

8<sup>th</sup> March, 2023.

Senior Planner – The Planning Department  
South Dublin Co. Council,  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 24.

LAND USE, PLANNING  
& TRANSPORTATION DEPT.  
14 MAR 2023

**Re; Planning Reference Number: SD22A/0436**

Site Address: 64 Monastery Drive, Clondalkin, Dublin 22, D22EW65.

Client: Romaine Nolan

**Subject: Request for Additional Information Issued on 18 January 2023**

Decision Order No.: 0072/23

Dear Sir/Madam,

On behalf of our client, Romaine Nolan, I wish to respond to South Dublin County Council's request for additional information re. the proposed new house at the above address.

In this regard please find enclosed:

1. 6 x copies of drawing register 1910 - PG - Issue 2.
2. 6 x A3 copies of revised proposed drawings 1910 - PG - 1.9 to 1.15 and 6 x A3 copies of new drawing 1910 - PG - 1.16 (which covers additional SuDS details).
3. 6 x copies of a Surface Water Management Plan addressing all issues relating to Surface Water and SuDS.
4. 6 x copies of the confirmation of feasibility received from Irish Water giving permission to build near Irish Water assets (Build Near application ref. DIV23011)
5. 6 x copies of drawings 1910 – CT – IW202 & 203 as submitted to Irish Water (under Build Near application ref. DIV23011).

The numbered points made by S.D.C.C. in the request for additional information (the 'R.A.I.') are reproduced below and our response follows each point or set of points.

1. The dwelling is proposed to be built on the southern boundary with no setback provided. The applicant is required to:
  1. Provide a minimum set back of 0.9m or the minimum required by water services following the inclusion of appropriate separation distance for water infrastructure on the southern boundary wall of the site.

The revised site plan, floor plans, elevations and sections show the adjustments made to the proposed house design.

A minimum setback required by Irish Water has been verified by Irish Water in their approval of the original layout. Irrespective, a setback of 900mm has been designed in at ground level.

The side projection has been removed and the rear extension narrowed. An angled wall at ground floor level joins the main house to the rear extension. At ground floor level this creates an average setback greater than 900mm with Southern Boundary and allows for a side access to the garden.

At first floor level the footprint to the rear has not been adjusted, creating an overhang in the southeast corner. The average setback from the southern boundary at first floor level is 750mm.

The intention is to minimise the changes to the aesthetics of the proposed house from the design initially submitted to maintain the integrity of the design. The room layout has been minimally affected and our client's keen wish is to retain the 3-bedroom format at first floor level. A revised table of areas is included below.

