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Planning Department
South Dublin County Council
County Hall,
Tallaght,
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05-04-2023

ADDITIONAL INFORMATION

Re: Planning Reference: SD22A/0458– Joseph & Anne Maher

PERMISSION for Two storey detached four bedroom house with bedroom in the attic space to side of existing semi-detached house with connection into existing main foul sewer and upgrading of existing entrance to a combined entrance / driveway to access the proposed house and all associated site development works.

at 44A, Dodsborough Road & Meadowview Grove, Lucan, Co. Dublin

Dear Sir/Madam,

I am instructed by Joseph & Anne Maher to reply to your letter of 15/02/2023.

1. A.) The proposed house is set back from the 225mm public surface water sewer, please see attached map from Irish water showing the exact location of the pipe and the invert of the manhole. The foundation of the proposed house is more than 3m from the public surface water sewer, see enclosed site cross section showing the house foundation in relation to the 225m public surface water sewer along with the pipe invert level.

- B.) I enclose soakpit design calculations in accordance with BRE Digest 365-Soakway Design.

C & D. I enclose amended site layout drawing showing the following inclusion as per SuDS

- Planter boxes are included to the front elevation and rear elevation of the house and the Rainwater pipe discharge is direct into this with the overflow been discharged into the soakway.
- The front paving and the patio area paving is now proposed to be permeable paving.

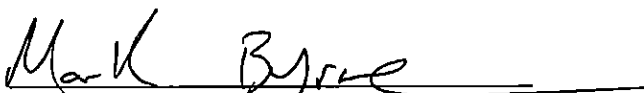
2. I enclose amended house design drawing addressing the two concerns set out below:

- The front elevation of the proposed house has now been setback to be in line with the front building line of the adjoining houses on Dodsborough Road.
- The proposed house ridge line and roof profile and gable orientation have now been amended to match the adjoining houses on Dodsborough Road.

3. I enclose drawing and photograph showing the existing boundary wall along Meadowview Grove. The enclose drawing showing the proposed 2m high boundary wall between the existing house no. 44 Dodsborough Road and the proposed house.

4. I enclose site layout drawing to scale 1:200 showing the new combined recessed entrance reduced in width to 3.5m wide vehicular entrance.

Yours faithfully,

A handwritten signature in black ink that reads "Mark Byrne". The signature is written in a cursive style and is positioned above a horizontal line.

Mark Byrne MIEI
BYRNE Engineering Services.