

PLANNING:  
CLARIFICATION OF  
ADDITIONAL INFORMATION

SOUTH DUBLIN COUNTY COUNCIL

NOVEMBER 2021

**PROPOSED RESIDENTIAL DEVELOPMENT**  
AT THE FORMER FILLING STATION,  
NUTGROVE AVE, RATHFARNHAM DUBLIN 14

# horan rainsford architects

## CLARIFICATION OF ADDITIONAL INFORMATION:

PROPOSED RESIDENTIAL DEVELOPMENT OF THE FORMER FILLING STATION,  
NUTGROVE AVE, RATHFARNHAM DUBLIN 14

Drawings included within A3 drawing booklet:

<u>Site Drawings:</u>	scale	Size	No. Copies
403-CAI-00-05	1:500	A3	6
403-CAI-00-06	1:250	A3	6

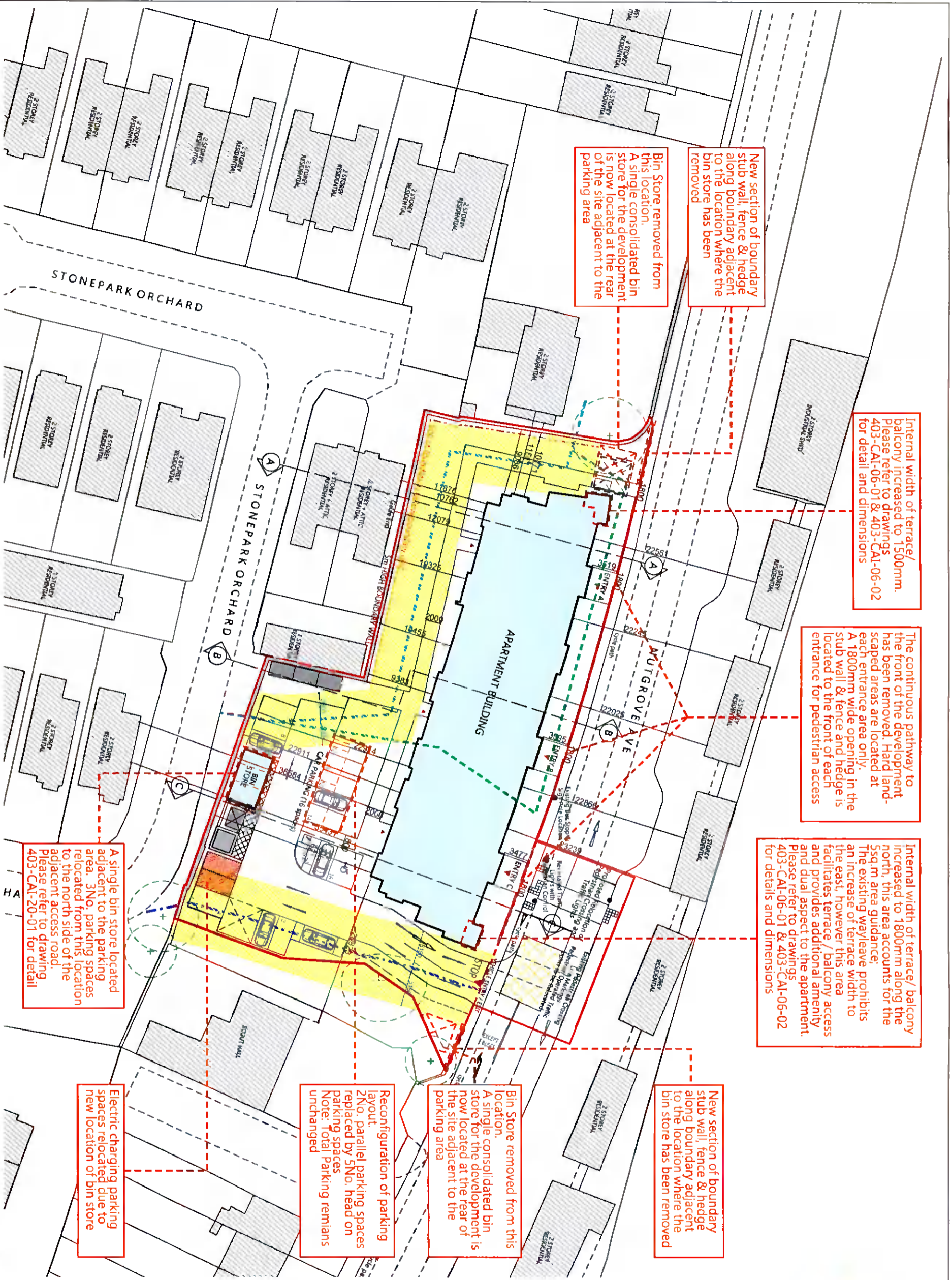
<u>Floor Plans:</u>	scale	Size	No. Copies
403-CAI-02-00	1:200	A3	6
403-CAI-02-01	1:200	A3	6
403-CAI-02-02	1:200	A3	6