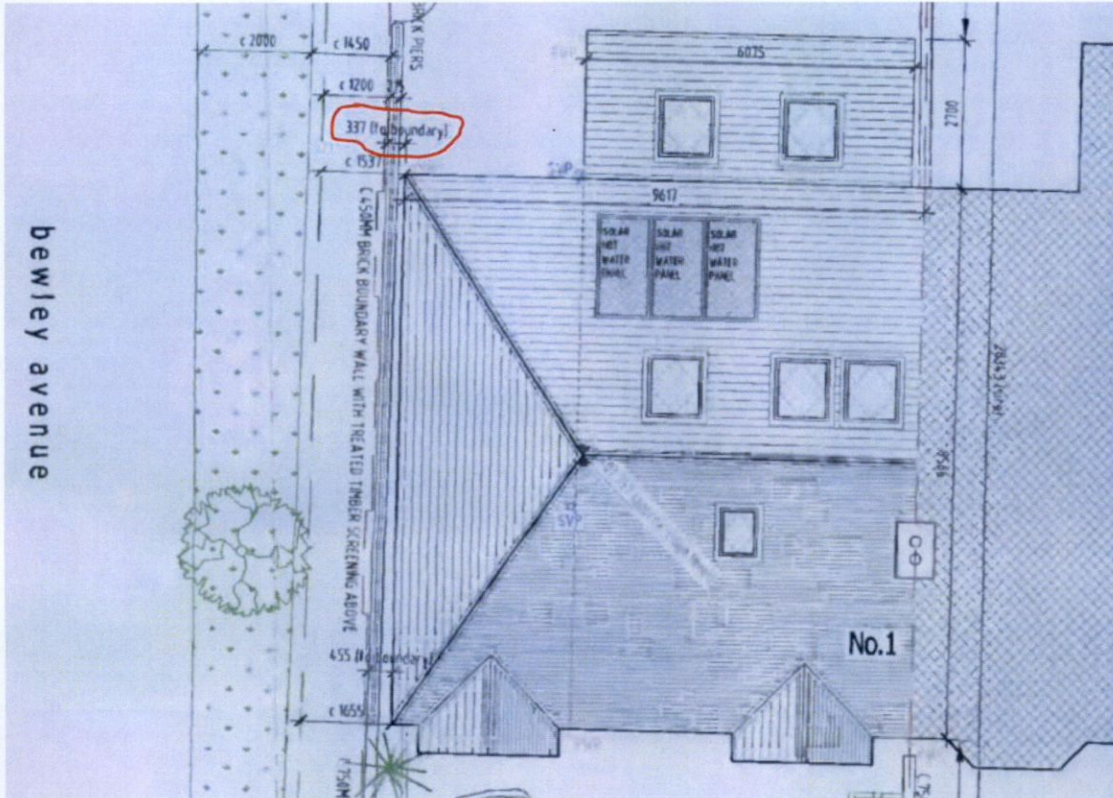
<b>Housing Quality Assessment (Table of Areas and Room Dimensions)</b>			
<b>Project:</b>	No. 64A Monastery Drive		
<b>Category:</b>	3-Bedroom, 5 Person, 2-storey House		
	<b>Value Achieved</b>	<b>Required Minimum</b>	<b>Satisfactory?</b>
<b>Gross Floor Area</b>	143.9m <sup>2</sup>	92m <sup>2</sup>	Yes
<b>Living Space:</b>			
Aggregate Living Area	59.1m <sup>2</sup>	34m <sup>2</sup>	Yes
Main Living Room Area	22.4m <sup>2</sup>	13m <sup>2</sup>	Yes
Living Room Width	3.8m	3.8m	Yes
<b>Bedroom Space:</b>			
Aggregate Bedroom Area	36.4m <sup>2</sup>	32m <sup>2</sup>	Yes
Area of Master Bedroom	14.4m <sup>2</sup>	13m <sup>2</sup>	Yes
Area of Smallest Double Bedroom	12.6m <sup>2</sup>	11.4m <sup>2</sup>	Yes
Least Width of a Double Bedroom	3.14m	2.8m	Yes
Area of Smallest Single Bedroom	9.4m <sup>2</sup>	7.1m <sup>2</sup>	Yes
Least Width of a Single Bedroom	2.67m	2.1m	Yes
<b>Storage:</b>			
Total Storage Area (comprising utility/store, understairs storage and hotpress)	6.9m <sup>2</sup>	5m <sup>2</sup>	Yes
<b>Private Open Space:</b>			
Total High-Quality Private Open Space	69m <sup>2</sup>	60m <sup>2</sup>	Yes

Note: The required minimum values are as outlined in D.L.R.C.C.'s Development Plan 2022-2028 and in D.O.E.'s 'Quality Housing for Sustainable Communities' (2007) guide.

To retain visual interest and as an attractive design feature the tall peaked window and the secondary hipped roof on the south side elevation have been preserved (while being pulled back to the new building line).

In relation to the first floor setback; we suggest that an average set back at first floor level of 750mm rather than 900mm is still sufficient and is more than consistent with many previous planning permissions granted by SDCC.

