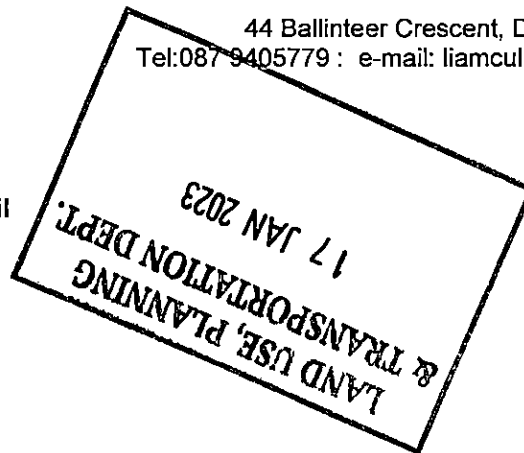


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10TH January 2023

ADDITIONAL INFORMATION **Reg. ref. SD22B/0401**

RE: request for additional information reg. ref. SD22B/0401
proposed development at 97 Killinarden Estate, Tallaght, Dublin 24

Dear Sirs,

I refer to the above and on behalf of the applicant, Ms. Rachel O'Brien, please find attached our response to the request for additional information dated 2nd November 2022.

The response to the additional information will be provided in line with the points outlined in the request for additional information letter.

ITEM 1 – OVERALL DESIGN

We have taken on board the views of the planning department in terms of the overall length and design of the proposed works and we have identified areas where we can alter the plans in order to achieve the overall goal of providing a 'granny flat' type structure for the applicants elderly parent(s). The Planning department will be aware that a medical letter was provided with the initial documents outlining the reason for the 'granny flat'.

We have modified the floor plans to take in as much of the existing side passage and making minor adjustments to the existing side windows in order to maximise the use of this area while retaining a light fill existing internal layout of the kitchen/dining area of the existing dwelling. We have also removed the need for 2 no. entrance points.

While it was an important part of the scope of works to provide an downstairs WC for the original dwelling, we have taken the view, in light of the comments from the planning department, to remove this WC from the design and instead proposed to have use of the shower room in the proposed new 'granny flat'.

The proposed granny flat will contain a shower room, gally kitchen area – living area and a double bedroom for the applicants elderly parents.

We would advise that this revised layout has been pulled back some distance for the rear boundary wall /original proposal and it should be noted, and is highlighted on the attached drawings, that the proposed extension will now only protrude a distance of circa 3.5 metres beyond the rear building line of the adjoining property – no. 98 Killinarden Estate. It is our view that this will have little impact of the adjoining property.

We have also reduced the overall height of the proposed granny flat, which is in keeping with the height of the adjoining garage of no. 98 for circa 2/3 of the proposed build and circa 0.7m above the height of the boundary wall for the remainder of the proposed build.

It is our view that the revised plans have omitted the unacceptable levels of overshadowing as requested by the planning department while still provide an adequate amount of living space for the proposed 'granny flat'.

It should also be noted that the proposed 'granny flat' will be easily returned to being part of the overall dwelling in due course.

We have attached drawings no. 22.209 AI 01, 22.209 AI 02 & 22.209 AI 03 which indicate the extent of the amended plans and elevations.

ITEM 2 - REAR STRUCTURES

We have attached drawing no. 22.209 AI 04 which clearly indicates the rear structures that the client proposes to retain after the works have been completed, including fixed sheds (2 no). However the applicant is happy to take on board any decisions made by the planning department in due course.

Private open space has been retained to the south side of the proposed extension and to the rear of same. An areas ocirca 58m.sq. has been retained.

Bin Storage is provide to the front of the property. Access to the public open space to the rear of the subject property has also been retained.

ITEM 3 - SUDs

The applicant proposes to introduce SUDs into the overall design of the property in the form of water butts. The applicant is a keep plant lover and as such the introduction of the water butts will provide the necessary water during the flower seasons while providing te necessary SUDs requirements for such a site.

The location of the proposed water butts are shown on drawing no. 22.209 AI 01.

ITEM 4 – DRAINAGE

We have indicated on drawing no. 22.209 AI 01 the existing/proposed watermain (shown purple), the existing/proposed surface water (shown blue) and the existing/proposed foul drain (shown brown) which will serve the existing and proposed works. The surface water will be kept separate form the foul swer.

CONCLUSION

Due to the need to provide habitable accomodation to Mr. Hall for the foreseeable future and the fact that the development is of single storey height and has been amended to have little or no impact on adjoining property, and retains a large private open space for both the existing dwelling and 'granny flat' we believe that the proposed development is in accordance with the South Dublin Development Plan.

Accordingly we look forward to a favourable decision on the application.

Yours sincerely,



Liam Cullen M.I.E.I.