

Cover Letter

South Dublin County Council
County Hall
Town Centre
Tallaght
Dublin 24



Ref: Planning application for:

Billy Palmer

At the following address:

The Villa, Blessington Road, Saggart, Co.Dublin, D24DA37

Dear Sir/ Madam,

My client (The Applicant), Mr Billy Palmer, is in the process of purchasing the property at the above address and is applying for retention and permission with the consent of the owner.

The existing house was built as a family home and it is Mr Palmer's intent to sub-divide the house, subject to permission, in order to provide 4 No. apartments. The size of the house and site as a family home does not fit with the surrounding developments and we feel that the provision of 4 No. 1 and 2 bedroom apartments is more suited to the area.

The design of the apartments was completed with Dept. of Housing, Planning and Local Govt. guidelines in mind which we have summarised below.

1. Location

The area local to the subject site is the Citywest area and we feel that this development is very much in line with the requirements for this locality.

2. Future Housing Need

There is a clear need for 1-2 bedroom apartments that can be overlooked in some developments. The addition of these 4 homes to the area is certainly a positive move and a better alternative to a large out of place family home.

3. Housing Mix

We propose to have 3 x 1 bed and 1 x 2 bed apartments as outlined in the attached Apartment Schedule.

4. Building Design

As the building is pre-existing there is no comment to be made in this regard.

5. Floor Areas

Apt #	Apartment Area	% Above Minimum	Number of Bedrooms
Apt 1	56.60m ²	26	1
Apt 2	56.60m ²	26	1
Apt 3	56.60m ²	26	1
Apt 4	67.45m ²	1	2

6. Dual Aspect

The 4 proposed apartments are designed to have 3 external walls. The nature of the development means that none of the apartments are single aspect.

7. Floor to Ceiling Height

The height of 2.5m on each floor exceeds the minimum of 2.4m.

8. Lift and Stair Core

The stair core designed is sufficient to serve the 4 apartments as shown.

9a. Internal Storage

The minimum requirements for internal storage have been exceeded as shown on the drawings and apartment schedule.

9b. External Storage

Separate sheds will be provided for each apartment for the storage of garden tools and bulky items.

10. Private amenity space.

The provision of balconies at first floor level and the availability of external garden space will provide more than enough private amenity space for the residents. Private gardens can be added if required as the large site will accommodate any future requirements in this regard.

11. Security

Security cameras and monitoring will be handled by the management company should this development go ahead. Keypad/ electronic gate entry would be introduced as well as a secure vehicular and pedestrian entrance to the rear site. The intent is to ensure residents do not have the use of this rear site.

12. Communal Facilities

Access The circulation areas are wide and designed to give the best possible accessibility. Doors sizes and lobbies have been designed with Part M regulations in mind.

Communal Storage A 7m² internal storage space has been provided at ground floor. This secure storage area will be shared by all residents.

Refuse Storage

A dedicated bin storage shed has been included in the design. The management will enter into a contract with a waste collection service provider to ensure the development is well served in this regard.

Communal Amenity Space

The size of the site means that there is ample external space for the residents. The inclusion of a communal garden will support the social interaction of residents and encourage the use of the outdoor space. A children's play area could be added if required and the site has space for wild flower planting, vegetable growing and gardening.

Bicycle Parking

A dedicated, secure bicycle storage shed for 6-8 bikes will be provided.

Car Parking

6 Car parking spaces are proposed although the site will support more if required. One Disable Parking Space is shown and an electric vehicle charging point is suggested.

Thank you for your consideration of this application. Both myself (agent) and the applicant are available to discuss any aspect of this application at your convenience.

Yours Sincerely

Shaun McMahon (Agent)

