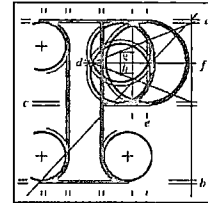


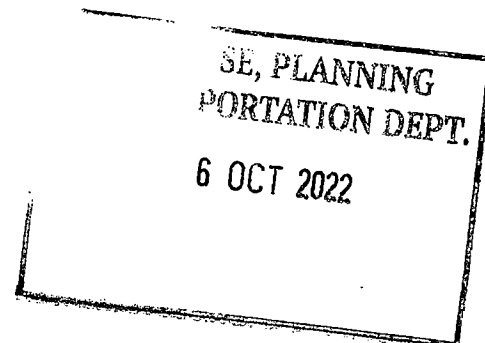
Our Case Number: ABP-314753-22

Planning Authority Reference Number: SD21A/0339



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24



Date: 05 October 2022

Re: Demolition of extension and construction of single semi-detached dwelling
29, Boot Road, Brideswell Commons, Dublin 22

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

- (i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,
- (ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,
- (iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,
- (iv) a copy of the notification of decision given to the applicant,
- (v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,
- (vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,

Teil	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

(vii) a copy of requests (if any) to the applicant for further information relating to the application under appeal together with copies of reply and documents (if any) submitted in response to such requests,

(viii) a copy of any written submissions or observations concerning the proposed development made to the planning authority,

(ix) a copy of any notices to prescribed bodies/other authorities and any responses to same,

(x) a copy of any exemption application/certificate within Part V of the 2000 Act, (as amended), applies,

(xi) a copy of the minutes of any pre-planning meetings.

2. To ensure that the Board has a full and complete set of the material specified above and that it may proceed with full consideration of the appeal, please certify that the planning authority holds no further material relevant to the case coming within the above list of items by signing the certification on page 3 of this letter and returning the letter to the Board.

3. In addition to the documents mentioned above, please supply the following:- Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development in near proximity. "History" documents should include;

a) Certified Manager's Order,

b) the site location, site layout maps, all plans and

c) particulars and all internal reports.

d) details of any extensions of time given in respect of previous decisions.

Copies of I-plan sheets are not adequate.

Where your records show that a decision was appealed to the Board, it would be helpful if you would indicate the Board's reference.

Submissions or observations by the planning authority.

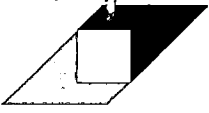
4. As a party to the appeal you may, under section 129 of the 2000 Act, (as amended), make submissions or observations in writing to the Board in relation to the appeal within a **period of 4 weeks beginning** on the date of this letter. Any submissions or observations received by the Board outside of that period shall not be considered, and where none have been validly received, the Board may determine the appeal without further notice to you.

Contingency Submission

5. If the decision of your authority was to refuse permission, you should consider whether the authority wishes to make a contingency submission to the Board as regards appropriate conditions which, in its view, should be attached to a grant of permission should the Board decide to make such a grant. In particular, your authority may wish to comment on appropriate conditions which might be attached to a permission in accordance with section 48 and/or 49 of the 2000 Planning Act (Development / Supplementary Development Contributions) including any special condition which might be appropriate under section 48(2)(c) of the Act. Any such contingency submission, in circumstances which your

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D01 V902 D01 V902



Whyte Planning Consultants Ltd.

Great Connell, Newbridge, Co. Kildare. 086 6001194, info@derekwhyte.ie

**FIRST PARTY APPEAL AGAINST THE DECISION TO REFUSE PERMISSION UNDER:
File Ref: SD21A/0339.**

PLANNING AUTHORITY: South Dublin County Council.