<u>Elevations:</u>	scale	Size	No. Copies
403-CAI-04-00	1:400	A3	6
403-CAI-04-01	1:200	A3	6
403-CAI-04-02	1:200	A3	6

<u>Sections:</u>	scale	Size	No. Copies
403-CAI-05-00	1:200	A3	6
403-CAI-05-01	1:200	A3	6

<u>Detail Plans:</u>	scale	Size	No. Copies
403-CAI-06-01	1:100	A3	6
403-CAI-06-02	1:100	A3	6

<u>Typical Materials and Detail Drawings:</u>	scale	Size	No. Copies
403-CAI-20-01	1:50	A3	6



Internal width of terrace/ balcony increased to 1500mm. Please refer to drawings 403-CAL-06-01 & 403-CAL-06-02 for detail and dimensions

The continuous pathway to the front of the development has been removed. Hard landscaped areas are located at each entrance area only. A 1800mm wide opening in the stub wall & fence and hedge is located to the front of each entrance for pedestrian access

Internal width of terrace/ balcony increased to 1800mm along the north, this area accounts for the 5sq.m area guidance. The existing wayleave prohibits an increase of terrace width to the east, however this area facilitates terrace/ balcony access and provides additional amenity and dual aspect to the apartment. Please refer to drawings 403-CAL-06-01 & 403-CAL-06-02 for details and dimensions

New section of boundary stub wall, fence & hedge along boundary adjacent to the location where the bin store has been removed

Bin Store removed from this location. A single consolidated bin store for the development is now located at the rear of the site adjacent to the parking area

Bin Store removed from this location. A single consolidated bin store for the development is now located at the rear of the site adjacent to the parking area

Reconfiguration of parking layout. 2 No. parallel parking spaces replaced by 5 No. head on parking spaces. Note: Total Parking remains unchanged

Electric charging parking spaces relocated due to new location of bin store

A single bin store located adjacent to the parking area. 3 No. parking spaces relocated from this location to the north side of the adjacent access road. Please refer to drawing 403-CAL-20-01 for detail

**NOTE:**  
Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text

DATE	REV.	DETAILS

Commencement of Stage: June 2021 Drawn by: bc Checked: sh OS licence no.: AR 0106321 OS map ref. no.: 3391-09 3391-04 relative to OS datum	<b>PROJECT:</b> Proposed Residential Development at the former filling station, Nutgrove Avenue, Rathfarnham Dublin 14 <b>STAGE:</b> PLANNING CLARIFICATION OF ADDITIONAL INFORMATION <b>DRAWING:</b> Site Layout Plan with Schedule & Legend DWG No.: 403-CAL-00-05 Rev.: SCAL E@A3 1:500
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**SCHEDULE**

