

LAND USE, PLANNING
& TRANSPORTATION DEPT.

26 SEP 2022

Date 26th September 2022

The Lugg,
Brittas,
Co Dublin,

South Dublin County Council.
County Hall,
Tallaght,
Dublin 24

RE Planning Application for Domestic Garage at Raheen, Brittas, Co. Dublin.

Planning Reference: SD22B/0117

'ADDITIONAL INFORMATION'

Dear Sirs,

I refer to your correspondence of 10th May 2022 in connection with the above planning application, requesting ADDITIONAL INFORMATION to be submitted and respond as follows;

1. The existing shed has been built at a height of 6.1m as measured on site. It is accepted that this 700mm higher than the height approved by the Authority. This was done to allow adequate storage space above the main garage space below. The proposed garage height has now been amended to reflect the height of the existing ridge however should the Authority so require, the applicant will reduce the height to 5.4m and apply for Retention of the additional height of the existing structure the applicant is willing to do so. It should be noted that both sheds are screened from all views by the existing dwelling, which is built at a height of 6.4m. Revised drawings of both the corrected existing arrangement and the proposed shed are included with this submission.
2. (i) A drawings showing all existing and proposed surface water layout are attached, JT/04, all information as requested by the Authority is enclosed including all AJ's manholes pipe sizes, material types and direction of flows. It is confirmed that the existing foul and surface systems are discharging through separate pipe networks to existing on-site disposal systems, as approved in the initial planning permission.

(ii) The applicant proposed to channel the water from the proposed development into a soak area in accordance with SuDS features which will be located in the parking area to the front of the garage, as illustrated on the attached drawing. The only surface water that will be associated with the garage is run-off from the garage roof. Detailed calculations and a cross sectional views are enclosed in the Engineering Report detailed in this submission. The existing soak pits associated with the existing development are also detailed on the drawing.

(iii) The Site Layout Map has been revised to detail compliant distance between the proposed garage and the existing stream to the north of the site. The proposed garage and been re-positioned slightly southwards on the site to satisfy the requirement for a minimum setback distance of 10m between the proposed development and the top of the stream bank.

I trust this ADDITIONAL information will be of assistance to the authority in assessing the merits of the application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Callaghan', with a long horizontal flourish extending to the right.

Jimmy Callaghan

Agent for James & Brenda Tracey