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**DOCUMENT: ADDITIONAL INFORMATION RESPONSE – SD22A / 0466**

**PROJECT: RESIDENTIAL DEVELOPMENT AT 124 TEMPLEVILLE DRIVE, TEMPLEOGUE**

**DATE: JULY 2023**

**REVISION: 0**

**Development:** Demolition of an existing single storey plus dormer three bedroom dwelling house and the construction of four two storey three bedroom semi-detached dwellings; Three separate vehicular accesses are to be created off Templeville Drive with one to the south and two to east of the site with all ancillary site works and landscaping.

**Address:** 124, Templeville Drive, Templeogue, Dublin 6W

**Applicant:** Barry & Susanne Coleman

**Land Use Planning & Transportation**

**08 Aug 2023**

**South Dublin County Council**

The following response seeks to address the queries and concerns raised by South Dublin County Council on 22-Feb-2023 in relation to planning application reference SD22A/0466. We have itemised the queries in the order presented by South Dublin County Council and responded to each on an individual basis. We would also note that we have attempted to discuss the contents of the unattached with South Dublin County Council in advance of submission, but due to time constraints have been unsuccessful to date. However, if any further queries are raised within the responses as outlined below we would be more than happy to review and discuss these either in person or remotely.

1. **The planning authority has concerns with the room measurement and sizes on the submitted drawings, they do not appear to correlate correctly. The planning authority also notes anomalies with regards to private open space measurements.**

The applicant is requested to submit a full suite of revised drawings to be in compliance with the Planning and Development Regulations and accurately depicting all measurements, to include:

(i) clearly and indicatively outline how dwelling 1, 2 and 3 meets the South Dublin County Council Development Plan (2022 – 2028) Table 3.20: Minimum Standards for Housing in the Private Open Space of 60 sq.m

**RESPONSE**

Please see attached marked up version of drawing No. 006 which indicates the combined private open space provision for each house including both rear patio space and garden and how they meet the minimum standards of 60sq.m. We would note that each house has the following private open space:

- House 1 – 66.1m<sup>2</sup>
- House 2 – 63.0m<sup>2</sup>
- House 3 – 60.2m<sup>2</sup>
- House 4 – 77.8m<sup>2</sup>
- Average – 66.8m<sup>2</sup>

(ii) individual living room / kitchen / bedroom / storage room sizes and that they meet the standards as per the Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

**RESPONSE**

Please see attached drawing no. 028 which indicates the minimum area and width standards as outlined in Quality Housing for Sustainable Communities. We would note that each house achieves the following, as outlined in the aforementioned document:

| DWELLING TYPE            | TARGET GROSS FLOOR AREA | MINIMUM MAIN LIVING ROOM | AGGREGATE LIVING AREA | AGGREGATE BEDROOM AREA | STORAGE     |
|--------------------------|-------------------------|--------------------------|-----------------------|------------------------|-------------|
| 3BED/5P House (2 storey) | 92                      | 13                       | 34                    | 32                     | 5           |
| House 1                  | 119 (+27)               | 17.9 (+4.9)              | 35.8 (+1.8)           | 34.6 (+2.6)            | 13.4 (+8.4) |
| House 2                  | 120 (+28)               | 19.4 (+6.4)              | 36.9 (+2.9)           | 34.2 (+2.2)            | 13.4 (+8.4) |
| House 3                  | 119 (+27)               | 17.9 (+4.9)              | 35.8 (+1.8)           | 35.2 (+3.2)            | 13.4 (+8.4) |
| House 4                  | 118 (+26)               | 17.9 (+4.9)              | 35.8 (+1.8)           | 35.5 (+3.5)            | 13.4 (+8.4) |

|                     | House 1      | House 2      | House 3      | House 4      |
|---------------------|--------------|--------------|--------------|--------------|
| Main Living Room    | 7.3 (+0.2)   | 7.3 (+0.2)   | 7.3 (+0.2)   | 7.3 (+0.2)   |
| Bedroom (each)      | 13.5 (+2.1)  | 13.5 (+2.1)  | 13.5 (+2.1)  | 13.5 (+2.1)  |
| Kitchen             | 13.8 (+0.8)  | 13.5 (+0.5)  | 14.4 (+1.4)  | 14.7 (+1.7)  |
| Storage Room        | 4.1 (+0.3)   | 4.1 (+0.3)   | 4.1 (+0.3)   | 4.1 (+0.3)   |
| Storage Room (each) | 3.19 (+0.39) | 3.19 (+0.39) | 3.19 (+0.39) | 3.19 (+0.39) |
| Storage Room (each) | 2.7 (+0.6)   | 2.7 (+0.6)   | 2.7 (+0.6)   | 2.7 (+0.6)   |

