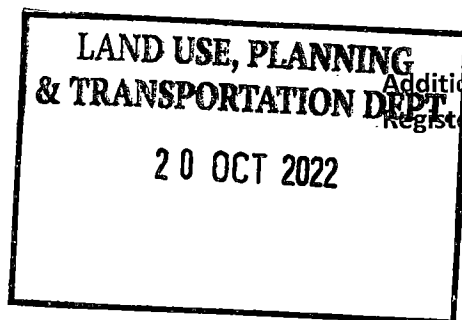


Planning Department  
South Dublin County Council  
County Hall Tallaght,  
Dublin 24,  
D24 YNN5



Additional Information Response  
Register Reference: SD22B/0149

4<sup>th</sup> October 2022

**REF: Planning permission is sought for construction of a new single storey, pitched roof, home office and games room (44.9m<sup>2</sup>) and all associated site works to the rear garden of 19 Birchview Avenue, Kilnamanagh, D24 WCX8**

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Applicant: Mr. Robert Reilly

Dear Sir/Madam,

Following the request for additional information, please find below response comments and enclosed drawings *L\_(02)\_PA-Additional Information* (6no. copies), *Topographical Survey D17190-F* (6no. copies) and **Irish Water Map** (6no. Copies)

*1 - The Applicant is requested to re-design the proposed development to reduce the impact on the residential amenity of the adjoining properties specifically No. 20 Birchview Avenue. This can be achieved through measures including but not limited to a reduction in the proposed height, increased separation distance to the party boundary and/or the adoption of a flat roof profile. The Applicant is requested to submit a complete set of revised Site Layout Plan, cross sectional, elevational and plan drawings showing the revised design of the proposed structure.*

The proposed development has been redesigned and relocated to the opposite boundary wall. The redesign has incorporated the points raised in the additional information request, namely,

- a reduction on the impact on the residential amenity of the adjoining properties
- a reduction in the proposed height from 3.85m to 3m
- increased separation distance from the party wall to 2.33m
- a flat roof profile with rooflights in lieu of a pitched roof with velux type windows.

Drawing *L\_(02)\_PA-Additional Information* includes an existing and revised site layout plan, cross sectional, elevational and plan drawings of the revised design of the proposed structure.

*2 - The Applicant is requested to address the following deficiencies in the plans and particulars provided: (i) The Existing and Proposed Site Layout Plans shown on Drawing No. *L\_(00)\_PA* do not include levels or contours of the land and the proposed structures relative to Ordnance Survey datum. In this regard, the Applicant is requested to provide a revised Existing and Proposed Site Layout Plan accurately showing the levels/contours of the subject site and proposed structure. (ii) Existing floor plans of the existing dwelling are required to facilitate a complete assessment of the Private Amenity Space provision remaining should the proposed structure be granted.*

Drawing *L\_(02)\_PA-Additional Information* includes levels relative to Ordnance Survey Datum. These levels have been ascertained via a Topographical Survey carried out by Land Surveys, please refer to Drawing *D17190-F* for further information. Existing floor plans of the existing dwelling have been included on Drawing *L\_(02)\_PA-Additional Information*.

*3 - The Applicant is requested to provide the following information to facilitate a complete assessment of the proposed development: (i) The applicant is required to submit a drawing showing existing and proposed surface water and foul drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations*

**Additional Information Response**  
**Register Reference: SD22B/0149**

*in South Dublin County Council by emailing: servicemaps@sdublincoco.ie Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. (ii) The applicant is required to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features to manage additional surface water runoff from the proposed development.*

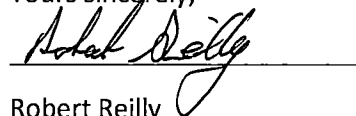
Please refer to Drawing D17190-F and **Irish Water Map** for further information on drainage layouts. A water butt system will be used to harvest rainwater collected from the flat roof of proposed development. Excess/overflow from the water butt system will be distributed to a land drain area to the southern grass area.

*4 - The applicant is requested to fully justify the need for a detached structure of this scale in the rear garden. The applicant is advised that the Planning Authority has concerns in relation to the impact of the proposal on the adjoining neighbour and considers that the c8.3 m depth of the structure adjoining the common boundary is unacceptable. The applicant is requested to consider a reduction in the scale of the structure and consider if some of the floorspace/ uses could be accommodated as an extension to the dwelling.*

The 8.3m depth of the structure has been reduced by 1.2m to 7.1m and relocated away from the common boundary. The justification for a detached structure is to accommodate an adult member of the family returning to Ireland having been working abroad. The nature of this employment requires interaction and communication abroad, in varying time zones and as such is considered a disruption to the regular activities of the main house if accommodated as an extension to the dwelling. The scale of the proposed structure has been reduced from 44.9m<sup>2</sup> to 33.6m<sup>2</sup>.

I trust that the drawings and additional information responses enclosed are satisfactory. Should you require any further information or clarification on any of the information stated above please do not hesitate to contact me.

Yours sincerely,



Robert Reilly  
19 Birchview Avenue,  
Kilnamanagh,  
Dublin 24  
D24 WCX8