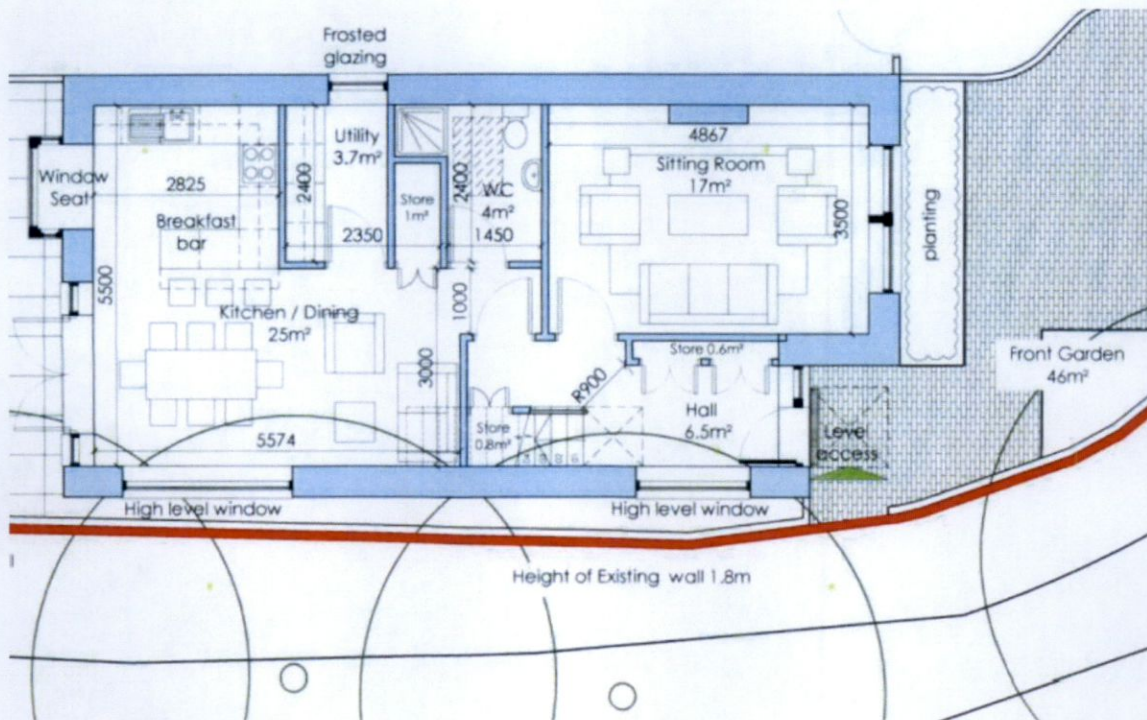
We note that in several previous instances in South Dublin Co Council permission has been granted for 2-storey houses that are sited much closer than 900mm to the external site boundary or even directly on the site boundary. Some of examples of this are included pictorially below.



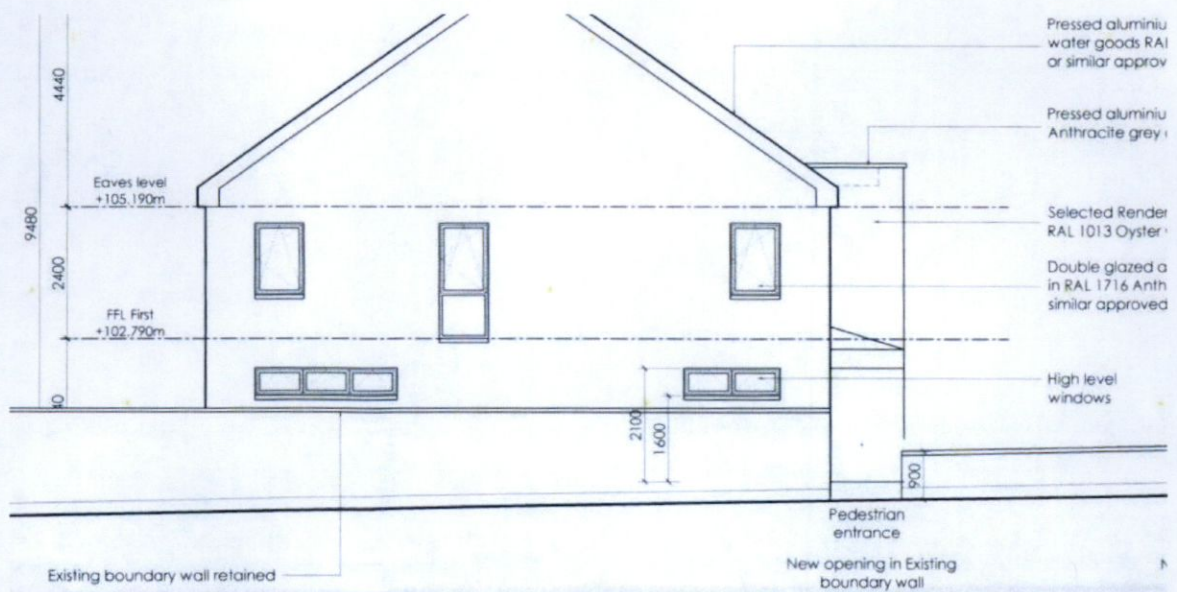
Excerpt from Proposed Site Plan, 1 Bewley Drive, Lucan, Planning Ref.: SD11B/0204



