

South Dublin County Council
Planning Department,
County Hall Tallaght,
Dublin 24,
D24 A3XC

LAND USE, PLANNING
& TRANSPORTATION DEPT.

- 6 OCT 2022

3rd October 2022

Re:

Compliance Submission in respect of Condition No. 2 & 4 for development at 13, Saint Brigid's Cottages, Dublin 22, D22DT21, Planning Register Reference: SD22B/0273

Final Grant Order No.: 1184

Dear Sir, Madam,

On behalf of our client and applicant Tomasz Ingot, we wish to lodge the following submission as compliance with Condition No.2 and 4 of the Grant of Permission Reg. Ref. SD22B/0273, dated 21st September 2022 by South Dublin County Council.

Condition 2 of the Grant of Permission states:

2. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority revised plans that reduce the height of the rooflight and flat roof part of the extension. The rooflight shall be reduced so that it is not visible from the streetscape.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

Attached to this submissions are relevant drawings (as per the drawing register) illustrating reduced height of the rooflight and flat roof part of the proposed extension.

It is submitted to the Council that no element (except the new proposed chimney) of the proposed extension is visible from streetscape or projects over the existing cottage's roof ridge level. Please refer to originally submitted drawings 121-03-01 EXISTING AND PROPOSED FRONT_WEST ELEVATION and 121-04-01 CONTEXTUAL ELEVATION A-A.

By way of clarification, the only element exceeding the height of the existing ridge level is the new proposed chimney which is proposed to be approximately of the same height as the existing chimney in the existing cottage.

Condition 4 of the Grant of Permission states:

4. Access

Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with SDCC's Roads Department and Architectural Conservation Officer if needed, a revised design for the vehicular access and car port so that:

- (a) The vehicular access point is limited to a width of 3.5 meters.
 - (b) The boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 - (c) Footpath and kerb dished and widened, and the dropped crossing constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
 - (d) Any gates shall open inwards and not out over the public domain
- The impact of these changes on the St. Brigid's Cottages Architectural Conservation Area shall be considered.
REASON: In the interests of traffic and pedestrian safety and visual amenity.

Applicants' understanding of this condition is the request for significant alteration (reduction of height and width) of the existing front boundary wall. These works have not been included in Applicant's cost allowance for the development neither in the planning application for the proposed works. The intention of the developer is to retain the existing boundary walls in their current arrangement and as indicated on the planning drawings. This approach will minimize any intervention to the existing streetscape retaining its character.

Existing footpath and kerb is already dished and the dropped crossing constructed. Proposed works do not anticipate any alterations of this element.

It is submitted to the Council that any gates will open inwards.

In support of this submission, we enclose the drawing as listed on the attached drawing issue register.

I trust that all above is to your satisfaction however should you wish to discuss of any point above or have any queries please do not hesitate to contact us.

Yours sincerely,



Adam Rachwal, architect, MRIAI
For and on behalf of
NAAN Architects

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NAAN architects 17 Glenalua Road, Killiney, Co. Dublin SCHEDULE OF DRAWINGS		Project No.				121				
		Page No.	1	Sheet No.	1					
		Project Stage		Compliance						
Project Title		Day	09	03						
DOMESTIC HOUSE EXTENSION & ALTERATIONS @ 13 St Brigids Cottages, Clondalkin, Dublin 22 Ref No. 121		Month	06	10						
		Year	22	22						
Dwg. No.	Drawing Title	Scale	Size	Revision						
121-02-01	Site Location Map	1:1000	A3	P01						
121-02-02	Site Layout Plan - Existing	1:400	A3	P01						
121-02-03	Site Layout Plan - Proposed	1:400	A3	P01						
121-02-04	Ground Floor Plan - Existing	1:100	A3	P01						
121-02-05	Ground Floor Plan - Proposed	1:100	A3	P01	P02					
121-02-06	Roof Plan - Proposed	1:100	A3	P01	P02					
121-03-01	Front (West) Elevation - Existing & Proposed	1:100	A3	P01	P02					
121-03-02	South Elevation - Existing & Proposed	1:100	A3	P01	P02					
121-03-03	East Elevation - Existing & Proposed	1:100	A3	P01	P02					
121-03-04	North Elevation - Existing & Proposed	1:100	A3	P01	P02					
121-04-01	Contextual Elevation & Section A-02B	1:100	A3	P01	P02					
121-04-02	Section A-01B - Existing & Proposed	1:100	A3	P01	P02					
121-10-03	Proposed External Street Views (3d CGIs)	nts	A3	P01						
Issued to:		No. of copies issued:								
Client				1	1					
Planning Authority - SDCC				6	1					
Issued By:		AR								