2. **1. From the Entrance & Parking layout at Southern entrance the applicant is required to submit the following: - AutoTRAK analysis showing safe vehicular access/egress - Including for cars egressing & heading east along Templeville Drive - Radius dimension of internal grass verge - Proposed vehicular entrance width - Car park space dimensions (note sizes vary on submitted layout) - Dimension between the carpark spaces (East – West) - Bin collection details (narrow laneway widths to be dimensioned at all offsets)**

**RESPONSE**

Please see attached AutoTRAK Drawing for houses 1 and 2 as prepared by Coyle Civil & Structural

3. **From the Entrances on the Eastern side, the applicant is required to submit the following: - AutoTRAK analysis showing safe vehicular access/egress - Proposed road-marking alterations - Proposed vehicular entrance widths - Car park space dimensions (note sizes vary on submitted layout) - Dimension between the carpark spaces (East – West) - Bin collection details (narrow gate widths to be dimensioned)**

**RESPONSE**

Please see attached AutoTRAK Drawing for houses 3 and 4 as prepared by Coyle Civil & Structural

4. **The overall design approach taken for the dwelling(s) is considered acceptable in built form; however visually, the proposed colours of brick/render finishes to the dwellings does not respond to the surrounding environment and revisions are requested for colours more in keeping with the surrounding environment.**

**RESPONSE**

Please see attached amended elevational drawings (012, 013, 015, 017, 019, 020, 022 and 026) which look to incorporate a plaster finish to the main body of each house in response to the surrounding environment. However, the projecting masses of each home have retained a brick cladding in order to reduce the bulk and scale of a uniform materiality, again more in keeping with the surrounding context. In relation to the brick and render finishes we would be happy to agree the exact specifications for these post planning if that is acceptable to South Dublin County Council.

5. **The applicant is requested to examine options for reducing potential overlooking of the rear garden of 126 Templeville Drive from the double bedrooms to the rear of the first floor of houses 3 and 4. One option around this might include the reduction in the size of the ope and provision of supplemental light by way of a rooflight.**

**RESPONSE**

Please see attached amended plan and elevational drawings (019, 020 and 022) which have significantly reduced the size of the proposed window to the first floor bedrooms in all four dwellings. In tandem with this a roof light has been installed within the room to aid with natural light levels and create a point of interest within the room. We would also note that if these proposed measures remain a concern to South Dublin County Council, we would be happy to look at alternatives including the angling of these rear windows in a similar manner to those on the front elevation.

6. **1. Landscape Design Proposals There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:**

**i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.**

**RESPONSE**

Please see attached Landscape Design Rationale as prepared by Landscape Design Services

**ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.**

**RESPONSE**

Please see attached Planting Plan as prepared by Landscape Design Services

**iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.**

**RESPONSE**

Please see attached Landscape Plan as prepared by Landscape Design Services

**iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site**

**RESPONSE**

Please see attached Green Infrastructure Plan Rationale as prepared by Landscape Design Services

**v. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development**

**RESPONSE**

Please see attached Landscape Plan as prepared by Landscape Design Services

**vi. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.**

**RESPONSE**

Please see attached Green Infrastructure Plan as prepared by Landscape Design Services

**2. Sustainable Drainage Systems**

**(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.**

**RESPONSE**

Please see attached Drainage Report as prepared by Coyle Civil and Structural

**(B) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.**

**RESPONSE**

Please see attached Drainage Report as prepared by Coyle Civil and Structural

**(C) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.**

**RESPONSE**

Please see attached Drainage Report as prepared by Coyle Civil and Structural

**(D) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.**

**RESPONSE**

Please see attached Drainage Report as prepared by Coyle Civil and Structural

**(E) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m3 . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m2 are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.**