APARTMENT TYPES	Count	Percentage
8 No. 1 Bed (2 Person)	1	29%
4 No. 2 Bed (3 Person)	1	14%
13 No. 2 Bed (4 Person)	1	46%
3 No. 3 Bed (5 Person)	1	11%
<b>TOTAL NO. APARTMENTS</b>	<b>1</b>	<b>28</b>

**OVERALL AREA**

Gross Floor Area	1 2,640 sq.m
Site Area	1 0,2821 ha
Site Area (In Ownership of Applicant)	1 0,0326 ha
Site Area (Outside of Ownership but inclusive of Works)	

**CAR PARKING**

Standard spaces	1 13 spaces
Accessible spaces	1 1 space
Electric charging standard	1 2 spaces
<b>TOTAL NO. CAR PARKING</b>	<b>1 16 spaces</b>
Motorcycle parking	1 2 spaces

**BICYCLE PARKING**

Long stay spaces	1 48 spaces
Short stay spaces	1 14 spaces
<b>TOTAL BICYCLE PARKING</b>	<b>1 62 spaces</b>

**LEGEND**

- Work-leave
- Existing Water Main (Retained in existing position)
- Diverted Surface Water Main
- Existing Surface Water Main to be removed & replaced by diverted water main
- Electric charging parking spaces
- Site Boundary - In Ownership of Applicant
- Site Boundary - Inclusive of Works to the Site

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**RIAI**



Bin Store removed from this location.  
A single consolidated bin store for the development is now located at the rear of the site adjacent to the parking area

Internal width of terrace increased to 1500mm. Please refer to drawing 403-CAL-06-02 for detail and dimensions

A single bin store located adjacent to the parking area. 3NO. parking spaces relocated from this location to the north side of the adjacent access road. Please refer to drawing 403-CAL-20-01 for detail

Internal width of terrace increased to 1800mm along the north, this area accounts for the 5sq.m area guidance. The existing wayleave prohibits an increase of terrace width to the east, however this area facilitates terrace access and provides additional amenity and dual aspect to the apartment. Please refer to drawing 403-CAL-06-02 for detail and dimensions

Bin Store removed from this location.  
A single consolidated bin store for the development is now located at the rear of the site adjacent to the parking area

Reconfiguration of parking layout  
2NO parallel parking spaces replaced by 5NO head on parking spaces.  
Total parking remains unchanged

Electric charging parking spaces relocated due to new location of bin store

Site Layout / Ground Floor Plan  
Overall site  
1:250

**NOTE**  
Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text

DATE	REV.	DETAILS

<p>--- Site Boundary - In Ownership of Applicant</p> <p>--- Site Boundary - Inclusive of Works to the Site</p> <p>--- Wayleave</p>	<p>Commencement of Stage: June 2021</p> <p>Drawn by: bc</p> <p>Checked: th</p> <p>OS licence no.: AR 0108321</p> <p>OS map ref. no.: 3391-09, 3391-04</p> <p>Levels: relative to OS datum</p>
	<p>PROJECT: Proposed Residential Development at the former filling station, Nutgrove Avenue, Rainsham Dublin 14</p> <p>STAGE: PLANNING CLARIFICATION OF ADDITIONAL INFORMATION</p> <p>DRAWING: Site Layout / Ground Floor Plan</p> <p>DWG NO.: 403-CAL-06-06</p> <p>Rev.: SCALE@A3: 1:250</p>

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Internal width of terrace increased to 1500mm. Please refer to drawing 403-CAL-06-02 for detail and dimensions.

cycle path

# NUTGROVE AVE

Internal width of terrace increased to 1800mm along the north, this area accounts for the 5sqm area of terrace. The existing wayleave prohibits an increase of terrace width to the east, however this area facilitates terrace access and provides additional amenity and dual aspect to the apartment. Please refer to drawing 403-CAL-06-02 for detail and dimensions.

