

7<sup>th</sup> October 2022

The Principle Officer  
Planning Department  
South Dublin County Council  
County Hall  
Town Centre  
Tallaght  
Dublin 24

RE: 46 LIMEKILN ROAD, DUBLIN 12, D12 A020 – PLANNING APPLICATION

Dear Sir/Madam,

I wish to apply for planning permission for a development at 46 Limekiln Road, Dublin 12, D12 A020, comprising of;

The demolition of the existing garage and the construction of 1 no. dormer style 3 bedroom detached dwelling with new vehicular access from Limekiln Road including the diversion of the existing storm water pipe and all associated ancillary site works. Proposed works similar to previously approved planning permission ref. SD07A/0710.

No.46 Limekiln Road consists of a semi-detached dwelling with a large side garden which accommodates an existing public surface water sewer that traverses the site from Limekiln Road at the front to the Poddle river at the rear. Planning permission ref. SD07A/0710 was previously granted for a new 3 bedroom detached dwelling, the demolition of the existing garage and the diversion of the existing public surface water sewer.

This application involves revisions to the previously approved scheme comprising a reduced floor area at ground floor, an increased floor area at first floor, reconfiguration of the floor plan layout and modifications to the elevation design. The South Dublin County Council Development Plan 2022-2028 has been addressed when preparing this planning application including but not limited to the following policies and objectives;

Chapter 6, Section 6.7.1: Residential Design and Layout. The proposed dwelling has been designed in accordance with the standards, where applicable, as set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual – A Best Practice Guide (2009). The proposal incorporates a high quality of design which responds to the established character of the area.

Section 6.8.1: Residential Consolidation in Urban Areas – infill, backland, subdivision and corner sites.

Policy H13 objective 3: To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in chapter 12: implementation and monitoring.

Chapter 12, Section 12.2: Land use zoning objectives. The site is located in an area zoned RES, to protect and/or improve residential amenity.

Section 12.6.7: Residential Standards. In addition to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual – A Best Practice Guide, the proposed dwelling design addresses the guidance set out in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007), with regard to room sizes, dimensions and overall floor areas. The proposed total floor area is above the target floor area of 100sqm for a 6 person, 3 bedroom, two storey house, and exceeds the minimum recommended floor areas for the main living room, aggregate living area and aggregate bedroom area including storage allowance, whilst also achieving the minimum unobstructed bedroom and living room widths (refer to the attached schedule of areas). In order to meet the minimum floor area requirement for a double bedroom of 11.4sqm, it is proposed to introduce an increased first floor area and to provide a small overhang above the main entrance to the house. It is noted that this overhang will not encroach on the minimum 3m clearance requirement to access the public surface water sewer, and follows a similar design approach for a recently constructed dwelling in the immediate vicinity which was approved under planning permission ref. SD19A/0362 and which involves an existing public surface water sewer partially located on the application site and the provision for a first floor overhang above the wayleave. This revision to the permitted design also lends to a more successful wider front elevation which is proportionally more in keeping with the existing dwellings along Limekiln Road.

In addition to the interior accommodation allowance, an approximate 220sqm of private open space has been provided to the side and rear of the proposed new dwelling thus exceeding the minimum standard of 60sqm for a three bedroom house. Furthermore, a rear garden of 114sqm will serve the existing dwelling at 46 Limekiln Road.

Section 12.6.8: Residential consolidation. The criteria set out for infill and corner/side garden sites has been adopted as part of the proposed new dwelling design, including a corresponding building line with existing adjacent dwellings, a dormer roof profile and height to the front elevation to harmonise with the existing dormer style dwellings on Limekiln Road whilst incorporating a contemporary approach that responds to the local context which is encouraged in the development plan. The proposed rear first floor building line is set back from the rear building line of the adjacent dwelling to the east. The proposed house footprint is positioned at a minimum of 1.2m from the boundary wall to the east of the site, which was established as part of the original outline planning permission ref. SD02A/0222. The elevation design incorporates a subtle pale beige brick which combines successfully with the proposed standing seam zinc clad dormer and is reflective of the brickwork façade to the existing dwellings on Limekiln Road to the west.