**RESPONSE**

Please see attached Drainage Report as prepared by Coyle Civil and Structural

**3. Green Infrastructure The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:**

**(a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.**

**RESPONSE**

Please see attached Green Infrastructure Plan as prepared by Landscape Design Services

**4. Boundary Treatment The applicant is requested to submit elevation drawings specifying the proposed boundary treatment to the front of the site.**

**RESPONSE**

Please see attached Boundary Treatment Plan as prepared by Landscape Design Services

- 7. The proposed development is directly over an existing 450mm surface water sewer. A minimum setback distance of 4.5m to the outside diameter surface water sewer is required to access pipe for maintenance purposes. The 450mm surface water pipe is there to convey surface water from a previous stream. (i) The applicant is requested to submit a proposal that will overcome the concerns of the SDCC Water Services Department in relation to the existing 450mm surface water sewer. Note: prior to submitting the AI response it is recommended to contact the Surface Water Drainage Department Directly.**

**RESPONSE**

Please see attached Drainage Report and Layout as prepared by Coyle Civil and Structural. We would like to note that contact was made with Mr. Brian Harkin, Surface Water Drainage Department of South Dublin City Council in April 2023. The conversation was entirely without merit as Mr. Harkin refused to engage in proactive or meaningful discussion in any way whatsoever.

We re-iterated that the existing pipe was entirely redundant and that was evidenced via the CCTV survey information as submitted with the application, Mr. Harkin refused to consider or enter into any form of even base conversation regarding this. We posited that there is no historical basis for the assumption on Mr. Harkin's part that this pipe was ever used for the flow or transfer of surface water and furthermore the historical evidence supports that this feature was only ever an agricultural ditch on the original Calderwood Estate as evidenced from the historical Ordnance Survey maps.

Furthermore, when attempting to discuss the previously consented diversion of the pipe (by Mr. Ronan Toft of the same Department in assessing a previous application for the site) Mr. Harkin refused to accept that any version of that proposal would be acceptable to South Dublin County Council and that the only

acceptable proposal to the Council was for a 4.5m way leave both sides of the pipe offset from the outer circumference of the pipe itself. That meaning a sterilisation of the site of a 9.45m wide tract of land to allow for the alleged future maintenance of what is redundant pipe that has no connection or discharge capacity and has never been maintained and can never be accessed beyond our clients site due to the fact that it is built over with significant structures further along the line.

Mr. Harkin refused point blank to discuss the proposed application and refused to have any further conversations on the matter as his point of view would not change.

Therefore, in order to address the issue of future maintenance which appears to be the only area of concern regarding the pipe itself, Coyle Civil & Structural have proposed an engineered solution whereby a box culvert is laid along the section adjacent to House No. 4 which will allow South Dublin County Council to easily access the line in the future without the need for a 9.45m wide wayleave through the site for large excavators, deep trenches, etc.

We would ask South Dublin County Council Planning Department to view this proposal in the context of the ongoing Housing Crisis, the need to deliver sustainable housing within established communities and in summary to look beyond what we believe to be the independent views of Mr. Brian Harkin.

**(i) The applicant is requested to submit a Confirmation Letter of Feasibility from Irish Water for proposed development to SDCC (South Dublin County Council) Planning Authority. (ii) The applicant is requested to submit Confirmation Letter of Feasibility from Irish Water for proposed development to SDCC Planning Authority.**

#### **RESPONSE**

Please see attached Pre-Connection Application Form as submitted to Irish Water.

#### **SUMMARY**

We would like to believe that the foregoing and attached demonstrates our applicants serious intent and best endeavours to address the concerns raised by South Dublin County Council in assessing this application. In summary, we feel the proposal is robust and strikes the appropriate balance between protection of existing residential amenities whilst delivering much needed homes within the existing community.

The only issue that we have been unable to resolve through no fault of the applicant is the position adopted by South Dublin County Council Surface Water Department regarding the redundant culvert that crosses the site. As such, we would request the Planning Department view this proposal in the spirit with which it is intended, that being to deliver high quality family homes within an established neighbourhood by replacing an existing poorly performing dwelling.

If there are any further questions / queries arising from the assessment of this application we would be more than happy to discuss them.

Your sincerely,



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