



22.09.LA004

Oct 12, 2022

Planning Registry
South Dublin City Council
County Hall Tallaght
Dublin 24, D24 A3XC



Dear Sir/Madam,

Re: **Proposed extension and alterations at 1 Sundale Green, Dublin 24, D24 A6Y6**

comprising (a) ground floor extension to side and rear of the existing house to provide kitchen, wc, utility and living room with bay window to front elevation (b) first floor extension to side, to provide single bedroom and en-suite double bedroom and (c) associated site works

Reg. Ref.: SD22B/0329 – ADDITIONAL INFORMATION

Further to your request for additional information we wish to respond as follows;
As part of this submission, we enclose the following documentation.

6 copies of the following drawings & documents:

O'Dwyer & Associates Architects:

22.09-P101 Rev. A Proposed Site Layout and Contiguous Elevations
22.09-P102 Rev. B Proposed Floor Plans and Section

DIV22218 Letter from Irish Water Diversions Section with the set of our drawings
submitted to IW attached

Waste Water Maintenance Ltd.: Stormwater Soakaway Report with percolation test results.

Item/Request 1

The site is a corner site on Sundale Green and Sundale Park. The proposed extension would be on the side adjoining Sundale Park. In accordance with Council policy relating to corner sites, a dual frontage should be provided in order to avoid blank facades and maximise passive surveillance of the public domain. The current window fenestration on the side (south-east) elevation does not provide adequate passive surveillance of the street. The applicant is requested to increase the dual aspect frontage of the dwelling. This could include providing a high level window to the kitchen and increasing the size of the window to the sitting room on this elevation. A full set of revised drawings and the revised floor area would be required.

As requested, we added high level window to the kitchen, and in order to increase the size of sitting room window (from 800mm to 1400mm width), we enlarged the chamfer of the corner of the extension.

Additionally, a window was added to first floor single bedroom on gable elevation.



Item/Request 2

The proposed extension is in close proximity to the existing Irish Water watermain and foul water sewer pipes that run along the south-eastern boundary of the site. The applicant is requested to submit cross-sectional drawing(s) showing the distance between the foundation of the proposed extension and this Irish Water public infrastructure. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and whether the required setback distances from this infrastructure are achieved. If an alternative design which accommodates Irish Water's minimum required separation distances is required, a revised design should be submitted. A full set of revised drawings and the revised floor area would be required.

We asked Irish Water Diversions Section for an opinion on the feasibility of the existing design. Attached are the required drawings, previously submitted to IW for approval. It follows from the enclosed letter that; the proposal can be facilitated.

Item/Request 3

There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. SDCC's Water Services states in these instances the applicant should be 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. Water Services state that the applicant should also be 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) Soakaways must include an overflow connection to the surface water drainage network.*
- Should a soakaway prove not to be feasible, then the applicant should submit the following:*
- (a) Soil percolation test results demonstrating a soakaway is not feasible*
 - (b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.*

Waste Water Maintenance Ltd was commissioned to perform percolation test. The conclusion after the test is that the existing site is considered unsuitable for a soakaway. Waste Water Maintenance Ltd recommended replacement of the existing concrete surface of the driveway with permeable paving to compensate for 52m² of the roof above proposed extension.

After further consideration, along permeable paving, we proposed water butts as a means of delaying the rain water discharge into the main system.

We trust the foregoing is to your satisfaction. If you have any queries in respect of the above, please contact this office.

Yours sincerely

O'Dwyer & Associates