



MCGRANE & PARTNERS ARCHITECTS

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

Re: For the retention of the existing 2no. apartments previously used as a two storey retail premises, comprising a 1no. 1 bedroom apartment at ground floor level and a 1no. 2 bedroom apartment at first floor level. Planning permission is sought for internal amendments and minor elevational alterations at first floor level to the southern and western elevations along with proposed new bin storage, bicycle parking and all other ancillary site development works at Millstone House, Old Nangor Road, Clondalkin, Dublin 22 for Mr. Conor Broderick.

On behalf of Mr. Conor Broderick, we submit this Planning and Retention Application as described above and we enclose the following documents:

- 1 no copy of this planning letter.
- 1 no copy of the completed planning application form.
- 1 no cheque to the sum of €424.00 The components of the application fee are calculated as follows:
 - Class 1: Provision of a dwelling (Retention) (€195.00 x 2)
 - Class 2(a): Alterations to a Dwelling (€34.00)
- 6 no copies of the site notice erected on the 21st May 2021 which has been erected at the location identified on the attached site location map.
- 1 no original and 5 copies of statutory newspaper notice published in the Irish Daily Star on the 21st May 2021
- 6 no copies of the following drawings prepared by McGrane & Partners Architects

Drawing No:	Title	Scale
2110 PD01	Site Location Map	1:1000
2110 PD02	Site Layout Plan	1:200
2110 PD03	Existing Floor Plans & Section	1:100
2110 PD04	Proposed Floor Plans & Sections	1:100

Our client recently acquired this property and has been tasked with rectifying the inherited issues associated with the property. The buildings was previously used as a retail unit and had been converted into 2no. apartments without the proper planning permission. A regularisation fire certificate and disabled access certification will also be required upon receipt of a favourable decision by the planning authority but, from inspection the appropriate works for apartment accommodation has previously been carried out to an appropriate standard in our opinion.

We propose a number of internal alterations, mainly to the first floor apartment and some minor external alterations to south and west elevations in order, we trust, to satisfy the planning authority and the residential amenity requirements.

The current zoning is "Objective Res" "To protect and/or improve residential amenity" in South Dublin County Development Plan 2016-2022.

Apartment sizes:

The one bedroom apartment at ground floor level and the two bedroom apartment at first floor level are consistent with Table 11.21 Minimum Space Standards for Apartment's. The Retention proposed development are also consistent with the Development Plan provisions and comply with the Design Standards for New Apartments March 2018. For a one-bedroom apartment it must have an overall minimum floor area of 45sq.m. and for two bedroom apartment it must have an overall minimum floor area of 73sq.m.

Apartment 1 (Ground Floor) one bedroom apartment has a minimum floor area of approximately 63.0sq.m, which complies.

Apartment 2 (First Floor) which is a two bedroom apartment has a minimum floor area of approximately 73.0sq.m, which also complies

Private amenity space:

To comply with the Design Standards for New Apartments March 2018 a one-bedroom apartment must have a minimum area of private amenity space of 5sq.m and two bedroom requires 7sq.m.

Apartment 1 (Ground Floor) apartment has minimum private amenity space of approximately 19.3sq.m which complies.

Apartment 2 (First Floor) apartment has minimum private amenity space of approximately 8.6sq.m which complies.

Storage:

To comply with the Design Standards for New Apartments March 2018 where the minimum storage required for a one-bedroom apartment is 3sq.m and 6sqm. for a two bedroom.

Apartment 1 (Ground Floor) apartment has minimum storage space of approximately 3.4sq.m, which complies.

Apartment 2 (First Floor) apartment has storage space of approximately 6.4sq.m, which also complies.

Refuse Storage Facilities:

We propose to provide a new secure bin storage unit for 2no. bins (1no. for each apartment).

Access and Parking:

Existing allocated carparking is located on the opposite side of the road for the site as indicated on the site layout plan. The provisions under section 4.27 of the 2018 Apartment guidelines, whereby car parking standards may be relaxed for small infill schemes, we trust will be considered in this instance. Section 11.3.2 (iv) of the County Development Plan 2016-2022 also provides for the relaxation of standards that relate to *inter alia*, car parking in the case of proposals for the change of use to residential on upper floors.

A public car park is located within 100m to the rear and the non-provision of dedicated onsite car parking may also be considered acceptable in this instance, having regard to the provisions under the 2018 Guidelines and Section 11.3.2 (iv) of the current County Development Plan.

We have also proposed to provided 2no. secure bicycle spaces to the front of the property.

Compliance with Part V:

A Certificate of Exemption under Section 97 of the Planning and Development Act, 2000 (as amended) has been submitted to the planning authority and we currently await their approval.

We are of the opinion that these proposed units now meet with all the standards set out in the Sustainable Residential Development in Urban Areas Design requirements in conjunction with all other relevant standards sought by the planning authority and we look forward to a favourable decision in due course.

Yours faithfully



Rory Kissane
McGrane & Partners Architects