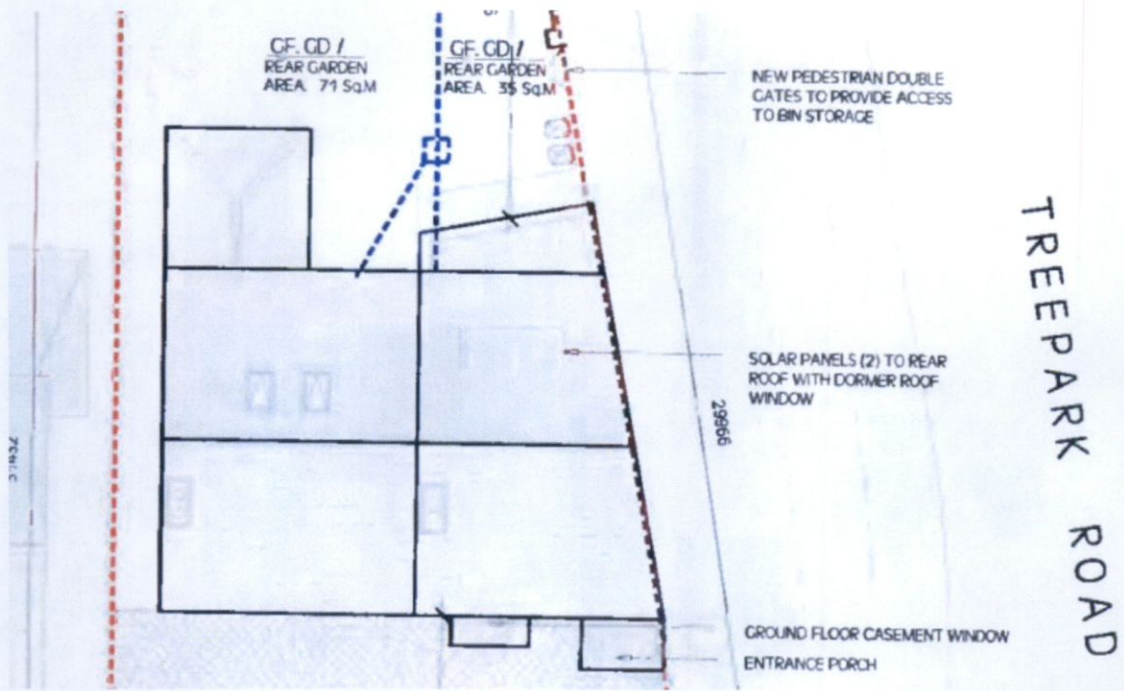
Google Maps Elevation (As-Built), 1 Bewley Drive, Lucan, Planning Ref.: SD11B/0204



Excerpt from Proposed G.F. Plan, 1 Fonthill Park, Rathfarnham, Planning Ref.: SD22A/0088



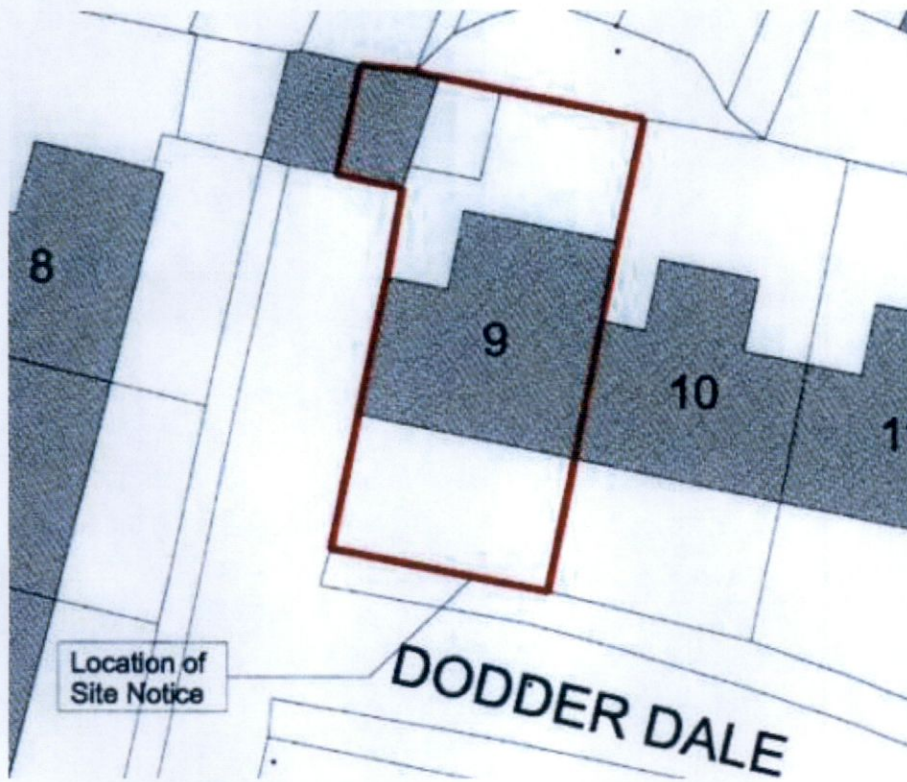
Excerpt from Proposed Side Elevation, 1 Fonthill Park, Rathfarnham, Planning Ref.: SD22A/0088