Proposed Development: PERMISSION FOR THE DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION TO No. 29 BOOT ROAD AND PERMISSION TO SUB-DIVIDE EXISTING HOUSE TO CONSTRUCT A TWO STOREY SEMI-DETACHED (END OF TERRACE) HOUSE TO SIDE OF No. 29, CONNECTION TO PUBLIC FOUL SEWER, SHARED PARKING SPACE TO FRONT OF No. 29 AND ALL ASSOCIATED SITE WORKS.

Applicant: Jean Feeney, 29 Boot Road, Brideswell Commons, Dublin 22. 0874198844.

Agent: Derek Whyte, Great Connell, Newbridge, Co. Kildare. 0866001194, info@derekwhyte.ie

Date: 3rd October 2022.

Fee: €220

AN BORD PLEANÁLA
LDG- 057771-22
ABP-
04 OCT 2022 o.k
Fee: € 220 Type: Other
Time: By: Post

As agent for the applicant the application we submit that the application should have been granted with conditions and we now appeal on the following grounds.

1. The development can easily be catered for by a soak hole on site. Sufficient details were submitted to show that the site can accommodate the small development. We attach the test results and some additional information which will also support the suitability of the site to accommodate the development. The development could have been granted with conditions due to the level of detail that is required by SDCC.

The existing house has the benefit of a surface water sewer connection. The proposed development will be serviced by a BRE Digest 365 soakhole. A 1 sq.m soakhole will be sufficient to cater for the surface water roof off for this site with an impermeable area of 32sq.m. A BRE soakhole of 1m by 1m by 1.2 m deep would be sufficient for the development, however the applicant wishes to use permeable paving to the front boundary to deal with the surface water and also to install two water-butts as shown on the revised site layout plans and site layout plans.



Due to the small size of the development, it is submitted that the permeable paving and water-butts can cater for the surface water generation with the soakhole as a secondary option. Capacity requirement calculations attached.

2. The entrance gateway could have been conditioned to be 3.5m wide, we submit a revised drawing showing this arrangement and should the inspector and the board think that the revised 3.5m wide entrance is more appropriate we would be happy to accept a condition in relation to this arrangement.



Regards,

Planning Consultant

Cert Tech Eng, BEng, MSc Spatial Planning, Dip. Law, Dip. Planning and Environmental Law, MIEI, MIPI.

INDIVIDUAL HOUSE - BRE SOAKHOLE DESIGN

1.0 INTRODUCTION

An on-site stormwater disposal system is required at 29 Boot Road, Clondalkin, Dublin 24 to accommodate the stormwater run-off for a house. Testing has been carried out at the proposed soakaway location and a suitable soakaway system designed. Soakaway testing and design was carried out in accordance with BRE Digest 365.

2.0 FIELDWORK

A pit (SA1) was excavated in the proposed soakaway location, to assess the ground conditions. The pit revealed a layer of topsoil from ground level to 0.3m. This overlies a stratum of sandy/gravelly clay with cobbles from 0.3m to 1.0 m. This in turn overlies a stratum of sandy gravelly silt/clay with occasional cobbles and boulders from 1.0m to the termination depth of 2.0m.

No groundwater or bedrock was encountered during the excavation.

Testing was carried out in accordance with BRE Digest 365. The pit was saturated, then refilled with water. The drop in water level was recorded at regular intervals throughout the test.

From the test results, an f-value was calculated. This is the volume of water dispersed through unit area of soil per unit time.

Depth (m)	Time (min)
1.39	0
1.4	6
1.41	18
1.42	33
1.46	57
1.47	82
1.53	111
1.57	142

In this case $f = 0.00027\text{m/min}$

3.0 DESIGN

A soakaway is designed to accommodate the immediate run-off from a hardstand area and the roof of the house following a period of rainfall and provide soakage into the surrounding soil, at such a rate, that sufficient storage is made available to accommodate the run-off from the next period of rainfall.

Using the f-value calculated from the test carried out in SA1, a stone filled trench soakaway has been designed. The soakaway has been designed to accommodate the stormwater run-off from 60 square meters of roof area based on a 10-year return period.

