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04th May 2023



Ref: Additional Information Response Ref: SD22B/0533

To whom it may concern;

Please find with this cover letter our considered response to the Additional Information request reference SD22B/0533.

1. *The applicant is requested to provide a clear layout plan showing the house, any extensions, terrace and the location and length of the wall. Revised elevations / sections should also be provided as necessary.*

Response:

See drawing number 21-BI-RFI-0002

As is good practice the applicant has provided universal level access from the house to the terrace. The existing levels leave the terrace of approx. 4050mm from the house & circa 475mm above the garden level. It is assumed that the neighbouring property garden level is close to this level also. To ensure privacy to the adjoining neighbour the applicant has, for the extent of the terrace built the garden wall circa 2050mm (closest block dimension) above terrace level. This leaves approx. 2500mm from garden level for this section of wall. Once the privacy matter is not an issue i.e. at garden level the wall returns to circa 1.8m.

2. *The applicant is requested to provide revised plan / elevations which indicate the boundary walls and gates at vehicle access points are limited to a maximum height of 0.9m, and any boundary pillars are limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*

Response:

See drawing number 21-BI-RFI-0101 & NRB consulting Engineers report

The applicant proposes to reduce the wall to the front down to 1.05m in line with Traffic Engineers recommendations.



RIAI Member No. 20317

3. The applicant is requested to provide a green infrastructure plan indicating the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting. Any GI removed to accommodate the walls for retention should be clearly set out. If there is any loss, mitigation should be proposed.

Response:

See drawing number 21-BI-RFI-0002

Historically there were hedgerows acting as boundary treatment on all 3 sides of the applicant's garden. As you will see from the picture below these were low level on one side and there were gaps along all sides in places and did not provide the applicant with suitable security. The applicant also has a Great Dane dog which is a very large breed and would have no problem getting through the hedgerows as they were. Aside from this the hedgerows were removed to facilitate the construction of the garden walls, but once this application has been resolved the applicant plans to reinstate hedgerows along the boundaries in side their property. The applicant shall overtime be creating a fully landscaped garden that will surpass the previous Green Infrastructure provided. Circa 75% of the applicant's rear garden shall be soft landscaping.



If you require clarification, please do not hesitate to contact me on 0877579329.

Regards,


Graham McNevin MR/AL/PSDP
0877579329