

## ***D.C. Turley & Associates***

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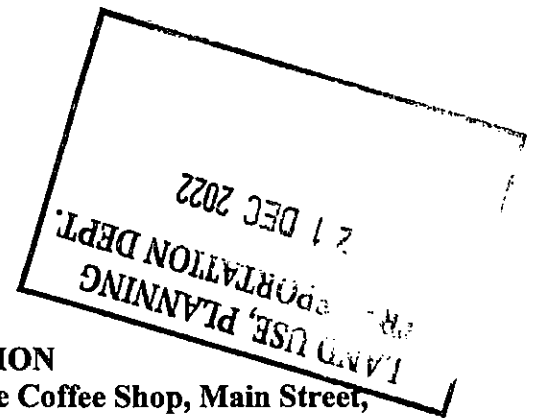
Tel/Fax: 045-876220  
E-mail: info@dcturley.ie  
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DATE: 21<sup>st</sup> December 2022

OUR REF: RBT/gl

YOUR REF:

Land Use, Planning & Transportation Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24



### **Re: FURTHER INFORMATION**

**Garocal Ltd., Lands to the rear of The Copper Kettle Coffee Shop, Main Street,  
Rathcoole, Co. Dublin  
Planning Ref. No. SD22A/0023**

Dear Sirs,

We refer to the Request for Further Information in connection with this application dated 24<sup>th</sup> December 2022, and our responses are as follows:

1. Please be advised that 8 Barrack Court is not now, nor has it ever been, in the ownership of the applicant.
2. Please find drawing A01 enclosed indicating a revised house design, and 55sqm of private open space as per minimum requirements.
3. Please find a detailed Daylight, Sunlight and Shadow Assessment and Report, having particular regard to the relevant BRE Guidelines and the potential impact the proposed development may have on the surrounding properties, enclosed as requested.
4. (i) Regarding the applicant's legal ownership of the Barrack Court internal access and circulation road, footpaths and car parking spaces, or whether the applicant has the legal right or consent to amend the existing car parking layout, please find correspondence dated 3<sup>rd</sup> May 2002 enclosed detailing an agreement which was reached between the previous owner of The Copper Kettle, Mr. Shea Fitzsimons, and South Dublin County Council, in respect of Mr. Fitzsimons' right to access the site, and the current applicant is requesting that a similar agreement be negotiated with the Local Authority on this occasion, given that Mr. Fitzsimons' planning application in 2003, for similar development, was ultimately granted.  
(ii) Please find enclosed a detailed Construction Traffic Management Plan & Construction & Demolition Waste Management Plan prepared by Donnachadh O'Brien & Associates.

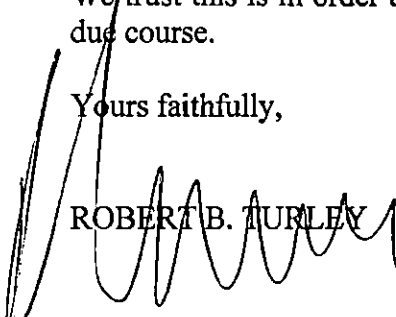
Director: *Robert B. Turley* B.A., B.A.I., C. Eng., M.I.EI. Consultant: *Damien C. Turley* B.E., M.Sc., C. Eng., M.I.EI.

Vat No. 3508251LH

- (iii) Also enclosed is a swept-path analysis indicating how cars will access & egress the proposed parking spaces, and for fire tenders & large refuse vehicles, on drawing no. 2275-DOB- XX-SI-DR-C-0070 prepared by Donnachadh O'Brien & Associates.
- (iv) We confirm that there is currently no proposed pedestrian access from the rear of The Copper Kettle into the development site.
5. Please find the following enclosed:
- (i) A report from Eugene Bolton of Trinity Green Environmental Services who carried out the soakaway tests on 21<sup>st</sup> November 2019 in the approximate location of the proposed soakaway.
  - (ii) Please find drawing A01 enclosed indicating the proposed soakaway in both plan & cross-section.
  - (iii) Drawing A01 also shows the separation distances from the proposed soakaway to the foul sewer, the house, and the nearest boundaries.
  - (iv) Drawing A01 also indicates a proposed water butt to take the rainwater from the higher roof, to satisfy the SUDs requirement. Please note that the area of the lower roof draining to the soakaway is now 60sqm. and all proposed hardstand areas external to the house will comprise of permeable paving.
6. Please find a Confirmation of Feasibility letter from Irish Water, in respect of both wastewater and water, enclosed.

We trust this is in order and look forward to a favourable decision in this connection due course.

Yours faithfully,

  
ROBERT B. TURLEY