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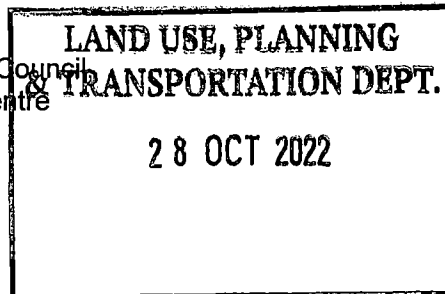
Design Planning Survey Management

Ashleigh House,
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To:

Planning Department
South Dublin County Council
County Hall, Town Centre
Tallaght
Dublin 24



25/10/2022

Dear Sir, Madam,

Re: Additional Information Planning Register Reference: SD22A/0300

Decision Order Number: 1121 Date of Decision: 01-Sep-2022

Register Reference: SD22A/0300

Registration Date: 08-Jul-2022

Applicant: Robert Flanagan

Development: 2 storey, 2 bedroom, end of terrace house to side of existing dwelling; a new vehicular access from Kilcarberry Close; all related works.

Location: 5, Kilcarberry Close, Clondalkin, Dublin 22.

Application Type: Permission

With the present document (6 copies), which includes details for compliance with the planning decision for additional information, we are also submitting 6 copies of the following drawings and documents:

- Dwg ref.: 5KC-PD-01A
- Dwg ref.: 5KC-PD-02
- Dwg ref.: 5KC-PD-03
- Noise assessment

We are now hoping to receive, without further delays, your decision to grant planning permission.

Kind Regards

Christophe Krief MCABE MCIAT MCIQB C.Build Eng. BA MSc Arts& Arch

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"1. The applicant is requested to provide a revised design, which addresses the following:
In accordance with Section 12.6.8 Residential Consolidation (ii) Corner / Side Gardens Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

a. Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain: Dual frontage has not been provided as part of the current application. It is noted there are no directly opposing first floor windows. Whilst the site is set back from the boundary, there is potential to activate the side elevation, particularly at first floor.

b. The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings; The design of the proposed development generally matches the adjacent dwellings, however, the Planning Authority are of the opinion that the proposal would benefit from additional windows at first floor to the front and side.

c. A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality: The proposal provides a 2bed dwelling. In line with CDP table 3.20 55sq.m is required. The area immediately to the rear of the dwelling measures approximately 37sq.m, however, it is noted that there are hard surfaced areas proposed in this location. There is also in excess of 50sq.m to the side, but there are hard surfaced areas running through this area also. The applicant is requested to provide a layout plan, which clearly indicates functional open space that does not include car parking or footpaths. It is noted that, if car parking is retained to the rear of the dwelling, the applicant may not be able to secure the entire requirement to the rear of the building line. In which case, there may be potential to use land to the side of the dwelling, provided it is well connected to the rear open space and functional. Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings will not be considered as private amenity space."

Windows were provided on the side façade within our initial design. However, it appears that the planning department did not find the proposed gable wall of sufficient interest. The revised design provided with the present additional information includes for additional windows and for a roof profile matching the front of the dwelling, creating the idea of double frontage specified in Section 12.6.8 from South County Dublin Development Plan. The boundary treatment was also modified in this direction, so that the side garden is now landscaped with low boundary walls to appear similar to a front garden.

The landscaping of the revised design provided with the present additional information includes for 60 square meters of rear garden for the existing dwelling and 60 square meters of rear garden for the proposed dwelling. The rear open spaces are therefore compliant with the minimum standards.

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"2. The applicant is requested to clearly indicate areas of storage in line with the requirements of Quality Housing for Sustainable Communities-Best Practice Guidelines (DOEHLG 2007)."

The Quality Housing for Sustainable Communities-Best Practice Guidelines (DOEHLG 2007) recommends a storage area of 3 square metres for a 2-storey 2 bedroom, 3 person dwelling house. The revised proposal submitted with the present additional information includes for 3.6 square metres of storage space and therefore complies with the guideline's recommendations. Please refer to drawing reference 5KC-PD01A for more details.

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"3. In relation to the existing dwelling, it is noted that an private open space area of approx. 63.5 sqm would be retained, which is considered acceptable in this instance. It is noted that the existing layout shows a large shed in the rear amenity space, however, this is not indicated in the proposed. It is noted that the amenity space for the host dwelling may also largely consist of hardstanding. Whilst not included within the redline, the applicant should note that in order for this space to be considered usable, the shed may need to be removed. The applicant is therefore requested to:

- Revise the redline to include the rear amenity space for the host dwelling,*
- Include the rear amenity space for the host dwelling in the GI / landscape plan*
- Indicate whether the shed would be removed and the level of amenity space that would remain for the host dwelling."*

The landscaping of the revised design provided with the present additional information includes for 60 square meters of rear garden for the existing dwelling and 60 square meters of rear garden for the proposed dwelling. The rear open spaces are therefore compliant with the minimum standards. This is not including the concrete footpath areas which are in addition.

The shed within the existing dwelling is proposed for removal.

Changes are proposed in the rear garden for the existing dwelling and changes are also proposed to the front of the existing dwelling, as the existing concrete slab is removed for the inclusion of permeable paving and the relocation of the parking area. We have now included the full site in the red outline as minor changes will also occur in the existing house roof that will be tied to the proposed dwelling roof.

