

**BROCK FINUCANE** A R C H I T E C T S

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

**LAND USE, PLANNING  
& TRANSPORTATION DEPT.**

**27 JAN 2023**

19<sup>th</sup> January 2023

### **ADDITIONAL INFORMATION**

**SDCC Reg Ref: SD22A/0403**

Dear Sir/ Madam,

On behalf of the applicant, Nicola Lynch/ Brian Dunne & Ciara Lynch/ Richard O'Farrell, we enclose this Additional Information submission in relation to the submitted planning application SD22A/0403:

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**Applicant:** Nicola Lynch & Brian Dunne & Ciara Lynch & Richard O'Farrell

**Development:** Two, 2 storey dwellings and associated site works on the site of and adjacent to an existing 2 storey dwelling (for clarity the existing dwelling Lynbrook is to remain); proposed dwelling A - 4 bedrooms, 241 sq.m; proposed dwelling B - 5 bedrooms, 240 sq.m; access is proposed to be by an existing driveway from the Whitchurch Road serving the existing dwelling on site; the existing driveway will be extended to serve the proposed dwellings; 4 car parking spaces; on-site drainage treatment and additional soft and hard landscaping are proposed as part of the development.

**Location:** Lynbrook, Whitechurch Road, Rathfarnham, D16T2P7

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A request for Additional Information (AI) was issued by South Dublin County Council on 13<sup>th</sup> December 2022 in relation to the above submitted planning application.

In response to the 2 items raised in the AI the applicant wishes to respond as follows:

28 BAGGOT STREET LR, D02 NX43, DUBLIN 2

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INFO@BROCKFINUCANE.COM

Directors: Ruairi Finucane B.Sc.(Arch) B Arch MRIAI Nicci Brock B.Sc.(Arch) B Arch Grade 2 Conservation MRIAI  
Brock Finucane Ltd. Registered in Ireland No. 678780

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**Item 1.**

*The applicant is requested to submit the following:*

*(a) A detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information..... etc, etc.*

The applicant contends that the request of this item of Additional Information is an error in the fact that:

a) there are numerous factual errors in this request for additional information relating to a completely different site including:

- I. proposed "pitches" are referred to- there are no pitches proposed as part of this application for 2 houses.
- II. "loss of existing hedgerows" is referred to - there are no hedgerows on the site of this application
- III. "the Camac River" is referred to- the site of this application is more than 8 km from the Camac River

b) all requested documentation such as Landscape Plans, SUDS design & reports, Alien Invasive Species Survey, Arboricultural Reports etc. was submitted in the original planning application submission (Please see below list of the originally submitted documentation. Indeed, these documents were uploaded to the online planning file by SDCC upon submission. The applicant contends that this information has been requested in error relating to the discrepancy in the site location noted in point a. above)

Documentation submitted with original planning application submission:

**Architectural Documents & Drawings (6 Copies):**

Brock Finucane Architects:

- Architectural Design Statement & Planning Report
- 2003\_P000\_Site Location Map (A3)
- 2003\_P001\_Site Plans (A1)
- 2003\_P101\_Proposed Ground Floor Plan (A1)
- 2003\_P102\_Proposed First Floor Plan (A1)
- 2003\_P103\_Proposed Roof Plan (A1)
- 2003\_P201\_Proposed Sections (A1)
- 2003\_P301\_Existing Elevations (A1)
- 2003\_P302\_Proposed Elevations 1/2 (A1)
- 2003\_P303\_Proposed Elevations 2/2 (A1)
- 2003\_P401\_Proposed Dwelling Layouts (A1)
- 2003\_P601\_Elevations- Fenestration (A1)
- 2003\_P701\_Site Boundary & Subdivision (A3)

Gannon + Associates Landscape Architects:

- Landscape Design Rationale, Specifications & Maintenance Plan
- Landscape Plan: 22113\_LP\_01 (A2)
- Landscape Plan\_Planting: 22113\_LP\_011 (A2)

**Engineering Drawings & Documents (6 copies):**

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### McCrae Consulting Engineers:

