

ADDITIONAL INFORMATION

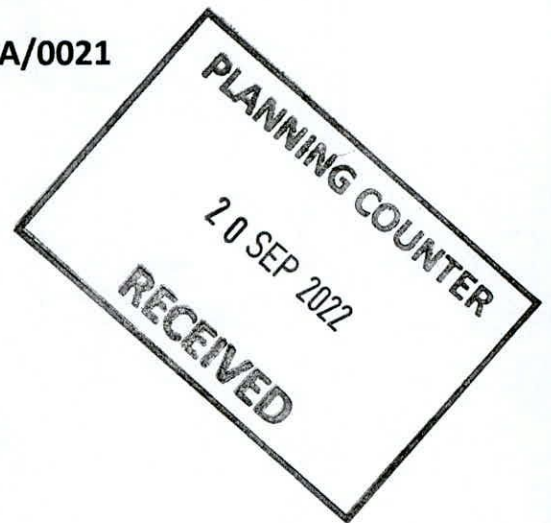
Planning Register Reference: SD22A/0021

Development Address:

2 Melrose Avenue,
Clondalkin,
Dublin 22

Owner: Pat Hogan

Agent: Robert Fitzpatrick



Please see enclosed 6 copies of all additional information requested

With regard to the Requests for Additional Information we have done the following against each point

1. (a) The applicant is requested to submit a drawing in plan and cross-section showing the distance between the proposed development and the existing 150mm watermain in the adjoining public footpath. The drawings shall also show the invert levels of the existing 150mm watermain and any adjacent proposed building foundations. The foundations of the proposed building shall be laid at such a level as to ensure no additional loading on the watermain. The applicant should fully address the requirement from Irish Water for a minimum clear setback distance of 3m between the building foundations and a watermain of this size.

We have had a chartered engineer look at this for us and they have provided the section requested and shown no impact will occur to the watermain or surface water drainage from the new foundation. We have also added the requested dims to the plan and also provided the section on the drainage drawing.

2. (a) The applicant is requested to provide a drawing in plan and cross-section the relationship between the proposed building and the existing 375mm surface water pipe in the adjacent public footpath. The foundations of the proposed building shall be laid at such a level as to ensure no additional loading on the surface water pipe.
(b) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to provide revised plans which would include Sustainable Drainage Systems (SuDS) features for the development.
Examples of SuDS include:
 - Rain Gardens
 - Permeable Paving
 - Planter boxes with overflow connection to the public surface water sewer.
 - Grasscrete(c) If instead of SuDS, a soakaway is proposed, the applicant is requested to submit a report showing percolation test results for same as per BRE Digest 365 Standards, and to submit plans and cross sections of proposed soakaway as per BRE Digest 365 Standards. Such a soakaway should have an overflow connection to the surface water drainage network.

We have had a chartered engineer look at this for us and they have provided the section requested and shown no impact will occur to the watermain or surface water drainage from the new foundation. We have also added the requested dims to the plan and also provided the section on the drainage drawing.

We have provided waterbutts to the rainwater pipe at the rear and also now added planter boxes with over flow, this is all shown on the drainage drawings.

3. (a) As per South Dublin County Development Plan 2016 - 2022 policy on dual frontage and blank facades (policy H7 objective 2, H15 Objective 2, Section 11.3.2 (ii)) and pedestrian comfort and safety (Policy TM3 Objectives 2 and 3), it is considered that the proposed blank side elevation and 2m boundary wall is inappropriate for the corner development and would, taking into consideration the combination of the wall height and the new building, provide for an imposing blank façade to the street without offering any gain in terms of passive surveillance or visual penetration through the corner. The applicant is requested to submit a revised plan and elevation drawings should a lower boundary wall to the front of the site, from the point that is level with the central ridge of the proposed pitched roof. This section of wall should be limited to a maximum height of 0.9m above ground.
(b) Revised plan and elevation drawings should also show additional fenestration to habitable rooms at ground or first floor level in the western side elevation, providing for passive surveillance of the street and to soften the overall boundary treatment.
(c) The front boundary wall height of 1.15m is above the maximum recommended height for adequate forward visibility. The applicant shall provide revised drawings showing the front boundary wall to be no taller than 900mm above ground. Boundary pillars should be limited to a maximum height of 1.2m above ground.

We have updated the plans and elevations as requested above and enclose the updated drawings plans and elevations.

4. The applicant is requested to provide revised floor plans, showing the provision of 6sq.m of dedicated general storage space as per Table 5.1 of the 2007 'Quality Housing for Sustainable Communities - Best Practice Guidelines for Planning Authorities', and laid out with regard to the recommendations of Section 5.9 of those guidelines.

We have updated the plans as requested above and enclose the updated drawings plans.

5. The applicant is requested to show on a Site Layout Plan, the area of both the proposed rear garden and the remaining rear garden for the existing house.

We have updated the plans as requested above and enclose the updated drawings plans.

I believe we have met all additional information requests and look forward to your response to all of the above

Regards

Robert Fitzpatrick
0857034536