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LAND USE, PLANNING
& TRANSPORTATION DEPT.
2 - MAR 2023

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

Date 28th February 2023

Additional Information Reg Ref No. SD22B/0362

Attention: Pamela Hughes (Chief Planner)

Dear Madam,

Please find below our response to your request for ADDITIONAL INFORMATION dated 05 -OCT-2022.

1 In accordance with the criteria for family flats under section 12.6.8 of the South Dublin County Development Plan 2022-2028 the applicant is requested to submit the following:

- a) Information demonstrating that there is a genuine need for the family flat.*
- b) Clarification as to what part of the house is to be used as the family flat,
and confirmation that the overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house.*
- c) Revised plans that omit the second proposed external front door so that there is only one external door to the front elevation (existing Main Entrance).*

Response

- a) See letter from client with regard to her brother's need.**
- b) The extent of the family flat is shaded "Yellow" on the revised Drawing No. 2022-004-AI-102.**
- c) See revised Drawing 2022-004-AI-102.**

2. The applicant is requested to submit revised drawings , and revised proposed floor area, addressing the following:

a) The front home office /balcony dormer extension would not be set back at least 3 tile courses from the eaves. Given that this would be highly visible and is not in keeping with what has been permitted along the street, this should be revised.

b) It does not appear that any bedrooms would meet the minimum floor space requirement for a double bedroom (11.4 sq. m) or a main bedroom (13sq. m.) While it is noted that the 3No. single sized bedrooms at first floor are existing, the addition of a further 2No. single sized bedroom is not a desirable outcome for the standard of accommodation for the house. The first floor should be revised to provide for at least one bedroom of a double or main bedroom size in accordance with the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007).

Response

a) See revised Drawing No. 2022-004-AI-102

b) See revised Drawing No. 2022-004-AI-102

3. The proposal includes a soak away in the rear garden of the site. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soak away. SDCC's Water Services states in these instances the applicant should be requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soak away in accordance with BRE Digest 365-Soakaway Design.

Water Services state that the applicant should also be requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soak away. Any Proposed soak away shall be located fully within the curtilage of the property and shall be:

(i) At least 5m from any building, public sewer, road boundary or Structure.

(ii) Generally, not within 3m of the boundary of the adjoining property.

(iii) Not in such a position that the ground below foundations is likely to be adversely affected.

- (iv) *10m from any sewage treatment percolation area and from any Watercourse / floodplain.*
- (v) *Soakaways must include an overflow connection to the surface water drainage network.*

Should A soakaway prove not to be feasible , then the applicant should submit the following:

- (a) *Soil percolation test results demonstrating a soakaway is not feasible.*
- (b) *A revised surface water drainage layout drawing for the Redevelopment showing the inclusion of an alternative SuDS (Sustainable Drainage Systems) features.*

Response

(i), (ii), (iii) (iv) and (v). See Stormwater Disposal Design BRE 365 /SuDS By Stingray Environmental Engineering.

(a) And (b). as above.

Please find enclosed;

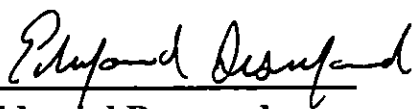
6 copies Stormwater Disposal Design BRE365 /SuDS Report from Stingray Environmental Engineering.

6 copies Drawing No. 2022-004-AI-102.

6 copies Letter from client re: Family Flat.

We trust the documentation enclosed are in order and look forward to receiving your valued decision. Should you have any queries please do not hesitate to contact me.

Yours sincerely,


Edmond Desmond