Section 12.7.6: Car parking design and layout. The proposed design includes the provision for 2no. in-curtilage carparking spaces based on the Design Manual for Urban Roads and Streets (2019) recommended parking bay of 6m x 2.4m. It is also intended to include 2no. charging points to serve electrically operated cars. As previously permitted, part of the existing grass verge is to be cut back to facilitate the introduction of a new driveway. It is noted that the existing purple leaf plum tree located on the grass verge is referenced in the Arboricultural Assessment and Arboricultural Impact report of the Wellington Lane Walking and Cycling Scheme and is sited as being in poor condition due to internal decay with a recommendation to fell and replace, however the proposed works will not involve the removal of the existing tree and protection will be provided during the course of the works.

Section 12.10.1: Energy performance in new buildings. The proposed dwelling is positioned to exploit the best solar orientation with the introduction of solar photovoltaic panels to the rear roof facing south. In addition to the introduction of solar panels, the proposed design will comply with the latest requirements of TGD Part L Conservation of Fuel and Energy for dwellings to achieve an A rated dwelling.

Section 12.11.1: Water Management. In accordance with the Flood Risk Management Guidelines for Planning Authorities, 2009, and Circular PL2/2014, a site specific flood risk assessment has been prepared by Punch Consulting Engineers demonstrating compliance with the guidelines. The proposed internal ground floor level has been revised from the previously approved level of +56.295 and raised to +56.42 in accordance with the recommendations and analysis carried out in the attached report.

In line with the objectives set out in section 12.11.1 and 4.2.2, a detailed water services design incorporating sustainable urban drainage system (SuDS) measures and including the diversion of the existing surface water sewer as previously approved under planning permission ref. SD07A/0710 has been prepared by Downes Associates and is appended to this application. Downes Associates and Punch Consultants have contacted Mr. Brian Harkin of SDCC Drainage Division to confirm acceptance in principle to the proposed scheme.

It is noted that the site boundary (red outline) was inaccurately shown on the previous planning application drawings and a revised site boundary is correctly indicated on the enclosed site plan drawings.

The introduction of a new dwelling on the site will provide an additional family home in the area where there is limited opportunities to do so.

I enclose herewith the following documentation in support of this application:

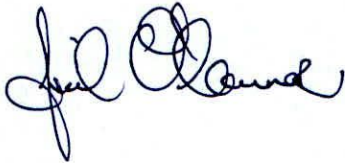
1. Completed planning application form.
2. Copy of newspaper advertisement from the Irish Daily Mail dated 5 October 2022.
3. Copy of site notice dated 7 October 2022.
4. Planning fee in the amount of €65, class 1 'provision of a house'.
5. 6no. copies of schedule of areas.
6. Copy of section 97 application form for certificate for exemption from the provisions of section 96, submitted to the Planning Authority on 7 October 2022.
7. 6no. copies of water services report prepared by Downes Associates Engineers and appended site specific flood risk assessment report prepared by Punch Consulting Engineers.
8. 6no. copies of Architect and Engineer drawings as outlined below;

2001-PA-P001	Proposed ground floor plan, site plan & location map	scale 1:100/1:500/ 1:1000 at A1
2001-PA-P002	Proposed first floor and roof plan	scale 1:100 at A1
2001-PA-P003	Previously approved ground floor plan	scale 1:100 at A1
2001-PA-P004	Previously approved first floor and roof plan	scale 1:100 at A1
2001-PA-E001	Proposed elevations and section A-A	scale 1:100/200 at A1
2001-PA-E002	Previously approved elevations and section B-B	scale 1:100/200 at A1
21019-4000	Manhole details, sheet 1	scale 1:50 / NTS
21019-4001	Manhole details, sheet 2	scale 1:50/1:10/1:25
21019-4002	Pipe bedding details	scale 1:25
21019-4003	Gully details	scale NTS

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21019-4004	Paving details	scale NTS
21019-4005	Road surfacing details	scale NTS
21019-4006	Watermain details	scale NTS
21019-5000	Existing site survey and water services	scale 1:100
21019-5001	Proposed site layout and water services	scale 1:100
21019-5002	Proposed drainage longitudinal sections	scale 1:250

Yours sincerely,



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Encls.

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