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*13<sup>th</sup> December 2022*

**Ref: Retention & Completion Planning Application**

**Retention and completion permission for Boundary wall treatment. (1) retention of walls (circa 1.7m & piers 1.95m) to front and wall to rear of existing property circa 2.475m (circa 2m from terrace FFL on applicant's side). (2) completion of rendered finish to wall internally & externally to front and all associated site works at 222 Templeogue Road, Templeogue Dublin 6W**

To whom it may concern;

Please find enclosed Planning Application for the above-mentioned application.  
Six Copies of the required information has been provided.

Documents included are:

- 6 Copies of OSI Site Location Plan
- 6 Copies of Architects Planning Drawings
- 1 Copies of Newspaper Advertisement
- 1 Copies of Site Notice
- 1 Application Form
- 1 Cheque for €136.00 being the calculated fee (1x €102 & 1 x €34)



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## **Application Rationale**

### **Description of proposed works:**

Retention and completion permission for Boundary wall treatment. (1) retention of walls (circa 1.7m & piers 1.95m) to front and wall to rear of existing property circa 2.475m (circa 2m from terrace FFL on applicant's side). (2) completion of rendered finish to wall internally & externally to front and all associated site works at 222 Templeogue Road, Templeogue Dublin 6W

### **Previous planning history:**

There is no noted planning history on site however the applicant has carried out a refurbishment of the existing house which included some extensions & conversions deemed exempt by the applicant.

On the 6<sup>th</sup> of October 2022 the applicant received an enforcement notice (ENF.S8977) stating that:

1. Front boundary wall and pillars exceed 1.2m &
2. Rear boundary wall at patio portion of rear property exceeds 2m

At this time the applicant did not have any professional advice and was ill advised that planning permission was NOT required. It was not the wish of the applicant to carry out any works that would be deemed unauthorized and for this they regret their actions however it was done in error and they now wish to regularise the situation.

### **Applicants rationale:**

1. Front boundary wall and pillars exceed 1.2m

The 1.2m rule of thumb set out in SDCC design guidelines while is stringently adhered to in most instances throughout the South Dublin County Council Environs it is noted that along busy roads that have a high volume of traffic that this guidance is set aside to allow walls be higher to shield the property from the impact of the traffic. This includes privacy and noise which are severely impacted.

A cursory journey up the Templeogue Road or Butterfield Avenue which runs parallel which has a similar dynamic of residential units on a busy road, shows that both have various properties with walls of similar size to the applicants walls that have been constructed. This lead the applicant to believe in addition to the informal advice they got from their builder that the precedent has been made. We obviously disagree with the the advice given we would agree that there certainly has been precedent up and down both roads and this should add weight to the applicants case to grant retention permission to retain the wall and permission to complete it by rendering and painting it.



**Applicants wall to be retained**





**Neighbouring properties wall (exceeds 1.2m)**

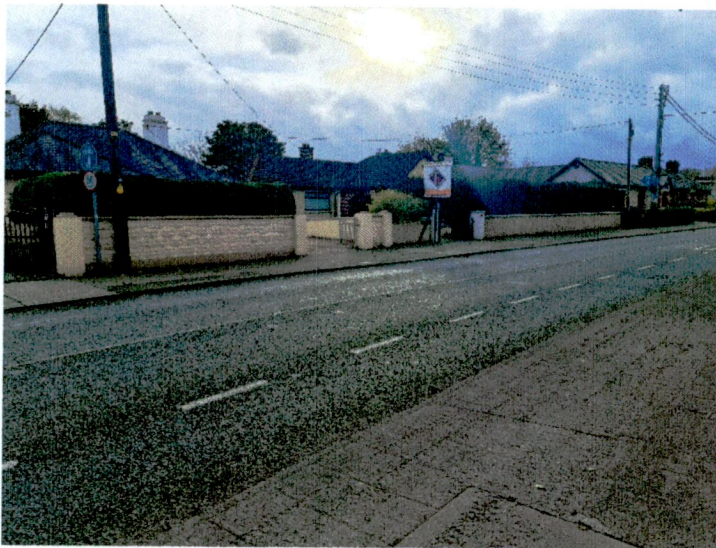


**Neighbouring properties wall (exceeds 1.2m)**



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**Neighbouring properties wall (exceeds 1.2m)**

2. Rear boundary wall at patio portion of rear property exceeds 2m

The Applicant has a patio at FFL of the house for approx. 4m. The wall constructed was circa 2m from the finished level of the patio. The wall drops down at the garden level to circa 2m. The applicants understanding was not to exceed 2m from the applicant's side of the garden. There are obviously two different levels either side of the wall and the applicant has worked from their own side in measuring levels. Should the wall be reduced to 2m from the garden level for the extent of the patio this would seriously impact on the neighbours privacy as the applicant would be able to easily see into the neighbours garden which would seriously affect their amenity space.

We hope you have all required information to provide a positive decision, but should you have any queries or require clarification please do not hesitate to contact me on 0877579329.

Regards,



Graham McNevin MR1A1.PSDP

0877579329