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Planning Department,
South Dublin County Council

Property: 67 Coolamber Park, Knocklyon, Dublin 16.
Stage: Additional Information.
Your Ref: SD22A/0287

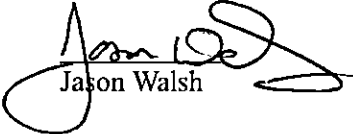
To The Planning Officer

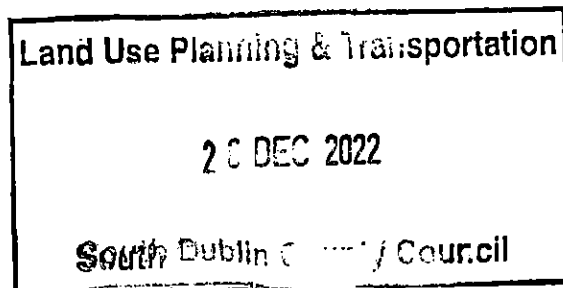
Please find enclosed the documentation required for your request for **Additional Information**. I herewith enclose the following in relation to the above.

1. Six copies of Plans, Elevations, Section's, Site Plans

Please forward all correspondence to 12 Ard Mor Crescent, Tallaght, Dublin 24 or please contact me at 0858070432 or gjl.services@gmail.com.

Regards


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Additional Information Response

3. The applicant has stated that the proposed dwelling would have a rear garden of 66 sq.m and the existing dwelling would retain a garden in excess of 120 sq.m. This cannot be verified based on the information currently provided as the site layout plan does not include any measurements against which the drawing can be scaled. The applicant is therefore requested to submit a detailed site layout plan, at a scale no less than 1:100, providing measurements for the site to allow for an accurate assessment of the rear amenity space provided to each dwelling. The site layout plan should also clearly indicate existing rear structures to be retained, noting the large rear shed in the middle of the garden serving the existing dwelling.

The existing shed structure is to be retained.

5. If it is intended to include a soakaway, the applicant is requested to submit a revised drawing showing 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: i. At least 5m from any building, public sewer, road boundary or structure. ii. Generally, not within 3m of the boundary of the adjoining property. iii. Not in such a position that the ground below foundations is likely to be adversely affected. iv. 10m from any sewage treatment percolation area and from any watercourse / floodplain. v. Soakaways must include an overflow connection to the surface water drainage network.

It is proposed to install a rainwater haeversting tank with an overflow to discharge into the Surfacewater Drainage System