- 5558-MCE-XX-XX-DR-C-0001\_Flood Risk Assessment Lynbrook
- 5558-MCE-XX-XX-DR-C-0001\_Infrastructure Services Report Lynbrook
- 5558-MCE-XX-XX-RP-C-0001\_FIR SuDS Report LYNBROOK
  
- 5558-MCE-XX-XX-DR-C-0100\_Mainswater Layout (A1)
- 5558-MCE-XX-XX-DR-C-0003\_Proposed Surface Water Layout (A1)

### Traynor Environmental Ltd.:

- TE22.206.100\_Site Layout with Percolation Areas & Soakaways (A3 Sheet size)
- 21.712.100B\_Percolation Plan & Cross Section Drawing (A3 Sheet Size)
  
- Soakaway Design LYNBROOK HOUSE
- Soakaway Design House A & B
- Soakaway Design House A
- Soakaway Design House B
  
- EPA Site Characterisation Report LYNBROOK HOUSE
- EPA Site Characterisation Report House A
- EPA Site Characterisation Report House B
  
- Permeable paving report
- Permeable paving design
  
- Plant Loading Sheet
- Reilly Oakstown 8PE BAF-R2 Schematic
- SSR1 (O'Reilly Oakstown Ltd.) Existing
- SSR1 (O'Reilly Oakstown Ltd.) Proposed
- Certificate EN 12566-3 Results
- BAF-8 PE-Site Instructions
- 8PE BAF-R2 Schematic
- Wavin Aquacell Data Sheet

### Supplementary Reports (6 Copies):

#### Dermot Casey Tree Care Ltd:

- Arboricultural Survey & Report
- Drawing: Tree Survey (DR: 0001-01)
- Drawing: Tree Constraints Plan (DR: 0001-02)

#### Ash Ecology & Environmental Ltd

- Bat Survey Report

#### Kerry Ecological Services:

- Appropriate Assessment Screening
- Ecological Impact Assessment

As such, the applicants contend that item 1 of this request for Additional Information is not relevant and was requested in error.

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**Item 2.**

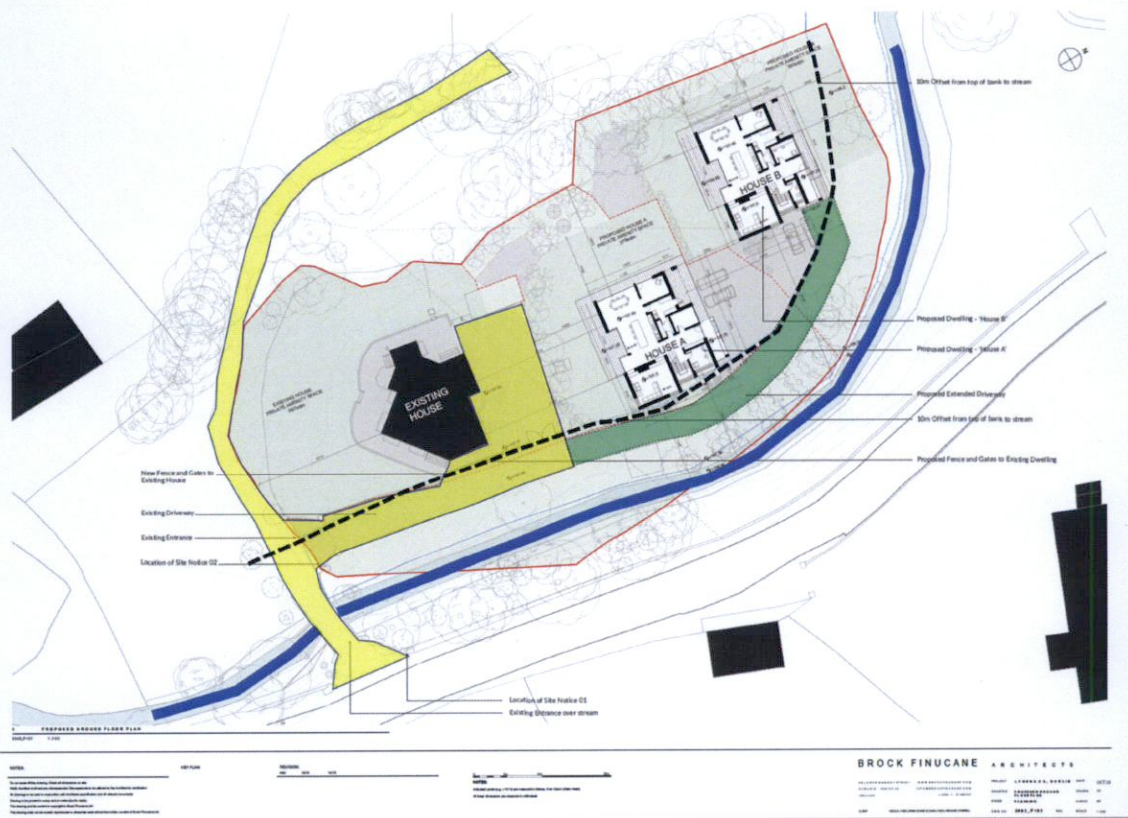
The proposed development is too close to adjacent stream at 5m. Water Services require a minimum setback distance of 10m from proposed development to the top of bank of adjacent Stream east of site.