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"4. a. The site is located within a Strategic GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1 (Strategic Corridor 5: Camac River Corridor). It is noted that the application does not include SuDS measures. Having regard to the location of the site within a Primary Corridor, the extent of private amenity grassland, the scale of the footprint increase and the lack of/ limited provision of SuDS measures, it is considered that the subject development has not incorporated Green Infrastructure and would therefore not be in accordance with Policy Objectives GI1 Objective 4, GI4 Objective 1, GI2 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 - 2028. It is also apparent that the proposed development may also impact street trees. The applicant is requested to submit a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy.

b. In conjunction with (a) the applicant is requested to submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

c. Street trees should be assessed as part of any landscape / Green Infrastructure assessment."

All existing street trees are to be preserved. The proposal does not interfere with any existing tree from the public space or private space.

New plantings are now proposed and more details are provided with drawing reference 5KC-PD02.

The original proposal included for water butts that are generally accepted as SUDs for small development such as one dwelling. The revised design provided with the present additional information also includes for permeable paving and raingarden planters. Please refer to drawing reference 5KC-PD02.

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"5. 1. The applicant is requested to submit:

a. A road safety audit (level 1) which includes AutoTRAK analysis is required which addresses issues of vehicular egress from dwellings No.5 and No.7, taking into account pedestrian safety and the swept paths of vehicles.

b. A revised drawing to be submitted with the provision of a visibility splay in both directions from the side entrance that meets the minimum requirements for the 30km/h zone.

2. The applicant is requested to examine alternative provision of access / parking that:

- Result in more usable rear amenity space*
- Meet the requirement of the Roads Department*
- Protect existing Green Infrastructure.*

3. It is noted that the proposed changes to the car parking for the existing dwelling are located outside the redline for the proposed development. The Roads Department has raised concerns regarding safety and has requested an audit, which may result in the omission of the proposed change of car parking to the front of No.5. However, should the revised car parking remain, the applicant is requested to submit a revised site layout plan, which includes the impacted area within the redline."

It must be noted that existing vehicular access from properties No.5 and No.7 are not affected by the proposed dwelling. It is only the parking location to the front of property No.5 that is changed. A swept path analysis is provided with drawing reference 5KC-PD03.

The owner of property No.7 has recently built garden walls around the property front driveway. The walls were not present at the time of our original survey. The walls are now added to our drawings. The vehicular access to Property No.7 constrains the user to a long reversing manoeuvre when leaving the dwelling; however, this issue is not related to the proposed dwelling. It is an existing context. The proposal to lower the side boundary wall will increase visibility for a car reversing out of property No.7, offering a safer setting.

The vehicular access to existing Property No.5 is preserved without changes. It is only the car parking location that is modified and permeable paving proposed. The proposal to lower the side boundary wall will increase visibility for a car reversing out of property No.5, offering a safer setting.

The parking area for the proposed dwelling was revised along with the proposed landscaping submitted with drawing reference 5KC-PD02. Lowering the side boundary wall offers safe visibility on the footpath and on the road. The revised proposal offers a safe setting for cars leaving the site. The setting for properties at No. 1 and No.3 have 2 meter high boundary walls on the sides of the driveways, causing a hazard for pedestrians using the public footpath due to poor visibility for cars exiting the driveways. The revised vehicular access for the proposed property offers a safer level of visibility than the one provided for these existing adjacent properties.

Changes are proposed in the rear garden for the existing dwelling and changes are also proposed to the front of the existing dwelling, as the existing concrete slab is removed for the inclusion of permeable paving and the relocation of the parking area. We have now included the full site in the red outline as minor changes will also occur in the existing house roof that will be tied to the proposed dwelling roof.

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"6. The area is located within a noise significant boundary (Casement). Policy IE13 seeks to discourage noise-sensitive developments in the immediate vicinity of airports and aerodromes. In accordance with IE13, objective 1, noise sensitive uses should be subject to an appropriate noise assessment and mitigation measures to protect residential amenity. The applicant is requested to submit a noise assessment and appropriate mitigation in line with IE13 objective 1."

Please refer to the assessment provided separately with our submission.

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"7. a. The applicant is requested to submit a report and drawing showing additional SuDS. Examples of SuDS include (this is not an exhaustive):

- Permeable Paving
- Channel Rills
- Rain Gardens ,
- Planter boxes with overflow connection to the public surface water sewer.
- Grasscrete
- Other such SuDS

Guidance on SuDS can be found at South Dublin County Council Website at Householders guide [sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)

b. There is no soakaway proposed for the development as per BRE Digest 365 Standards. There are no soil percolation test results, design calculations or dimensions submitted for a 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 percolation tests results comply with BRE Digest 365 standards then submit a revised drawing showing in 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:

- 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."

The site is too small to allow the provision of a soak-away in compliance with BRE Digest 365. The distance for foundations and boundaries would not comply with minimum requirements.

The original proposal included for water butts that are generally accepted as SUDs for small development such as one dwelling. The revised design provided with the present additional information also includes for permeable paving and raingarden planters. Please refer to drawing reference 5KC-PD02.