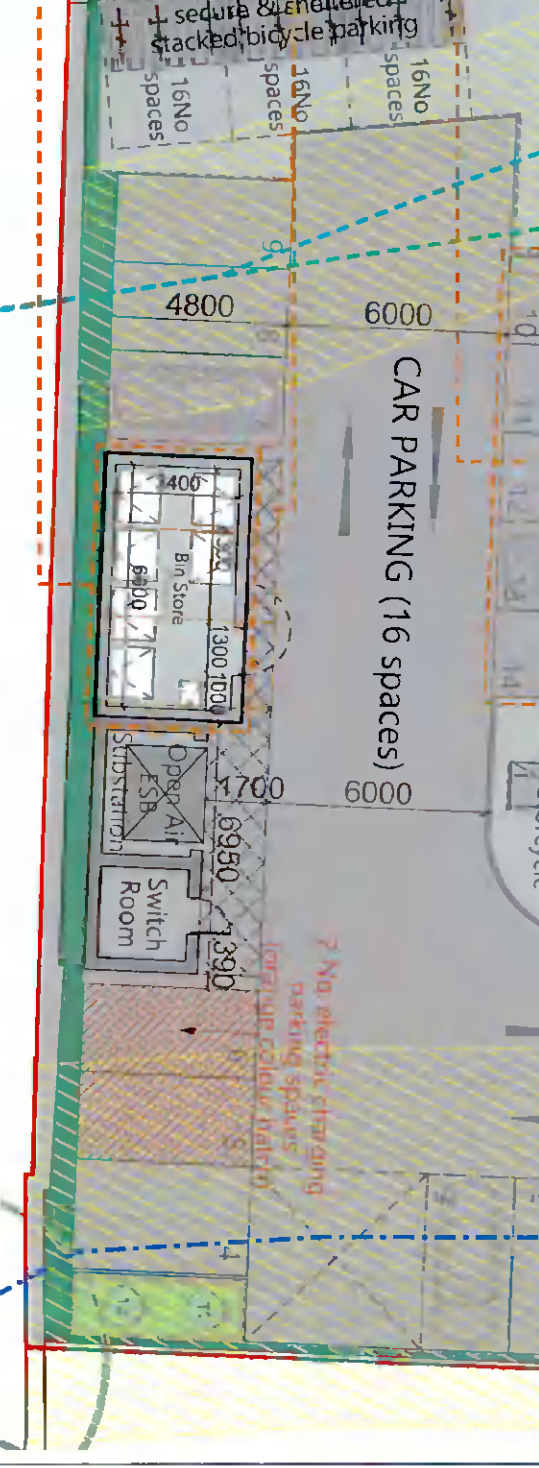


Reconfiguration of parking layout 2No parallel parking spaces replaced by 5No head on parking spaces. Note: Total parking remains unchanged.

3No. parking spaces relocated from this location to the north of the access road.

Single Bin Store for the development located adjacent to the parking area. Refer to drawing 403-CAL-20-01 for detail.

1 STOREY RESIDENTIAL



**NOTE:**  
Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text.

**LEGEND**

- Site Boundary
- In Ownership of Applicant
- Site Boundary - Inclusive of Works to the Site
- WOV-leave

Commencement of Stage	June 2021	PROJECT	Proposed Residential Development at the former filling station, Nutgrove Avenue, Rathfarnham Dublin 14
Drawn by	bc	STAGE	PLANNING STAGE
Checked	h	DRAWING	GROUND FLOOR PLAN
OSI licence no.	AR 01063321	DWG No.	403-CAL-02-00
OSI map ref no.	3391-09; 3391-04	SCALE	AS1: 1:200
Levels	relative to OS datum	RAW:	

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**RIAI**

Internal width of balcony increased to 1500mm. Please refer to drawing 403-CAI-06-01 for detail and dimensions.

cycle path

# NUTGROVE AVE

Internal width of balcony increased to 1800mm along the north, this area accounts for the 559.1m area guidance. The existing wayleaves prohibit an increase in balcony width to the east, however, this area facilitates balcony access and provides additional amenity/spa/dual aspect to the apartment. Please refer to drawing 403-CAI-06-01 for detail and dimensions.