(i) The applicant is requested to submit the following: Submit a drawing in plan and cross-sectional view showing the setback distance from edge of driveway development to the top of bank of adjacent stream. The distance should be taken at the narrowest point between edge of entrance driveway to the top of bank of adjacent stream east of site.

The entirety of the two proposed dwellings are located in excess of 10 metres from the top of the stream bank as indicated in originally submitted drawing P101- extract below for ease of reference. This offset was integrated at concept design stage to respect the setting of the site.

In addition, no walls, gates, other buildings or fixtures are proposed to be located within this 10 metre zone. It is solely proposed that the pre-existing driveway to the existing house on the site, which is already located within 10 metres of the stream bank, be extended to serve the proposed dwellings.

Note; "Lynbrook" was built in the early 1990's and has continuously had this driveway since it's construction. This driveway is accessed by an existing "bridge" over the stream from the Whitechurch Road. This bridge and associated existing access road also serves an additional site/ dwelling to the West of the subject site.



- Blue Line: Stream
- Black Dotted Line: 10m from top bank of stream
- Yellow Hatching: Existing Access Road & Driveway
- Green Hatching: Proposed Extended Driveway

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A site sensitive landscape design proposal has been included as part of the overall design strategy including details of the sympathetic approach to the extension of the driveway- see previously submitted documents and drawings by Gannon + Associates Landscape Architects.

In addition, due consideration was given to the existing trees and treeline between the extended driveway and the stream- see previously submitted documents and drawings by Dermot Casey Tree Care.

The extension of the pre-existing driveway was also considered in the Ecological Impact Assessment- see previously submitted report by Kerry Ecological Services.

The applicants note that development within 10 metres of the stream is limited exclusively to the extension of a pre-existing condition, i.e. the gravel driveway that has pre-existed for more than 30 years, and that it has been sensitively and holistically considered from architectural, arboricultural, landscape design and ecological standpoints, both during the construction stage and permanent condition.

Please see photos of access and existing driveway:



