

- 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 alterations to the existing roof structure of existing habitable dwelling.
2. For the construction of a single storey extension to the rear and side of the existing dwelling including changes to all elevations.
3. For the construction of a single storey porch to the front of existing dwelling including changes to all elevations.
4. For the construction of a raised patio area to the rear elevation of the existing dwelling.
5. For the decommissioning of existing septic tank and installation of a wastewater treatment plant and percolation area and for all ancillary site works at Blackthorn Hill, Coolmine, Saggart, Co. Dublin.

Client: Jamie Goldrick

To Whom It May Concern;

Please find enclosed the further information as requested on the 22nd of June 2022. Enclosed is our response which includes amended drawings and layout plans. When reviewing this application, we kindly ask you to note the following responses.



Donegal Office: Main St. Mountcharles, Co. Donegal

Kildare Office: Woodlands Rathangan, Co. Kildare

Ph: 074-9735982

Mob: 087-9252448

Email: William.wda@outlook.com

VAT No: 9658785P

1. Policy H16 Objective 2 of the Development Plan 2016 – 2022 states ‘the use of intrusive engineered solutions, such as cut and filled platforms, embankments or retaining walls on sites with steep or varying topography’. While the applicant appears to have reduced the amount of cutting into the land required for the proposed works, significant raising would be required to provide a single level surface for the dwelling and proposed terrace. This is considered unacceptable by the Planning Authority and would still be contrary to Policy H16 Objective 2. In this regard, the applicant is requested to submit revised proposals, making better use of the topography of the site to provide and extension of different levels, as well as maximising flatter areas of the site to extend the existing dwelling.

Response:

We have reviewed the design of the proposed extension and we feel that by reducing the floor level of the extended areas results in a design that will have minimal impact on the existing dwelling and character of the area. To extend the dwelling to an area where levels are more consistent with the existing floor levels will result in an extension to the side of the existing dwelling creating a longer and more visually obtrusive dwelling.

We have updated the floor plans and elevations to reflect the amended design and we have also included more detailed photomontages of the proposed dwelling. From the aforementioned documents we feel that one will find the amended design has little to no impact on the visual amenities of the area whilst also ensuring that the proposed development does not result in large areas of cut or fill. The proposed development now follows the topography of the site and in our opinion fully complies with the objectives of Policy H16 of the South Dublin CDP 2016 – 2022.

2. It is not considered that the levels provided are accurate, with there being a significant discrepancy of the FFL of the dwelling being shown as 276.26m, while the ground immediately outside the house has levels ranging from 269.846-266.630. The assessment of the impact of the extension on the sloping site is a critical factor in determining the acceptability of proposals at this location. In this regard, the applicant is requested to submit revised layout and floor plans as relevant, clearly indicating accurate levels for the site.

Donegal Office: Main St. Mountcharles, Co. Donegal

Kildare Office: Woodlands, Rathangan, Co. Kildare

Ph: 074-9735982

Mob: 087-9252448

Email: William.wda@outlook.com

VAT No: 9658785P

Response:

The finished floor level that was originally denoted on the floor plans was a typo. The correct floor level is now denoted on the accompanying floor plans and site layout plan. The site survey that was carried out at this location was done by GPS and is to ITM Coordinates and we can assure the planning authority that the levels now denoted are accurate.

3. The applicant is requested to submit a revised layout with appropriate scale, showing the proposed parking arrangement for the proposed dwelling, and a drawing showing boundary walls at both of existing vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, unless maintaining existing entrance arrangements. In preparing these drawings, the applicant should have cognisance of Section 11.3.4(ii) of the Development Plan which states 'driveway and parking areas should be minimised and should follow the natural slope and contours of the site with appropriate permeable materials. Modern gateways, piers and boundary walls should be avoided with the exception of the retention and reinstatement of traditional stone boundary walls.'

Response:

There are no proposals in this application to amend the existing entrance, gateway or entrance walls which ensures that there are no modern gateways, piers and boundary walls proposed. The existing site boundaries are to remain unchanged with no proposals to amend the same, see image below.

At present there is a large gravel area to the front of the dwelling house which it is proposed to reduce to a smaller gravel area which will be permeable surface, see image below.

Therefore, as no works are proposed to the existing entrance, site boundaries and as the driveway and parking areas are being kept to a minimum, we feel that this proposal is fully cognisance of Section 11.3.4(ii) of the South Dublin CDP 2016 – 2022.

Donegal Office: Main St. Mountcharles, Co. Donegal

Kildare Office: Woodlands, Rathangan, Co. Kildare

Ph: 074-9735982

Mob: 087-9252448

Email: William.wda@outlook.com

VAT No: 9658785P

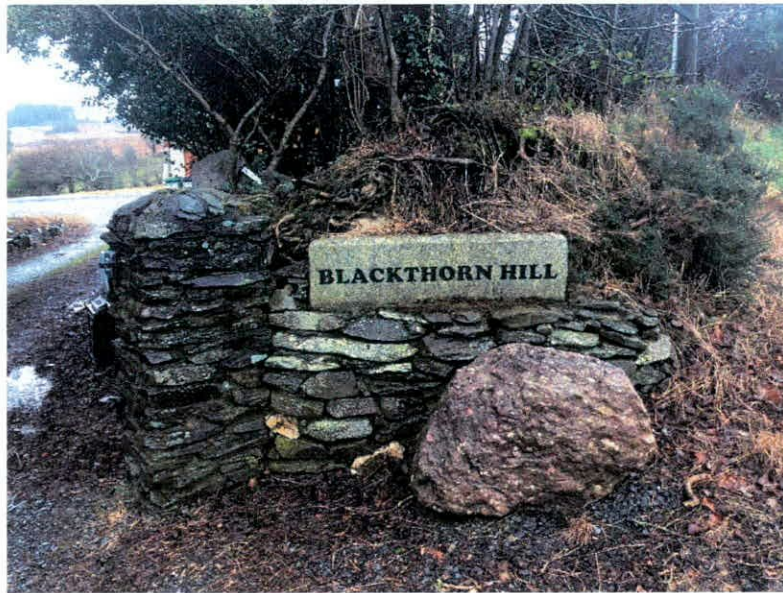


Image 1: Existing stone pier walls and place name to remain unchanged.



Image 2: Large gravel driveway adjacent to the front of dwelling to be reduced, please also refer to enclosed site plan.

Donegal Office: Main St. Mountcharles, Co. Donegal

Kildare Office: Woodlands, Rathangan, Co. Kildare

Ph: 074-9735982

Mob: 087-9252448

Email: William.wda@outlook.com

VAT No: 9658785P

I hope the information included with tis response assists you in making a decision on this file and if you require any further assistance, please do not hesitate to contact me on the details below.

Kind Regards,



W. Donoghue

18th Sept 2022

Donegal Office: Main St. Mountcharles, Co. Donegal

Kildare Office: Woodlands, Rathangan, Co. Kildare

Ph: 074-9735982

Mob: 087-9252448

Email: William.wda@outlook.com

VAT No: 9658785P