

McGILLEN DESIGN SERVICES

Planning & Project Management

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Reply to Additional Information Request
Planning Reference: SD22B/0403

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



Re: Planning Permission sought by Mr. Peter Lawlor for development at Mountpelier, Bohernabreena, Dublin 24
Planning Reference: SD22B/0403

Dear Sir/Madam,

Please find enclosed six copies of Additional Information as requested in respect of the above planning application.

Item 1:

The proposed development is reduced in height to accommodate a single storey extension with the proposed extension fully behind the existing dwelling. Furthermore, the aluminium cladding to external wall is omitted and shall be replaced by a natural stone facing to match that on existing dwelling as requested in Item 1.

A revised Landscape Plan is included addressing the issues as requested.

Note: No changes are proposed to existing front boundary wall or existing access - south side.

The existing road boundary and access to south are in compliance with conditions attached to Permissions granted under Register Reference SD11A/0024, SD13A/0252 and SD19A/0276. See enclosed photographs and Site Layout Plan of existing front south boundary and access.

See Report prepared by Patrick Joyce Associates, Consulting Engineers addressing the requirements of EPA's Code of Practice for Domestic Wastewater Treatment Systems, including a Map showing well locations.

Item 2:

The proposed single storey extension is positioned and sited in its entirety to the rear of the existing private family home of applicant. The masking of proposed extension and its siting is in keeping with existing dwelling. Taken in conjunction with Revised Landscape Plan and natural stone external finish, I am satisfied that Chapter 12.6.9 (Rural Housing Design) of the South Dublin County Development Plan 2022 – 2028 is fully addressed.

Item3:

See Report prepared by Patrick Joyce Associates, Consulting Engineers in conjunction with Report prepared by Gwen Tierney of Landmark Design and Consultancy Limited addressing all items in relation to Item 3.

Item 4:

A Landscape Plan prepared by Gwen Tierney of Landmark Design and Consultancy Limited is enclosed demonstrating compliance with the Green Infrastructure Strategy as requested in Item 4.

Yours sincerely,

Peter McGillen, BSc. Dip Arch

List of Enclosed Documents:

Drawing No. PP001: Site Layout Plan
Drawing No. PP002: Proposed Floor Plan
Drawing No. PP003: Proposed Elevations
Drawing No. PP004: Proposed Elevations & Section A-A
Drawing No. PP005: First Floor Plan
Drawing No. PP006: South Elevation (Unchanged)
Drawing No. PP/23/10: Site Section A-A
Surface Water Drainage Report – Patrick Joyce Associates
Wastewater Treatment System Report – Patrick Joyce Associates
Photographs of Front Boundary & Entrance
Landscape Design Proposals - Landmark Design & Consultancy Ltd
SuDS Management Plan – Patrick Joyce Associates