Image 01\_Looking South Towards "bridge" from Whitechurch Road



Image 02\_Looking West towards "bridge" & access road from Whitechurch Road

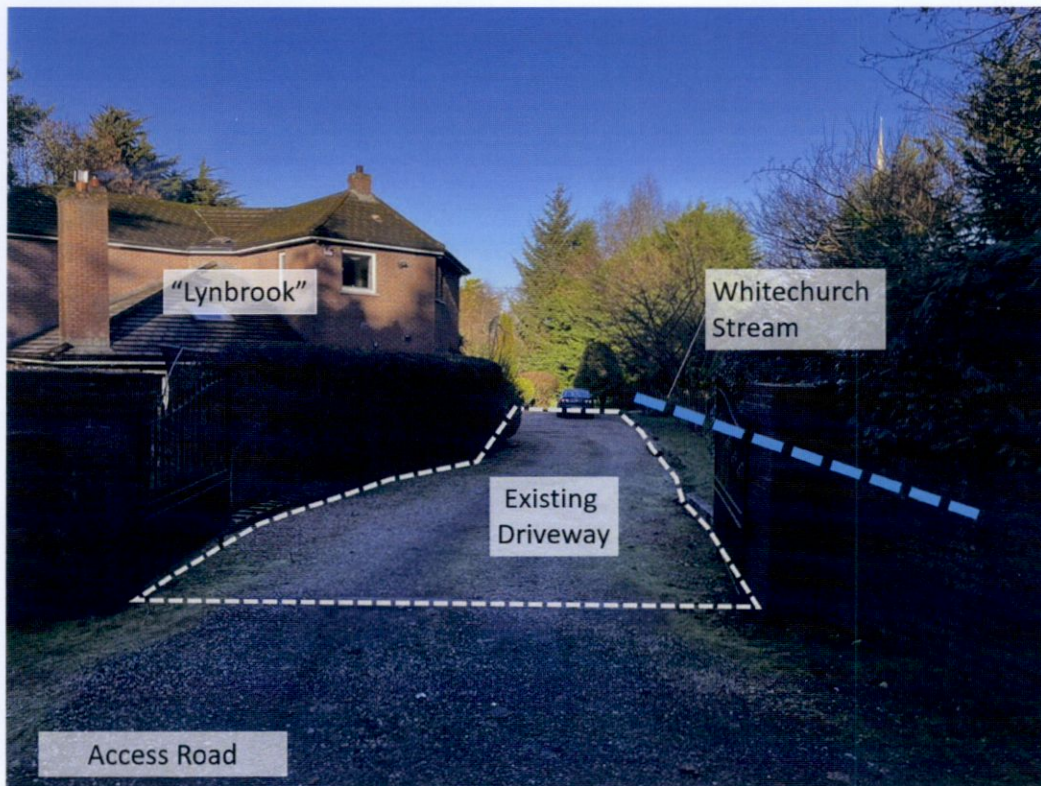


Image 03\_Looking North towards entrance to Lynbrook & driveway from access road

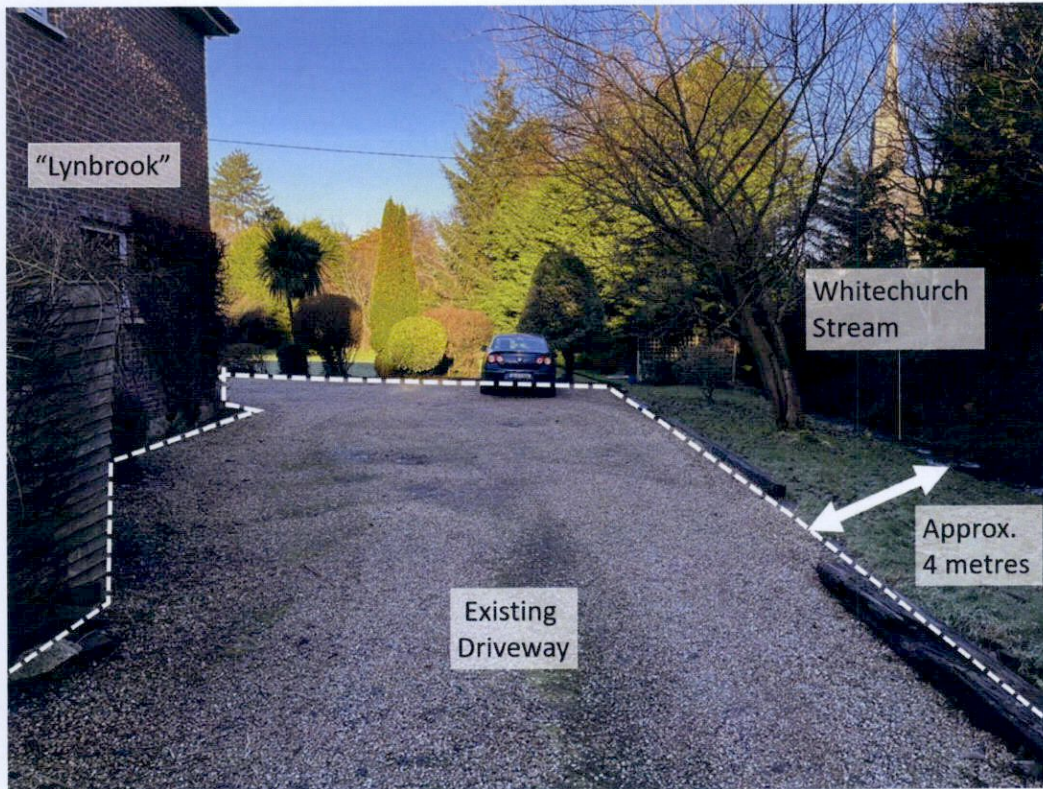


Image 04\_Looking North from existing driveway

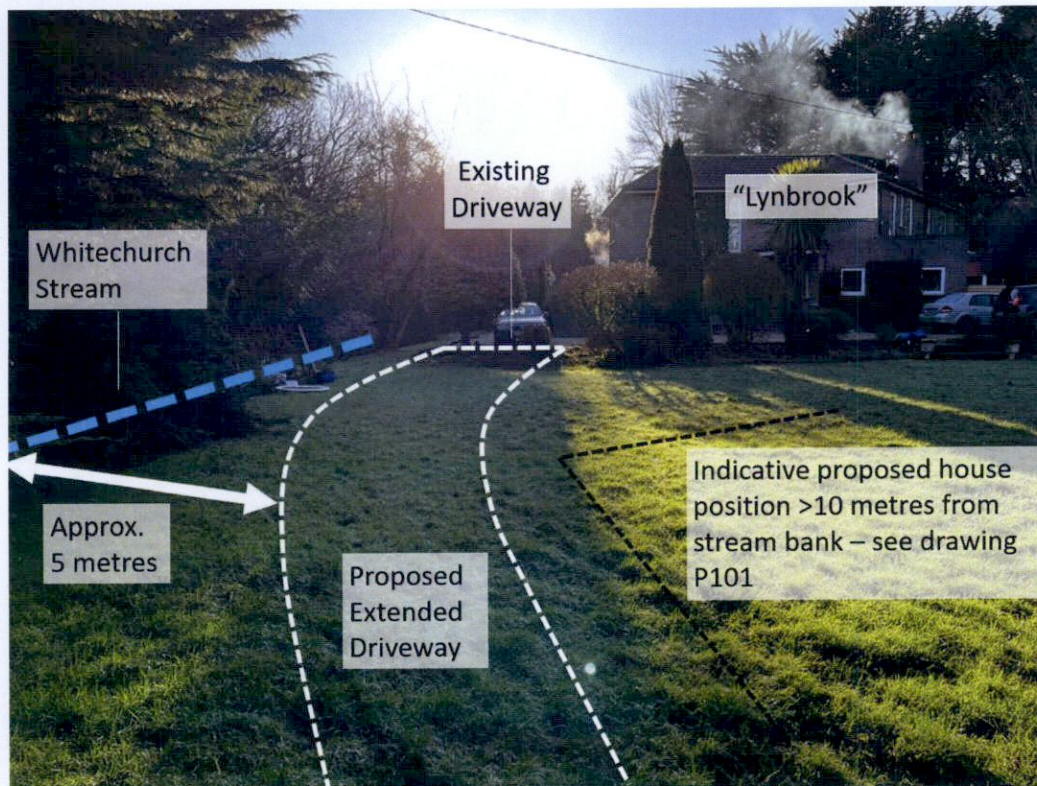
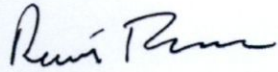


Image 05\_Looking South towards existing house

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In relation to AI item 2, the applicants contend that the proposed extended driveway is appropriate to the site.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ruairi Finucane', written in a cursive style.

Ruairi Finucane  
MRIAI B Arch BSc (Arch)  
Director