First Floor Plan

1:200

**NOTE:**  
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--- Site Boundary  
 In Ownership of Applicant  
 --- Site Boundary -  
 Inclusive of Works to the Site

DATE	REV.	DETAILS

Commencement of Stage	June 2021	PROJECT:	Proposed Residential Development at the former filling station, Nutgrove Avenue, Rathbarney Dublin 14
Drawn by	bc	STAGE:	PLANNING CLARIFICATION
Checked	th	DRAWING:	First Floor Plan
OSI licence no.:	AR 0106321	DWG No.:	403-CAI-02-01
OSI map ref. no.:	3391-09 3391-04	RAW.:	
Levels:	relative to OS datum	SCALE@A3:	1:200

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Internal width of balcony increased to 1500mm. Please refer to drawing 403-CAI-06-01 for detail and dimensions.

cycle path

# NUTGROVE AVE

Internal width of balcony increased to 1800mm along the north, this area acquires for the 55sqm area of the existing wayleave, prohibits an increase of internal width to the east, however this area facilitates back by access, and provides additional amenity/good/dual aspect to the apartment. Please refer to drawing 403-CAI-06-01 for detail and dimensions.



Second Floor Plan  
1:200

2 STOREY + ATTIC RESIDENTIAL

2 STOREY + ATTIC RESIDENTIAL

1 STOREY RESIDENTIAL

**NOTE:**  
Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text

--- Site Boundary - In Ownership of Applicant  
--- Site Boundary - Inclusive of Works to the Site

DATE	REV.	DETAILS

PROJECT:	
Proposed Residential Development at the former filling station, Nutgrove Avenue, Rathmaham Dublin 14	PLANNING CLARIFICATION OF ADDITIONAL INFORMATION
Commencement of Stage: June 2021	Drawn by: bc
Checked: sh	OSI licence no: AR 0108321
OSI map ref. no: 3391-09 3391-04	relative to OS datum
Scale: SCALE@A3 1:200	DWG No.: 403-CAI-02-02
	Rev.: Rev.

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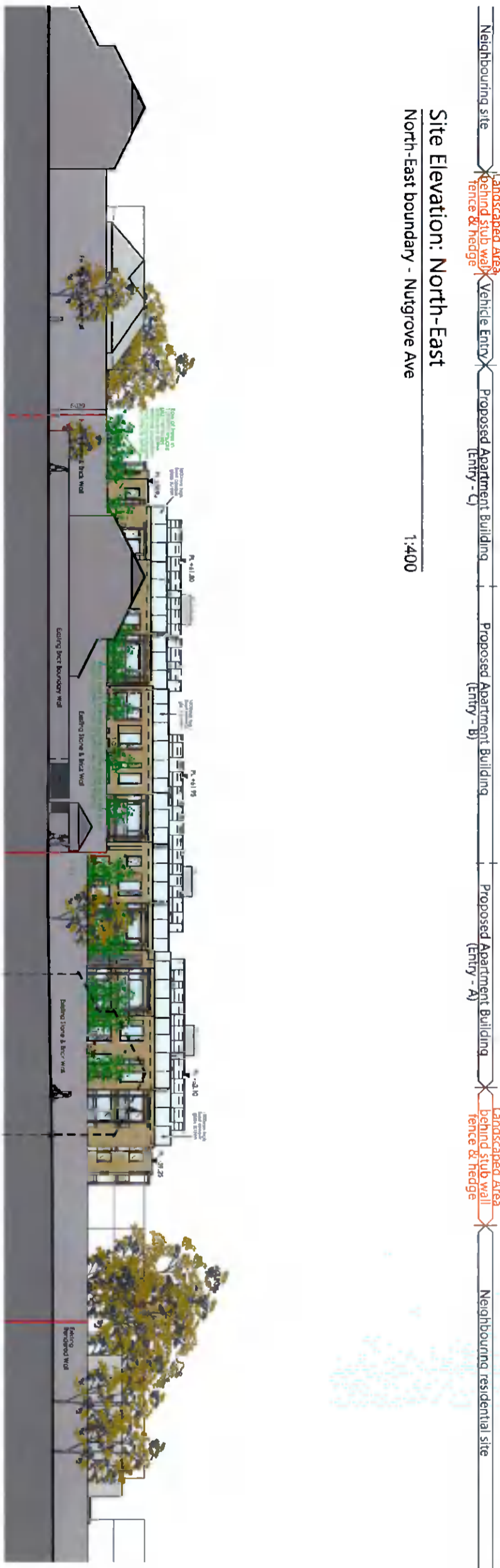
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Site Elevation: North-East  
 North-East boundary - Nurgrove Ave 1:400



