features. The applicant is requested to submit revised proposals in this regard. Response should include additional street trees within the Public Realm.

Response:

The trees provided along the streets are in accordance with the previously approved land landscape plan. The green area to the south is not completed yet and will be completed once the adjoining development is completed. Due to the restrictions on site, i.e. vehicular access to dwellings, may we propose that we meet with the Park Department so that locations for the additional trees can be agreed. We are happy that this could be a 'prior to commencement' condition if planning is approved at this location. Please see aerial image below of the existing development and also a snip of the original approved landscape plan.



In addition to the above great efforts have been made to retain the existing mature boundaries and burgages, as evident above which creates a scenic enclosed development within a mature setting. It is our intention that this will be implemented in the proposed development which will ensure continuity between the two developments.

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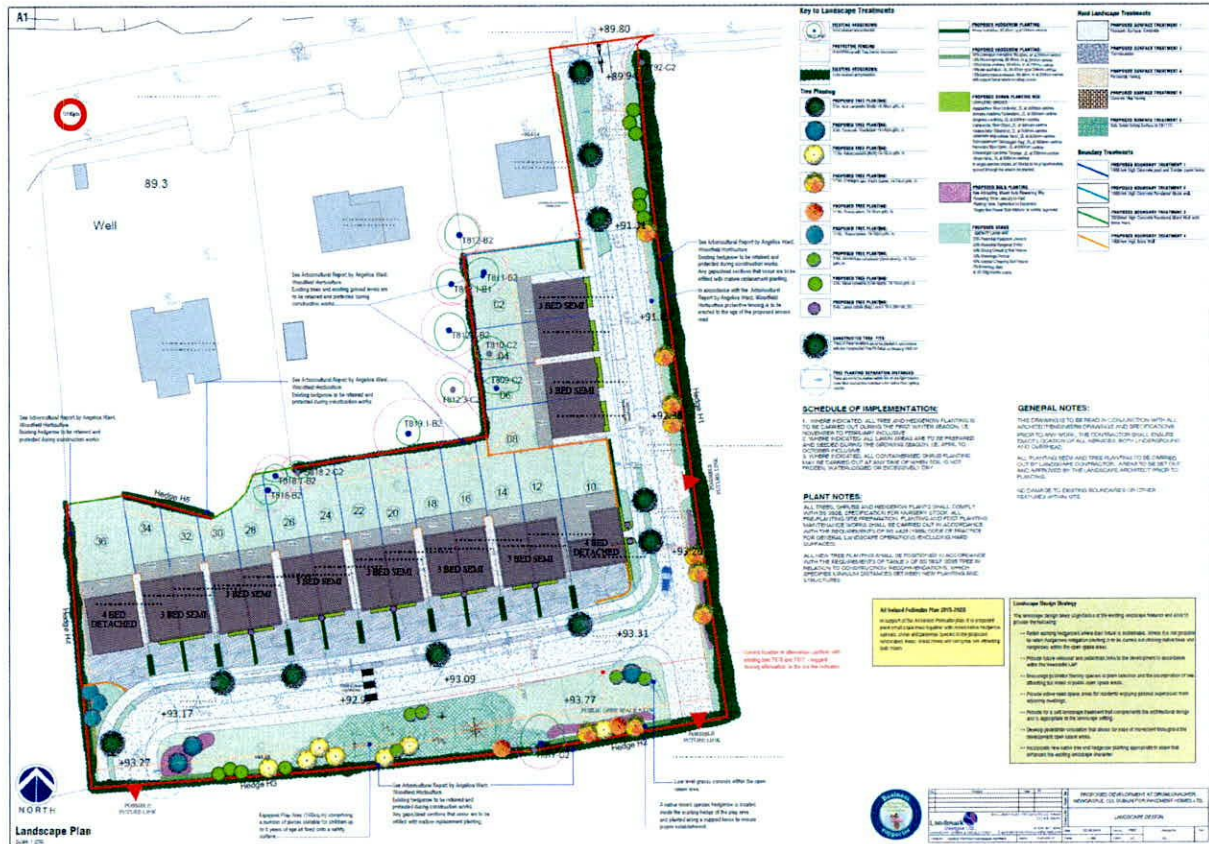
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Original approved landscape plan.

Item 10:

10. The applicant is requested to submit details of the tree protection measures to be employed in order to ensure the protection and retention of trees to be retained on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, for the approval of the Planning Authority. Response should include an Arboricultural Impact Assessment and Tree Protection Plan.

Response:

Please refer to the enclosed tree protection plan in accordance with BS5837:2012. As a point of noted, our clients have successfully constructed a development directly adjacent to the proposed development site where the tree protection measure were fully adhered, evident in the image below, and shows their respect to the existing trees and vegetation within the development site.



Conclusion:

We hope the information submitted with this application answers your queries in regard to this proposed development and we look forward to your decision in the coming weeks. If you require any further assistance, please do not hesitate to contact me on the details below.

Kind Regards,

W. Donoghue

31st August 2022

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