A stone filled trench 1m long, 1m wide and extending 1.5m below ground level is required. This assumes a continuation of the observed stratum to a depth of 2.0m without encountering groundwater.

A maximum intake pipe invert level of 1.0m has been assumed for this design which provides the soakaway with an effective depth of 1.0m. The trench should be lined with a geotextile to prevent the gravel becoming clogged with soil over time.

4.0 RECOMMENDATIONS

A stone filled trench soakaway system, as detailed above, has the capacity to accommodate the storm water run-off for the house.

The soakaway should be built at least 5 metres from the foundations of the house in question. Observations should be made during construction to ensure that the soils over the length of the soakaway do not vary from those exposed in the test pit. The gravel used in the trench should provide a minimum 30% free volume.

In accordance with BRE Digest 365, no storm water soakaway should be built within 5m of structural foundations.

Kind regard's

Derek Whyte

Cert Tech Eng. BEng MIEI, MSc Spatial Planning.

Job No:

Site location: 29 Boot Road, Clondalkin, D24

Pit No: SA1

Client: Jean Feeney

Page No: 1 of 1

Engineer: Derek Whyte

Date: 01/09/2022

Depth (m)	Geotechnical Description	Depth	Sample Number	Sample Type	Sample Depth
	topsoil	0.3			
- 0.5	sandy, gravelly CLAY				
- 1.0					
- 1.5	Grey/Brown Sandy/Gravelly CLAY occasional cobbles	1.6			
- 2.0	bottom of trial hole	2			
- 2.5					
- 3.0					
- 3.5					
- 4					
- 4.5					

Depth to groundwater: Not encountered at 2.0m

Depth to bedrock: Not encountered at 2.0m

Notes:

Site Name :							
Jean Feeney							
Summary Site Data:							
Total Site Area :	0.01		Each Site Area(approx)				
Equivalent Impermeable Site Area :	32	m2	Area of Impermeable roof and hardstanding area				
Allowable Storm Runoff Rate :	2.5	l/s per hA of Total site Area (ref.Dublin City Council Stormwater Management Policy)					
Allowable Site Runoff :	0.0	l/s					
Storm Table 1. Calculation of site runoff characteristics							

Total Site Area : **0.01**
 Equivalent Impermeable Site Area : **32** m²
 Allowable Storm Runoff Rate : **2.5** l/s per hA of Total site Area
 Allowable Site Runoff : **0.0** l/s

Extreme Rainfall Event "M10-0"					Runoff		Attenuation
Duration minutes	Duration hrs	depth mm	rate mm/hr	Total l/s	Excess l/s	Volume m ³	
5	0.08	7.90	94.80	0.84	0.82	0.25	
10	0.17	11.70	70.20	0.62	0.60	0.36	
15	0.25	14.00	56.00	0.50	0.47	0.43	
30	0.50	18.50	37.00	0.33	0.30	0.55	
	1	23.80	23.80	0.21	0.19	0.67	
	2	29.50	14.75	0.13	0.11	0.76	
	4	37.00	9.25	0.08	0.06	0.82	
	6	42.00	7.00	0.06	0.04	0.80	
	10	49.60	4.96	0.04	0.02	0.69	
	24	65.90	2.75	0.02	0.00	0.00	

Required Attenuation Volume for extreme Storm Event :

1 m³

Storm Table 2a1: Calculation of 10 year attenuation volume requirement - M10 Storm.

