

CHARTERED STRUCTURAL, CIVIL AND ENVIRONMENTAL ENGINEERS

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LAND USE, PLANNING  
& TRANSPORTATION DEPT.  
13 OCT 2022

17 August 2022

Planning Department  
South Dublin County Council  
The Square  
Tallaght

<b>Decision Order Number:</b> 0830	<b>Date of Decision:</b> 30-Jun-2022
<b>Register Reference:</b> SD22A/0136	<b>Registration Date:</b> 06-May-2022

**Applicant:** John Lyons

**Development:** 3 new two and a half storey houses with vehicular access to each off St. Patrick's Cottages and a single storey extension and alterations to No. 51 Grange Park including a new vehicular entrance off St. Patricks Cottages; sundry site works including closing up the two existing vehicular entrances off Whitechurch Road, landscaping, fencing and site works.

**Location:** Site bounded by St Patrick's Cottages, Whitechurch Road & Grange Park, Rathfamham, Dublin 14

**Application Type:** Permission

Dear Sir/Madam,

We refer to the above request for further information

- 1.(a) The form of the block has been modified to address the concerns raised. It is noted that a degree of architectural integration for smaller sites such as this is required.

The site is located at the top of a road and faces in three directions. The existing house styles in each direction are markedly different to each other.

The overall shape of the block, the roof style and the fenestration facing Grange Park is configured the "speaks to" the style of the existing houses, and has the same rhythm. The houses on Grange Park all have very small interior rooms and it is not possible, nor would it be desirable, to meet the current room size standards and copy the form of these houses exactly. We have reduced the height of the houses by 460mm which to make it more consistent with the gradually rising roof line along Grange Road. The CGI images demonstrate that the roofs "read" as being of similar height from the road, because of the fact that the houses are set back from the existing building line.



The houses have a “dormer” style facing onto St Patrick’s Cottages, again speaking to the style of the houses in its immediate vicinity. The houses in this area are a disparate group and there is no consistent style.

The houses have been shortened to pull the front further in from St Patrick’s Cottages Road, and the fronts amended so as the impact on the amenity space of No 51 is lessened to assuage concerns regarding any overbearing appearance in that direction (ref. C.G.I.s below). The front of the house is now 1350 farther back from the road.



The house sizes and rooms sizes have been amended slightly, accordingly.

The areas at each floor level are as follows

	House A&C	House B
Ground	63 sq.m.	62 sq.m.
First (including footprint of stairs)	50 sq.m.	49.5 sq.m.
Second (excluding footprint of stairs)	14.3 sq.m.	14.3 sq.m.
<b>Total</b>	<b>127.3 sq.m.</b>	<b>125.8 sq.m.</b>

	Minimum Area (Min dim,)	Provided
<b>Overall House area 3 bed five person 3 storey house</b>	<b>102sq.m.</b>	<b>125.8 sq.m.</b>
Aggregate Living Area	34sq.m. (3.8m)	(17.1+27.8)=44.9sq.m. (3.8/4.675m)
Bedroom 1 (double, master)	13.0sq.m. (2.8m)	15.8sq.m. (3.28m)
Bedroom 2 (single)	7.1sq.m. (2.1m)	10sq.m. (2.7m)
Bedroom 3 (double)	11.4sq.m. (2.8m)	14.3sq.m. (3.5m)
Aggregate bedroom area	32sq.m.	40.1.m.
Storage area	5.0sq.m.	5.06sq.m. (2.2+1.0+1.86)



- 1.(b) House A has been redesigned to give further greater visual activity and passive surveillance over Whitechurch road. The boundary treatment has been amended as suggested.  
A brick treatment has been added at the lower storey to add further interest. The image also shows how perspective unifies the ridge lines.



- 1.(c) The area of the amenity space to the rear of No 51 is 57 sq.m. and the car park space will be screened by a fence which will be covered with hedging in time. This is in addition to the south facing garden to the front which is to be planted to provide for a further secluded private area of 70 sq.m. which is South facing. (see C.G.I. below). This by any measure is a very high level of amenity.

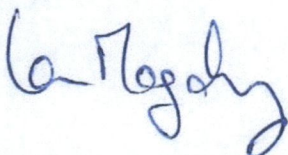


The hedges to the car park space have been adjusted to provide for adequate sightlines.