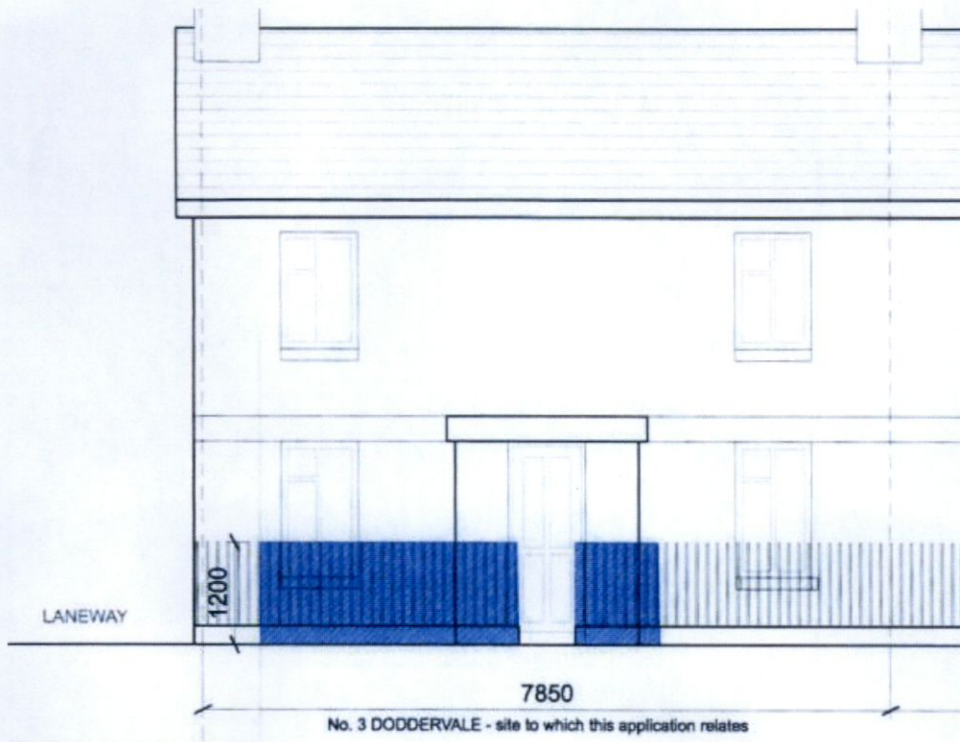
Excerpt from Proposed Site Plan, 2 Elmcastle Park, Kilmanagh, Planning Ref.: SD16A/0038



