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

Land Use Planning & Transportation

04 OCT 2022

South Dublin County Council

3rd October 2022

Re. Additional Information request, Reg. Ref. SD22B/0335, 123 Whitehall Road, Dublin 12

Dear Sir/Madam,

Further to your request for Additional Information concerning the above planning application, I now enclose 6 no. copies of Drawing Numbers AI 01 and AI 02.

The following three requests for Additional Information were sought by SDCC and my responses are listed below and drawings enclosed.

Request:

1. The front elevation indicates that the flat roof extension would not be visible from the front of the dwelling. However, the rear elevation indicates that the flat roof sits above the existing eaves and protrudes beyond the existing roof. In accordance with the House Extension Design Guide: - The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow. The applicant is requested to provide accurate elevations. Should the extension protrude beyond the roof, the applicant is requested to provide visual / CGI images that indicate this element is screened from public view.

Response:

Drawing No. A 01 includes elevations showing the extension's parapet roof. Photographs are also included. There is a minimal protrusion above the eaves at the rear of the building but in any case the protrusion is over 25m from the front boundary wall and will not be visible from public view.

Request:

2(a). There are no soil percolation test results or design calculations submitted which shows that the existing soakaway has sufficient capacity to manage surface water runoff from the proposed development. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations in accordance with BRE Digest 365 – Soakaway Design which demonstrates this.

(b). The applicant is requested to submit a revised drawing showing plan & cross sectional views, dimensions, and location of existing/proposed soakaways. 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) Not located within any sewage treatment percolation area and/or any watercourse / floodplain.

(c). The proposed development is located close to an area within Flood Zone A according to OPW's (Office of Public Works) CFRAM maps. The applicant is requested to submit a drawing showing the location of the proposed development in relation to the area identified by OPW's CFRAM mapping as being within a flood zone and therefore at risk of flooding. Development in an area at risk of flooding should be avoided where possible. If development is proposed within a flood zone, the applicant shall submit a report outlining details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands

Response:

Drawings and details are enclosed by Consultants Traynor Environmental to show compliance with this request.

Request:

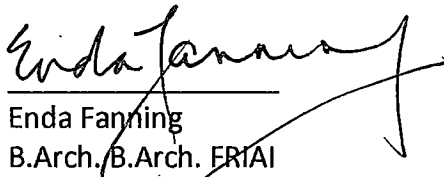
3. The applicant is requested to submit a landscape plan quantifying and detailing the following: - tree and hedgerow removal; - tree and hedgerow retention; - new tree and hedgerow planting. Details of lawn / grass area to be retained should also be indicated.

Response:

Please find enclosed 6 no. copies of Attachment including Site photographs and Drwg. Nos. A1-02 showing the previous site layout and current site layout with changes noted.

If you have any further queries concerning this Additional Information submission please do not hesitate to contact the undersigned.

Yours sincerely,


Enda Fanning
B.Arch. B.Arch. FRIAI

6 sets of documents enclosed -
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