

## NOTIFICATION OF REQUEST FOR CLARIFICATION OF FURTHER INFORMATION

D26A/0408/WEB

10, Carysfort Downs, Stillorgan, Co Dublin, A94X544

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21 August 2026

### 1. INTRODUCTION

I am a registered consulting structural engineer and have been retained by the owner Aidan O'Mahony to design and oversee the structural works for the extension and renovation of no 10 Carysfort Avenue. This report forms a Clarification of Further Information Submission to the Retention Planning Application D26A/0408/WEB and adds to a previous Further Information submission. The purpose of this report is to provide a clear and and detailed justification for the demolition of the original dwelling.

No 10 Carysfort Downs is a detached house that forms part of an estate that was built in the early 1980's. The construction is typical of its time; masonry walls with a cavity of 50mm with a block inner leaf and brick or block outer leaf with wall ties. A section of wall was composed of 9 inch solid block with clay tiles to the exterior. The roof is a cut timber roof with concrete tile.

### 2. EXISTING DWELLING CONDITION

Prior to the works commencing, there was no evidence of any major structural defects. The house was in need of refurbishment, upgrading of services, energy upgrade and alternations and extensions to make it suitable to contemporary family life. The planning application D25B/0641/WEB which was granted permission sought permission to apply external insulation to the existing dwelling, make alterations to the internal layout and add dormer extensions. This work commenced in May 2026. However, during works, when the existing house was stripped and alterations made to the roof, a number of serious defects were uncovered. The most serious of these was that the mortar bond was weak and severely compromised the structural integrity of the dwelling. An email was sent to the owner Aidan O'Mahony after a site inspection was carried out on the 12th May 2026 which outlined the structural defects observed and possible remedial action. The email concluded that, ultimately, as no remedial solution would allow the structural integrity of the existing dwelling was deemed to be structurally unsound, the only course of action was to demolish the structure and rebuild it. For safety reasons, it was demolished immediately. The bricks and roof tiles were salvaged for re-use in the rebuild house, see [Appendix A](#). These are currently stored on site.

The contents of the email and its findings were reformatted into a letter dated 15 July 2026 which formed a submission for Further Information to D26A/0408/WEB.

### 3. DEFECTIVE MORTAR

As described above, the primary defect uncovered in the structure was that the mortar bond had failed. In simple terms, the blocks and bricks did not adhere to each other. They could be easily removed from the walls by hand, the entire walls flexed or wobbled and this can be seen in this [video](#) taken at first floor. This failure was extensive and observed on both floors on all external walls. Please refer to photographs in [Appendix B](#)

There are number of reasons why the mortar may be defective, incorrect additives may have been added, the cement content may be too low or it may have begun to set prior to being applied. Laboratory testing could be arranged to determine its material properties, its composition and strength but this is an expensive and time consuming process. The existing garage on site also contains mortar which is similarly weak.

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## 5. REMEDIAL SOLUTIONS CONSIDERED

As outlined in my letter dated 15 July 2026 which was submitted as part of a Further Information Request, a number of remedial solutions were discussed with the owner, the contractor and the architect. A combination of measures as follows were considered to restore the structural integrity of the walls

- 1) A steel frame which would support the intermediate floors and roof could be built inside of the existing walls. This would allow the walls to be fixed to this frame, thus providing stability to them and removing the load of the floor and walls. Problems with this approach included the fact that blocks could be dislodged in installing fixings and sections of walls would still remain that were unsupported. Placing the steel could result in walls being hit and their collapse. This measure would also be costly and compromise room size.
- 2) Additional wall ties could strengthen the wall panels- however, there was a risk in fitting the ties that the blocks or bricks could be dislodged or walls collapse.
- 3) The walls could be rendered (plastered) internally and / or externally with a reinforced cement render to bond the blocks and brick together. However, the effectiveness of this action would be difficult to ascertain.
- 4) Replace some walls panels entirely. This would still leave sections of walls that would be compromised.

Ultimately, even with the above measures implemented, the structural integrity of the walls could not be guaranteed and I recommended its demolition and re-building.

## 6. DEMOLITION

For safety reasons, the structure had to be demolished immediately as the intermediate floor and a section of the roof had been removed prior to the discovery of the failed mortar. This meant that there was reduced lateral support for the walls and strong winds could potentially cause the collapse of the house.

A retention application was made by RMA Architects on the 3rd June 2026 D26A/0408/WEB for the rebuilding to match the previous structure exactly, re-using the salvaged bricks and roof tiles.

## **7. SUMMARY**

The demolition of no 10 Carysfort Downs affords the owner no betterment as the house is to be replaced to match the previous house. This comes at considerable cost and adds to the duration of the construction. The decision to demolish the house was carefully considered and not taken lightly. It was not possible to obtain the necessary statutory consent due to the safety risk of retaining the compromised structure.

I trust the above additional information addresses the points raised in this Request for Further Information and we look forward to a successful resolution of this matter so the owner can return to their home.

**Hugh Stones**

**21 August 2026**

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*See Appendices Overleaf*

## APPENDIX A

*Salvaged brick and tile on stored on site*



## APPENDIX B



*Original house wall construction showing cavity wall present 12 May 2016*



*Original house - stripped for refurbishment 12 May 2016*



*Original house - stripped for refurbishment 12 May 2016*