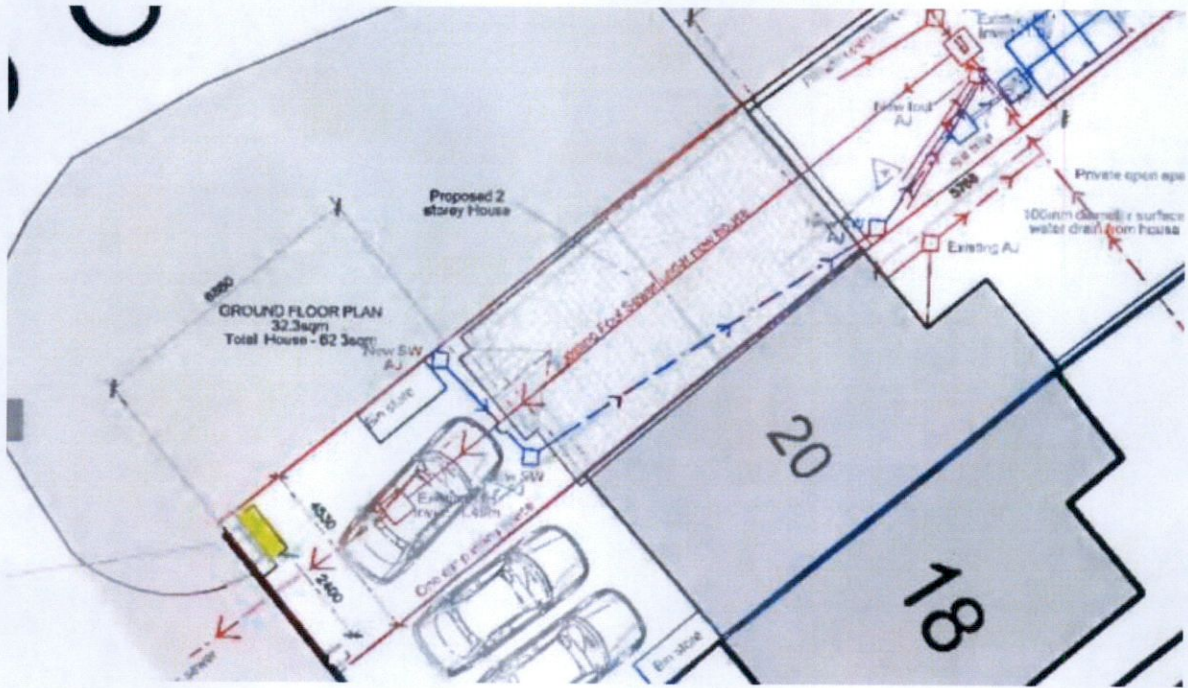
Google Maps Elevation (As-Built), 2 Elmcastle Park, Kilmanagh, Planning Ref.: SD16A/0038



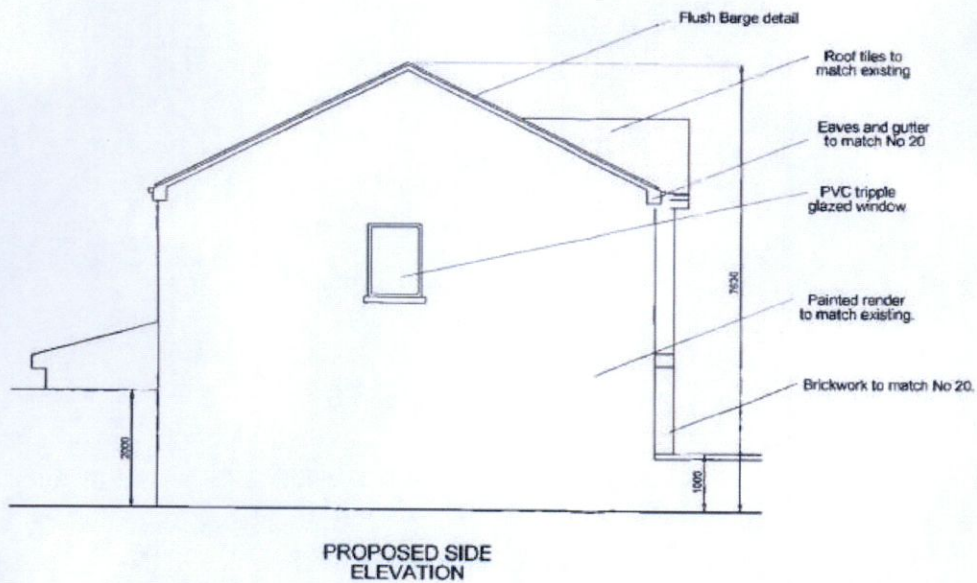
Excerpt from Site Plan for Retention. 9 Dodderdale, Rathfarnham, Planning Ref.: SD22B/0324