Site Elevation: South-West  
 South-West boundary - Stonepark Orchard 1:400

DATE	REV.	DETAILS
		<p><b>NOTE:</b></p> <p>Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text</p>

MATERIALS LEGEND:	
1	Light / medium brown clay stock brick such as Kingscourt Country Manor -
2	Si Ives Cream Rustica Buff Brick or similar and approved
3	Clear double glazed windows with dark grey powder coated aluminium frame, opening sections with a tilt and turn function and opaque glass to all non-habitable rooms
4	Opaque double glazed windows with dark grey powder coated aluminium frame
5	Dark grey aluminium sill / flashing
6	Steel frame balcony structure with galvanneal steel balustrades
7	Opaque glass balustrade to 1800mm height
8	Glazed balustrade in selected colours, such as Astlecock, Clerkenwell or similar and approved

<p>Commencement of Stage: June 2021</p> <p>Drawn by: bc</p> <p>Checked: bh</p> <p>OSI licence no.: AR 0106321</p> <p>OSI map ref. no.: 3391-09, 3391-04</p> <p>Levels relative to OS datum</p>	<p>PROJECT: Proposed Residential Development at the former filling station, Nurgrove Avenue, Rathfarnham Dublin 14</p> <p>STAGE: PLANNING - CLARIFICATION OF ADDITIONAL INFORMATION</p> <p>DRAWING: Context Elevations: North-East &amp; South-West</p> <p>DWG No.: 403-CAI-04-00</p> <p>Rev.: Rev.:</p> <p>SCALE: A3 1:400</p>
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Site Elevation: North-East  
Nutgrove Ave  
1:200



Site Elevation: South-West  
Private gardens / communal courtyard  
1:200

**NOTE:**  
Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text

**MATERIALS LEGEND:**  
1. Light / medium brown clay stock brick such as Kingscourt Country Manor -  
2. St Yves Cream Rustica Briff Brick or similar and approved  
3. Clear double glazed windows with dark grey powder coated aluminium frame, opening sections with a tilt and turn function and opaque glass to all non-habitable rooms  
4. Opaque double glazed windows with dark grey powder coated aluminium frame  
5. Dark grey aluminium sill / flashing  
6. Steel frame aluminium structure with galvanneal steel balustrades  
7. Opaque glass balustrade to 1800mm height  
8. Glazed brickwork in selected colours, such as black, Chardonnay or similar and approved

