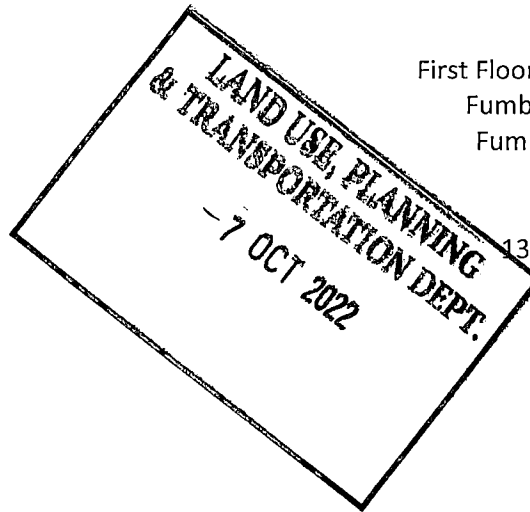


AI SD22A10293

First Floor, Tower 3,
Fumbally Court,
Fumbally Lane,
Dublin 8

13/10/2021



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

Re: The development will consist of the demolition of the existing garage and the erection of a one and a half storey dwelling to the side of the existing dwelling, and all associated site works.

Applicant: Iosif and Lucia Gabor

Location: 54 Sarsfield Park, Lucan, Dublin.

Dear Sir/Madam,

On behalf of my client, Iosif and Lucia Gabor, I wish to apply for permission for the above development.

1. *The Applicant is requested to address the following deficiencies in the drawings provided:*
 - (i) *Application Form – In response to Question No. 11 the Applicant has indicated that the site area is 0.00032 Ha.*
 - (ii) *Application Form - In response to Question No. 12 the Applicant has indicated that the Gross Floor Space of existing buildings on the subject site is 28 sq. m. This appears to be the area of the garage structure. The response to this question should included the area of all structures within the redline boundary.*
 - (iii) *Drawing Annotation – The drawings provided by the Applicant include an annotation which states "Existing extension amended (exempt Development)". No detail is provided on the drawings or accompanying documents regarding the extent of alterations to the extension of the existing dwelling. To facilitate a complete assessment of the proposed development, further detail is required in relation to the amendments to the extension of the existing dwelling at No. 54 Sarsfield Park. If necessary, the Applicant should include plan, sectional and elevation drawings of the existing extension and proposed amendments to the extension.*

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- (iv) *Boundary Treatment – The drawings provided by the Applicant include an annotation which states “Wall to be altered (exempt development). However, no detail has been provided in relation to the proposed alterations. Furthermore, no plan or elevational drawings have been provided showing the boundary treatment for the proposed new dwelling to facilitate a complete assessment and understanding of the proposed amendments to the existing wall and the proposed boundary treatment of the subject site. The Applicant is requested to provide plan, elevational, sectional, and cross-sectional drawings detailing the proposed boundary treatment.*
- (v) *Finished Floor levels have not been provided on the proposed floor plans.*
- (vi) *The Applicant is requested to clarify the height of the existing dwellings as there is a discrepancy between the drawings provided with a previous planning application (SD19A/0160) and those provided with this Planning Application.*

Our response:

- (i) The total redline site area is 331.9m² (.03319ha). Please find amended application form questions 11 & 12 included.
 - (ii) The floor area of all existing structures on the site is:
 - Existing house: 100.7m²
 - Existing garages: 28m²
 - Existing shed: 12m²
 - Total: 140.7m²
 - (iii) Please find included drawings 22026-PL(AI)-2.01 plans, and 22026-PL(AI)-3.01 sections and elevations of the existing house.
 - (iv) Please find included drawings 22026-PL(AI)-1.02.Site Plan, 22026-PL(AI)-3.03.Sections & Site Section & 22026-PL(AI)-3.04.Site Sections outlining boundary treatment.
 - (v) Floor levels have now been added to the plans; see drawing 22026-PL(AI)-2.02 included.
 - (v) The building was remeasured and is now confirmed at 7.663m in height from finished floor level to ridge.
2. *The Applicant is requested to provide a complete set of revised plan, sectional and elevational drawings which demonstrate the following revisions to the proposed development:*
- (i) *The inclusion of the minimum standard of 2 sq m storage space as outlined in Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustainable Communities 2007.*

