

McGILLEN DESIGN SERVICES

Planning & Project Management

BURGAGE,
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CO. WICKLOW

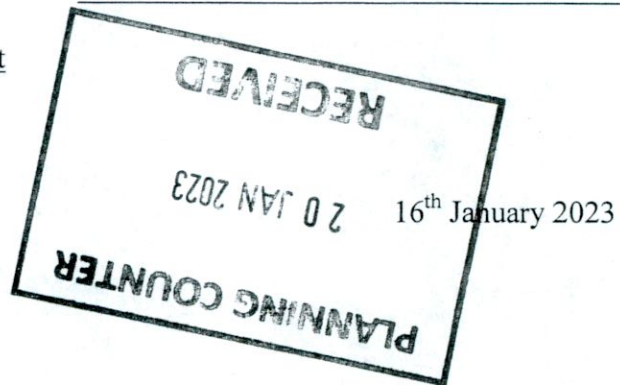
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Reply to Additional Information Request

Planning Reference: SD22A/0266

Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24.



Re: Retention of existing building A1 with new direct link to existing family home providing extra living accommodation; Retention and completion of existing building B to rear north boundary for use as private family gym and general store; Retention of single storey shed E in side garden south for storage of equipment used by applicant in relation to his work; Retention and completion of building F located on north side of land to accommodate the storage of vintage cars owned by the applicant together with required storage of associates materials; Installation of new on-site treatment system to service proposed development; Completion of all ancillary works in relation to proposed development

Applicant: Gary McKeon

Location: Glenside House, Glassamucky, Bohernabreena, Dublin 14

Dear Sir/Madam,

Further to your request for Additional Information dated the 27th July 2022, I wish to reply as follows:

Item 1: Planning Status Of Chalet (D):

- (a) When the applicant, Gary McKeon, purchased the property in 2011, the footprint of the existing Chalet, including the rising walls and sub-floor were in in-situ.
- (b) The separate access road was the original access road to the property, purchased by the applicant, from the original public road.
- (c) The lands outlined in blue on all Site Maps and all Site Layout Drawings are in the full ownership of the applicant with no sub-division of the landholding.

Note: In 2012 the applicant arranged to have the Chalet converted into living accommodation on a temporary basis for his sister and her baby. His sister is now awaiting confirmation from her builder regarding date of completion of her new home. As per the existing planning application, all services to existing chalet shall be made redundant and the chalet shall be retained as garden shed in side garden of applicant's family home.

Item 2: Hydrological Survey/AA Screening:

Enclosed please find a complete Report addressing Parts (a), (b) and (c) prepared by Enviroguide Consulting. Enclosed also please find revised AA Screening Report prepared by OPENFIELD Ecological Services.

Item3:

- (a) A site visit and meeting with the Environmental Health Officer took place on the 2nd September 2022. The meeting was attended by Mr. Andrew Byrne and his colleague Adrian, South Dublin County Council, Environmental Health Section.
- (b) A Map showing the locations of existing wells and known sewage treatment systems is herewith attached.

Item 4:

The existing buildings and proposed shed are designed and sited to minimise impact on the landscape and will not have a negative impact on the environment including flora, fauna, soil and water (including ground water). They are designed and sited to minimise impact on the site's natural contours and natural drainage features, retains all traditional roadside and field boundaries, are designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms or retaining walls, would comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems and would not create or exacerbate ribbon of haphazard forms of development.

Item 5:

Enclosed please find Surface Water Drainage Report addressing Points (a) and (b) prepared by Patrick Joyce Associates, Consulting Engineers.

Item 6:

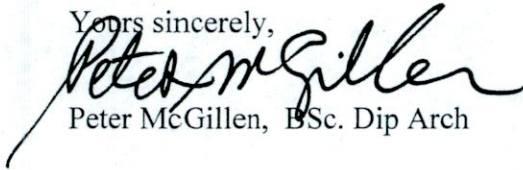
Enclosed please find Reports addressing all the points listed in Item (6).

- (a) Landscaping Design Proposals prepared by Landmark Design & Consultancy Ltd.
- (b) Tree Survey prepared by Charles McCorkell, Arboricultural Consultancy
- (c) Landscape and Visual Impact Report prepared by Des Clarke, Object Previews
- (d) SuDS Management Plan prepared by Patrick Joyce Associates

Item 7:

Having reviewed the South Dublin County Council Development Plan 2022-2028 and taking into consideration all the Reports in relating to the proposed development, I am satisfied that the proposed development is in accordance with the South Dublin County Council Development Plan 2022-2028.

Yours sincerely,



Peter McGillen, BSc. Dip Arch

List of Enclosed Documents:

Hydrological & Hydrogeological Assessment Report – Environguide Consulting
Surface Water Drainage Report – Patrick Joyce Associates
Wastewater Treatment System Report – Patrick Joyce Associates
Map showing Existing Wells & Sewage Treatment Facilities in Site Vicinity
Drawing No. 2209-089-01: Topographical Survey – J Weir Land Surveying Ltd
Drawing No. 2209-089-02: Longitudinal Sections – J Weir Land Surveying Ltd
Landscape Design Proposals - Landmark Design & Consultancy Ltd
Tree Survey - Charles McCorkell, Arboricultural Consultancy
Landscape and Visual Impact Report – Des Clarke, Object Previews
SuDS Management Plan – Patrick Joyce Associates
Screening for Appropriate Assessment – OPENFIELD Ecological Services