Total Site Area : **0.01**
 Equivalent Impermeable Site Area : **32 m2**
 Allowable Storm Runoff Rate : **2.5 l/s per hA of Total site Area**
 Allowable Site Runoff : **0.0 l/s**

Return Period : **10 years**

Extreme Rainfall Event				Runoff		Attenuation
Duration	Duration	depth	rate	Total	Excess	Volume
minutes	hrs	mm	mm/hr	l/s	l/s	m3
1	0.02	2.20	132.00	1.17	1.15	0.07
2	0.03	3.80	114.00	1.01	0.99	0.12
5	0.08	6.90	82.80	0.74	0.71	0.21
10	0.17	9.90	59.40	0.53	0.50	0.30
15	0.25	12.50	50.00	0.44	0.42	0.38
30	0.50	16.30	32.60	0.29	0.26	0.48
	1	20.70	20.70	0.18	0.16	0.57
	2	26.00	13.00	0.12	0.09	0.65
	4	32.00	8.00	0.07	0.05	0.66
	6	38.00	6.33	0.06	0.03	0.68
	12	48.00	4.00	0.04	0.01	0.46
	24	57.00	2.38	0.02	0.00	0.00
	48	68.00	1.42	0.01	-0.01	0.00

Required Attenuation Volume for extreme 10 year Storm Event :

1 m3

Storm Table 2. Calculation of 10 year attenuation volume requirement

Total Site Area : 0.01
 Equivalent Impermeable Site Area : 32 m²
 Allowable Storm Runoff Rate : 2.5 l/s per hA of Total site Area
 Allowable Site Runoff : 0.0 l/s

Return Period : 20 years

Extreme Rainfall Event				Runoff		Attenuation
Duration minutes	Duration hrs	depth mm	rate mm/hr	Total l/s	Excess l/s	Volume m ³
1	0.02	2.70	162.00	1.44	1.42	0.08
2	0.03	4.60	138.00	1.23	1.20	0.14
5	0.08	8.30	99.60	0.89	0.86	0.26
10	0.17	12.10	72.60	0.65	0.62	0.37
15	0.25	15.40	61.60	0.55	0.52	0.47
30	0.50	19.90	39.80	0.35	0.33	0.59
	1	25.00	25.00	0.22	0.20	0.71
	2	31.00	15.50	0.14	0.11	0.81
	4	38.00	9.50	0.08	0.06	0.86
	6	44.00	7.33	0.07	0.04	0.87
	12	55.00	4.58	0.04	0.02	0.68
	24	66.00	2.75	0.02	0.00	-0.05
	48	78.00	1.63	0.01	-0.01	0.00

Required Attenuation Volume for extreme 30 year Storm Event :

1 m³

Storm Table 3. Calculation of 30 year attenuation volume requirement

Total Site Area :			0.01				
Equivalent Impermeable Site Area :			32	m ²			
Allowable Storm Runoff Rate :			2.5	l/s per hA of Total site Area			
Allowable Site Runoff :			0.0	l/s			
Return Period :			100	years			
Extreme Rainfall Event				Runoff	Attenuation		
Duration	Duration	depth	rate	Total	Excess	Volume	
minutes	hrs	mm	mm/hr	l/s	l/s	m ³	
1	0.02	3.30	198.00	1.76	1.74	0.10	
2	0.03	5.80	174.00	1.55	1.52	0.18	
5	0.08	10.50	126.00	1.12	1.10	0.33	
10	0.17	15.50	93.00	0.83	0.80	0.48	
15	0.25	19.90	79.60	0.71	0.68	0.61	
30	0.50	26.00	52.00	0.46	0.44	0.79	
	1	32.00	32.00	0.28	0.26	0.93	
	2	38.00	19.00	0.17	0.14	1.04	
	4	46.00	11.50	0.10	0.08	1.11	
	6	54.00	9.00	0.08	0.06	1.19	
	12	67.00	5.58	0.05	0.02	1.06	
	24	79.00	3.29	0.03	0.00	0.37	
	48	92.00	1.92	0.02	-0.01	0.00	
<i>Required Attenuation Volume for extreme 100 year Storm Event :</i>						1 m³	
Storm Table 6. Calculation of 100 year attenuation volume requirement.							

AN BORD PLEANÁLA

04 OCT 2022

LTR DATED _____ FROM _____

LDG- _____

ABP- _____