- (ii) *Re-design the proposed dwelling to match the front building line at first floor level.*
- (iii) *Omit the proposed half-hipped roof profile.*

Our response:

- (i) Please find included drawings 22026-PL(AI)-2.02 which indicate amended design including a dedicated storage space of 3.2m², of which 2m² is at full (2.7m) height.
- (ii) Please find included drawings 22026-PL(AI)-2.02 which indicate the amended design; the proposed dwelling now matches the front building line at first floor level.
- (ii) Please find included drawings 22026-PL(AI)-2.02 which indicate amended design; the previously proposed half-hipped roof profile has now been omitted.

3. *The Applicant is required to provide the following information in relation to the proposed Drainage and Water Services Infrastructure:*

- (i) *The Applicant is required 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.*
- (ii) *The Application is required to submit a revised drawing showing plan & 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:*
 - *At least 5m from any building, public sewer, road boundary or structure.*
 - *Generally, not within 3m of the boundary of the adjoining property.*
 - *Not in such a position that the ground below foundation is likely to be adversely affected.*
 - *10m from any sewage treatment percolation area and from any watercourse / floodplain.*
 - *Soakaways must include an overflow connection to the surface water drainage network.*
- (iii) *The application is required to submit a drawing and report to provide additional information on the Surface Water network on site. Details required to be shown include:*
 - *Direction of flow in Surface Water network.*
 - *Design detail and cross section of proposed surface water drain passing underneath proposed development'.*

Our response:

- (i) Please find percolation test results from Trinity Green included.

- (ii) Consultant engineer, Gerry Donnelly, from Kavanagh Mansfield & Partners confirmed that there isn't sufficient space for a soakaway so he has designed an attenuation tank instead; see drawing CL2103A/S01 included.
 - (iii) See drawing CL2103A/S01 included.
4. *The Applicant is requested to provide a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets in a Green Infrastructure Plan, demonstration compliance with the Green Infrastructure Strategy and the Green Infrastructure Policy Objectives within the County Development Plan, including but not limited to, GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022-2028.*

Our response:

Please find drawing 22026-PL(AI)-1.03.Landscape Plan included.

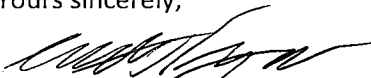
5. *"The applicant is requested to provide a detailed Shadow Assessment and Report, prepared by an appropriately qualified consultant that sets out a detailed assessment of the potential impact of the proposed development on the adjacent rear private open space areas of the neighbouring properties. This assessment must be prepared in line with the relevant BRE Guidelines."*

Our response:

Please see Sun Hours Ground Overshadowing assessment prepared by Avison Young.

I trust the enclosed is in order and look forward to a successful resolution to the application.

Yours sincerely,



Matthew Fagan, B Arch, MRIAI
Studio DSQ

PLANNING APPLICATION FORM

11. Site Area:

<i>Area of site to which the application relates in hectares</i>	ha 0.03319
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12. Where the application relates to a building or buildings:

<i>Gross floor space⁵ of any existing building(s) in sq. m</i>	100.7m ² (house) 28m ² (garage) 12m ² (shed) Total 140.7m ²
<i>Gross floor space of proposed works in sq. m</i>	68.7m ²
<i>Gross floor space of work to be retained in sq. m (if appropriate)</i>	N/A
<i>Gross floor space of any demolition in sq. m (if appropriate)</i>	28

Note: Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from **inside** the external wall.

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

<i>Class of Development</i>	<i>Gross floor area in sq.m</i>
N.A	

14. In the case of residential development provide breakdown of residential mix.

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses		1					
Apartments							

<i>Number of car-parking spaces to be provided</i>	Existing: 2	Proposed: 1	Total: 3
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