- 1.(d) C.G.I.s of the revised proposal are attached as Appendix A
- 1.(e) We believe the adjustments made to the block, lowering the roof and pulling the front back 1350mm have addressed concerns in respect of the relationship between House C and No 51.
- 1.(f) We are satisfied that 3 houses fit comfortably on the site.
2. A confirmation of feasibility has been obtained from Irish water in respect of the site and is attached as Appendix B. The detailed method statement and Wayleave over the drain not affected by the development may be put in place prior to commencement of the development.
- 3.(a) Please find attached report from Percolation.ie who have carried out percolation tests on the site which confirm feasibility of soakaways. The ground has good soakage characteristics and the assumed sizes of the soakaways previously assumed have been reduced slightly. Drawing DR01 refers.
- The retained house level is above the predicted flood level. However as an extra precaution, materials used at ground floor level shall be flood resistant, and flood gates will be made available for all doors.
- 4.(a.) Road parking in front of the houses has been removed.
- 4.(b) A turning circle for a cars entering the site is shown.
- 4.(c) A Road Safety Audit is attached.
- The entrance to House A is flipped to be alongside that of house B. This now means that parking on the road between the houses is not practicable (as identified by SDCC roads department
- 5.1 Advice has been sought from a landscaping specialist and a landscaping is plan is attached.
- 5.2 &
- 5.3 The site is relatively small and all areas will be private gardens which will be within the control of the owners. Permeable paving is being used and surface water is attenuated to ground. There is only a small area of flat roof to the rear of each of the houses and green roofs are not warranted. There are no trees planted in hard landscaped areas and therefore tree pits are not applicable.
- 5.4 Materials to be used are shown on the drawings
- 5.5 The red line boundaries are consistent on the plans.

We look forward to your decision in due course.



Ian Magahy B.E., C.Dip.A.F., M.I.E.I., *Chartered Engineer*



**APPENDIX A**

**Computer generated images of the proposed development:**



Aerial View from St Patrick's Cottages



Eye level view from St Patrick's Cottages showing hedging (low and high level)





View from Whitechurch road and St Patrick's Cottages intersection



Eye level view from intersection of Grange Road and Whitechurch Road



## APPENDIX B: CONFIRMATION OF FEASIBILITY FROM IRISH WATER



### CONFIRMATION OF FEASIBILITY

Ian Magahy  
Magahy Broderick  
123 Lower Baggot Street  
Dublin 2  
D02YK29

26 July 2022

Uisce Éireann  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 448,  
South City  
Delivery Office,  
Cork City.

[www.water.ie](http://www.water.ie)

Our Ref: CDS22005294 Pre-Connection Enquiry  
51 Grange Park, Rathfarnham, Dublin 14, Dublin

Dear Applicant/Agent,

#### We have completed the review of the Pre-Connection Enquiry.

Irish Water has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Housing Development of 3 unit(s) at 51 Grange Park, Rathfarnham, Dublin 14, Dublin, (the Development).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection**
  - Feasible without infrastructure upgrade by Irish Water
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  - The proposed Development indicates that Irish Water assets are present on the site. The Developer has to demonstrate that proposed structures and works will not inhibit access for maintenance or endanger structural or functional integrity of the assets during and after the works. Drawings (showing clearance distances, changing to ground levels) and Method Statements should be included in the Detailed Design of the Development. A wayleave in favour of Irish Water will be required over the assets that are not located within the Public Space.
- **Wastewater Connection**



For design submissions and queries related to diversion/build near or over, please contact IW Diversion Team via email address [diversions@water.ie](mailto:diversions@water.ie)

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Irish Water.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at [www.water.ie/connections/get-connected/](http://www.water.ie/connections/get-connected/)

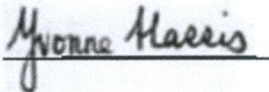
#### Where can you find more information?

- Section A - What is important to know?
- Section B - Details of Irish Water's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Irish Water's network(s). This is not a connection offer and capacity in Irish Water's network(s) may only be secured by entering into a connection agreement with Irish Water.

For any further information, visit [www.water.ie/connections](http://www.water.ie/connections), email [newconnections@water.ie](mailto:newconnections@water.ie) or contact 1800 278 278.

Yours sincerely,



Yvonne Harris  
Head of Customer Operations