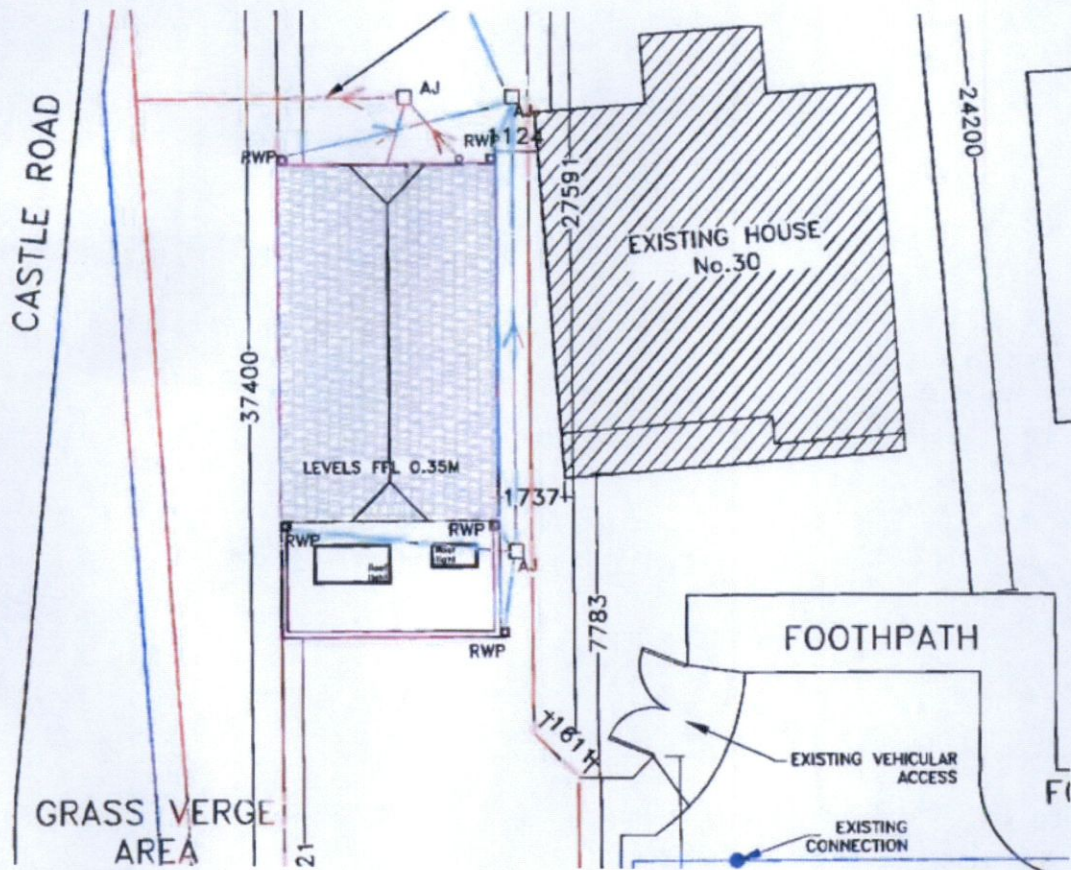
Excerpt from Front Elevation for Retention. 9 Dodderdale, Rathfarnham, Planning Ref.: SD22B/0324



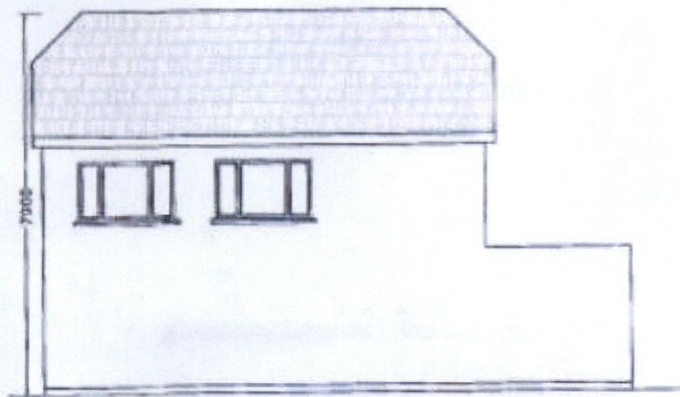
Excerpt from Proposed Site Plan, 20 Woodford Park, Condalkin, Planning Ref.: SD21A/0108



Excerpt from Proposed Side Elevation, 20 Woodford Park, Condalkin, Planning Ref.: SD21A/0108



Excerpt from Proposed Site Plan, 30 Earsfort View, Ronanstown, Planning Ref.: SD22A/0130



SIDE ELEVATION  
SCALE 1:100

Excerpt from Proposed Side Elevation, 30 Earsfort View, Ronanstown, Planning Ref.: SD22A/0130



1. (ctd.)

