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Land Use Planning & Transportation

26 OCT 2022

South Dublin County Council

17.10.2022

Application Number: SD21A/0361
Registration Date: 22-12-2021
Request Date: 21-02-2022
Request Order Number: 0215

Location: 24 Tara Hill Road Rathfarnham Dublin 14

Applicant: Siobhan Allen

Development: New 3 bedroom, double storey end of terrace house and all new service connections ancillary to the development

Applicant: Siobhan Allen

Application Type: Permission

Dear Sir

Response to request for further information

In response to your letter requesting further information dated 21/02/2022, we have submitted the following information and drawings

1. A revised set of plans sections and elevations showing the proposed new design
2. A copy of a conservation architects architectural impact statement
3. Copies of engineering reports dealing with the drainage requirements /soak away and sustainable urban drainage requirements
4. A flood risk analysis report.

Below is a written response to items referred to in the request for further information letter dated 21/02/2022. All points raised in the letter have been shown in bold italics with our response below:

“1. The subject site is located within the Architectural Conservation Area of St. Patricks Cottages. The Tara Hill houses were built in the 1960's as infill local authority housing and forms part of the ACA. The applicant is requested to provide a revised design to include such design elements as are common in the rest of the ACA and include revised elevation drawings showing tear-drop windows and an emphasised vertical corrugated panel. This could be provided in a contemporary manner to clearly identify this as a new addition to the terrace but it should follow the same design principles.”

CEA Response:

The front façade of the house has been revised following our consultation with Oisín Creagh of Design Forum Conservation architects. The design of the elevations has been revised to follow a similar vertical panel articulation to the original houses. This has been done using vertical timber panels and altering the proportion of windows.

“2. Given the location of the proposed development site within an Architectural Conservation Area, the applicant is requested to submit a design rationale and brief architectural impact assessment/statements

CEA Response:

Please refer to the attached architectural impact assessment by Oisín Creagh of Design Forum Architects conservation architects.

“3. The applicant is requested to submit a revised layout of not less than 1:100 scale, showing provision of on-curtilage parking spaces for both existing and proposed properties along with the location and dimensions of both proposed vehicular access points limited to a width of 3.5 metres, boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.”

CEA Response:

Please refer to the attached detail plan and elevation of the proposed paved parking forecourt area. We propose to have an opening in the front perimeter wall 3.5m wide. This will allow entrance and exit for two vehicles to be parked side by side in front of the house.

“4. The applicant has stated their intention to use a soakaway in their application form. However, there are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. 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 if their intention is to use a 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 foundations 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.”*

CEA Response:

Refer to the attached report from SHD engineers in this regard. The area of the rear garden is insufficient for a soakaway to comply with design standards. Based on their advice we have omitted the soakaway from the storm water layout plan. Excess rainwater will be dealt with by the Suds Rainwater harvesting tank.

- “5. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant shall include SuDS features for the proposed development such as but not limited to the following:*
- *Permeable Paving*
 - *Grasscrete*
 - *Green Roofs*
 - *Planter Boxes*
 - *Tree Pits.”*

CEA Response:

Refer to the attached report from SHD engineers in this regard. A Klargester Gamma Rainwater Harvesting Solution has been proposed as a sustainable urban drainage measure, together with permeable paving for all paved areas. And grass area to the rear garden.

- “6. The proposed development site is located within the River Dodders flood catchment according to OPW’s (Office of Public Works) CFRAM maps. The site is at risk from a 1 in 100 year (1%) AEP flooding event. The applicant is requested to submit a site-specific flood risk assessment report with the inclusion of a justification test in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline details of the measures and design features to prevent or mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be a minimum of 500 mm above the highest know flood level for the site.”*

CEA Response:

Refer to the attached site specific flood risk assessment by CEA architects. Which concludes that the house will not require any special flood risk mitigation measures. The floor level will be at 500mm above the highest known flood level for the site.

I trust that the above information is sufficient to grant planning permission for the application.

A handwritten signature in black ink, appearing to read 'E. WIENAND', with a long horizontal flourish extending to the right.

Yours sincerely
Eric Wienand