

LAND USE, PLANNING  
TRANSPORTATION DEPT.  
16 FEB 2023



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& TRANSPORTATION DEPT.  
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Ref. 810.MODA.150229.AB.FI.01

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

Date 15<sup>th</sup> February 2023

**RE: 100 St. Maelruan's Park, Oldbawn, Tallaght, Dublin 24.**

**FURTHER INFORMATION: PLAN REG. REF. SD22B/ 0482**

Dear Sir or Madam:

We have been engaged as architects to advise and support the applicant in this submission.

In support of this **FURTHER INFORMATION** request we enclose the following documentation. 6 No. copies:

1. Revised plan and elevation drawings, revised site layout. Revised drainage layout (SUDS).
2. Public drainage map indicating 225mm mains sewer to rear of dwelling.

We note the planners request to reduce the first floor extension to a maximum of 3m from rear of property. However, we believe this dimension to be too restrictive to accommodate a reasonable sized double bedroom with ensuite. We have proposed an internal dimension of 3m which will allow for an improved spatial arrangement. To off set this modest increase the rear gable wall (previously proposed) is removed with a revised hipped roof design. This will reduce overall mass and volume to the rear extension and reduce significantly the overbearing impact to the adjoining neighbour. We believe this to be a reasonable and positive compromise to an improved overall design and would request the planning authority give consideration to this proposal.

We have made further design revisions to garage (revised plan, reduced height, and revised roof profile). Improved front and rear elevations with selected part brick facing to reduce the extent of pebbledash / render overall.

Front elevation in particular, omission of lean-to roof across full width. A more contemporary design proposed we believe is more sympathetic to the original 1950's house style.

Revised drainage, all surface water contained and manage on site. Rainwater harvester / soakaway gravel pit / French drain. All foul wastewater to connect to existing public mains.

We trust the enclosed is in order and look forward to a favourable decision.

Yours faithfully,

Mark O'Donoghue MBEIAI

**MODA ARCHITECTS**  
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