The proposed rear pedestrian access paths and gates to both No.64 and 64a (subject site) would provide an unwanted precedent for gated access points to rear gardens on public streets that also has the potential to significantly obstruct pedestrian safety on the footpath. The applicant is required to:

2. Omit the proposed rear pedestrian access gates on the southern boundary and provide for suitable bin storage to the existing house and to the proposed house.

The proposed rear pedestrian access paths and gates to both the existing and proposed houses have now been removed.

Bin storage to the existing house, no. 64, can continue to be via the garage or through new bin storage to the front of the house.

Bin storage for the new house, no. 64A, will be in the back garden with access via the new front-facing access gate and the new side alleyway.

We note that there are no front garden boundary walls on the street. It is proposed that the side access will be via the new access gate onto the public path to the south of the site. We are of the view that the revised proposal for the access gate location does not pose any hazard to pedestrians.

2. Surface Water:

Surface water run-off from the site must be limited to pre-developed greenfield run off rates by providing adequate surface water attenuation storage on site or alternatively managed via infiltration to ground. The applicant is required to:

1.1 Submit a report and a drawing clearly showing how surface water will be attenuated to pre-developed greenfield run off rates.

1.2 Submit a drawing in plan and cross-sectional view showing design details of proposed permeable paving.

1.3 Submit a report showing results of proposed percolation tests in accordance with BRE Digest 365 Standards.

A Surface Water Management Plan has been prepared and is enclosed.

The Proposed Drainage & Water Services drawing, drawing 1910 - PG - 1.15, has been updated to include the additional SuDS measures outlined in the plan and an additional drawing, 1910 - PG - 1.16, has been produced to show further details of some of the proposed SuDS measures.

We believe that this information adequately addresses the points above.

5. Water

The applicant is requested to:

1.1 Submit a drawing showing the distance between proposed development and the existing 100mm uPVC watermain south of site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size.

1.2 Submit a confirmation letter of feasibility from Irish Water to Water Services in South Dublin County Council for proposed development.

Reason: In the interest of public health and to ensure adequate water facilities.

Foul

The proposed development is approximately 0.2m from an existing 225mm public foul water sewer southwest of site. A minimum separation distance of 3m is required between foundation of proposed development and the outside diameter of existing 225mm foul water sewer.

The applicant is requested to:

2.1 Submit a revised drawing showing 3m setback distance of proposed development to existing 225mm foul sewer south west of site.

2.2 Submit a confirmation letter of feasibility from Irish Water to Water Services in South Dublin County Council for proposed development.

Reason: In the interest of public health and to ensure adequate waste water facilities.

Two 'Build Near' applications were submitted to Irish Water in recent months and both applications were approved. The second 'Build Near' application, ref. DIV23011, showed a house footprint matching that submitted originally in this planning application to S.D.C.C.

So permission has been granted by I.W. to build inside the standard separation zone from I.W. assets. The details agreed to by Irish Water are contained in the attached drawings 1910 – CT – IW202 & 203 as submitted in Build Near application ref. DIV23011. The letter of feasibility from I.W. is also attached.

Mitigating measures to prevent adverse effects on the nearby I.W. foul sewer and watermains are outlined in the above drawings, namely ensuring that all new foundations will be set at a level at or below the adjacent I.W. assets, that foundations will also be eccentrically-loaded, offset foundations where the building footprint passes closest to the foul line so as to increase the separation distance to the foul line and that any foundations encroaching within 1m separation from the foul line will be dug by hand to eliminate the risk of accidental damage to it during construction.

The consequence of the reduction made to the house footprint following S.D.C.C.'s R.A.I. are that the separation distances agreed to by Irish Water will either remain the same or increase (i.e. improve) at all locations.

We suggest that the above undertakings and the approval received from Irish Water adequately address any concerns regarding separation distances and adverse effects on the nearby foul sewer and watermain implicit in point 3. of the R.A.I. as included above.

We trust that the above is to your satisfaction. If you should have any queries please do not hesitate to contact me or my colleague Roger O'Dwyer.

Yours sincerely,



**Dáire Nolan, BEng. CEng MIEI. MBA**  
For & on behalf of  
iStruct Consulting Engineers