

- Civil Engineering
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William
Donoghue
& Associates



Consulting Engineers & Architectural Services

RE: Clarification of Additional Information Planning Ref Number: SD22B/0178

Development: Alterations to the existing roof structure of existing habitable dwelling; construction of a single storey extension to the rear and side of the existing dwelling including changes to all elevations; construction of single storey porch to the front of existing dwelling including changes to all elevations; construction of raised patio area to the rear elevation of the existing dwelling; decommissioning of existing septic tank and installation of a wastewater treatment plant and percolation area and all ancillary site development works.

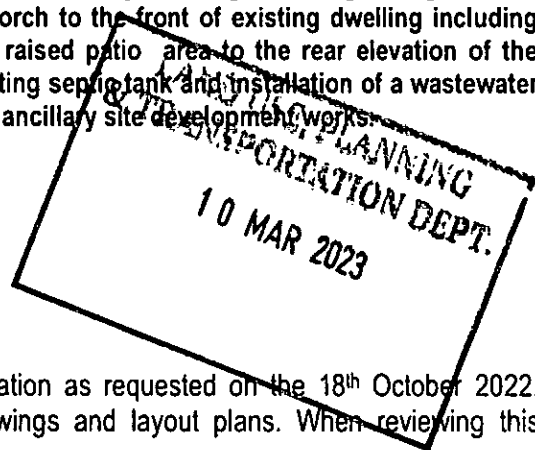
Location: Blackthorn Hill, Coolmine, Saggart, Co. Dublin.

Client: Jamie Goldrick

To Whom It May Concern;

Please find enclosed the clarification of additional information as requested on the 18th October 2022. Enclosed is our response which includes amended drawings and layout plans. When reviewing this application, we kindly ask you to note the following responses.

1. The Planning Authority still has concerns regarding the amount of intrusive engineering potentially required for the development, in contravention of Policy H12, H12 Objective 2, policy H23 and H23 Objective 1 of the Development Plan 2022 - 2028. To address these concerns, the applicant is requested to submit three sections of the existing house and proposed extension/patio, one at the eastern point of the proposal (through the driveway, external steps and patio area to the grassed area to the north), one directly through the centre of the proposal (clearly indicating the inside of the existing dwelling and extension, including the area from the driveway through to the grassed area at the Comhairle Chontae Atha Cliath Theas PR/1309/22 Record of Executive Business and Chief Executive's Order Pg. 16 north) and one through the west of the extension (indicating the level change from the driveway through to the grassed area north of the patio). The sections should clearly show the level changes associated with the works and include a line showing the existing ground level at each point of the section. These drawings are considered necessary to establish the full extent of the works proposed and how this relates to the topography of the site, and compliance with the relevant policies and objectives of the Development Plan 2022-2028.



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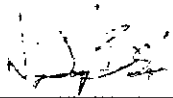
VAT No: 9658785P

Response:

From the aforementioned documents we feel that one will find the amended design has little to no impact on the visual amenities of the area whilst also ensuring that the proposed development does not result in large areas of cut or fill. The proposed development follows the topography of the site and in our opinion fully complies with the aforementioned policies and objectives of the Development Plan 2022-2028.

I hope the information included with this response assists you in deciding on this file and if you require any further assistance, please do not hesitate to contact me on the details below.

Kind Regards,



W. Donoghue

09th March 2023

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