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Planning Department
 South Dublin County Council
 County Hall
 Tallaght
 Dublin 24



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Reg: Request for Additional Information SD22A/0047
41, Watermeadow Park, Oldbawn Tallaght, Dublin 24, D24CH7V

To whom it may concern;

Please find responses to request for additional information ref SD22A/0047;

The applicant is requested to submit the following in relation to access arrangements: (a) A revised layout of not less than 1:100 scale, showing accurate visibility splay with 2.4 meters set back, at a 1.05 meter height from ground level and sight lines in both directions from the entrance. (b) A revised layout of not less than 1:100 scale, showing a 3.5m wide access. (c) A revised layout of not less than 1:100 scale, showing a minimum of 6m is available from the boundary to the front elevation of the proposed dwelling. (d) A revised layout of not less than 1:100 showing boundary walls and gates at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

Response:

- (a) The applicant would ask that this may be conditioned as they were unable to get a consultant to carry out this in the timeframe allowed. This is however being done in the coming weeks. Desk top survey shows ample visibility splay.**
 - (b) See dwg 3.5m drive way shown**
 - (c) See dwg circa 6.9m shown**
 - (d) See dwg walls max 900mm pillars max 1.2m**
- See enclosed Layout from McNevin Design**

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. 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 treatments, shown in plans and elevations, (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:

See enclosed Layout from McNevin Design

There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall 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) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes 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:

See enclosed Layout from Coughlan Consulting Engineers

There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

Response:

See enclosed Layout from Coughlan Consulting Engineers

The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be: (i) At least 5m from any building, public sewer, road boundary or structure. (ii) Generally, not within 3m of the boundary of the adjoining property. (iii) Not in such a position that the ground below foundations is likely to be adversely affected. (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain. (v) Where possible Soakaways must include an overflow connection to the surface water drainage network.

Response:

See enclosed Layout from Coughlan Consulting Engineers

The applicant is requested to submit a flood risk report to show what if any flood risk there is for proposed development. If there is a flood risk on the site then show in a report and drawing what measures are proposed to mitigate against such flooding. All floor levels shall be a minimum of 500mm above the highest know flood level for the site.

Response:

See enclosed Layout from Coughlan Consulting Engineers

The applicant has not submitted water supply drawings or foul water drainage plans for the proposed development. The applicant is requested to submit a drawing in plan showing the existing and proposed water supply layout for the development and foul water drainage layouts up to and including the point of connection to the public foul water sewer, including the location of all AJs, manholes, pipe size, material type and direction of flow. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>). Prior to the commencement of development the applicant or developer shall enter into water and wastewater connection agreement(s) with Irish Water.

Response:

See enclosed Layout from Coughlan Consulting Engineers

The applicant is requested to revise the design of the dwelling to remove the need for the parapet wall on the northern elevation to enhance the visual amenity of the dwelling when viewed from the front and submit revised drawings accordingly

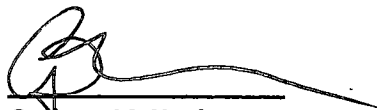
Response:

Parapet has now been removed, a legal agreement shall be put in place on foot of a grant of permission for access to the laneway to service gutters, paint façade etc.

See enclosed Layout from McNevin Design

Should you require any further clarifications please do not hesitate to contact myself or should you require any further changes we would respectfully request that this is done by way of condition.

Kind regards,



**Graham McNevin MRIAL.PSDP
Registered Architect**