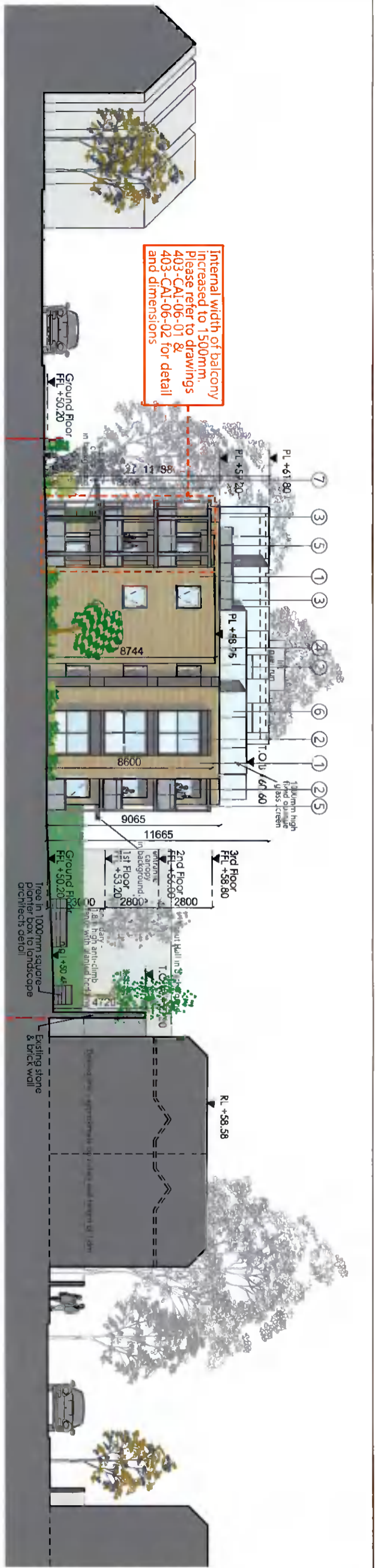
**LEGEND**

Commencement of Stage: June 2021  
Drawn by: bc  
Checked: sh  
OSI licence no.: AR 0106321  
OSI map ref. no.: 3391-09, 3391-04  
relative to OS datum

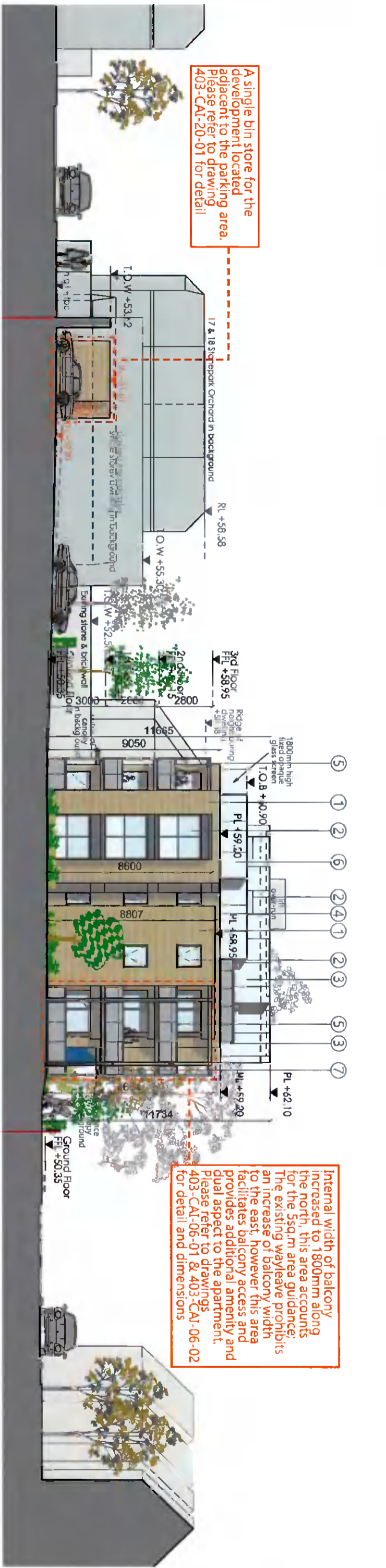
**PROJECT:** Proposed Residential Development at the former filling station, Nutgrove Avenue, Rathfriland, Dublin 14  
**STAGE:** PLANNING CLARIFICATION OF ADDITIONAL INFORMATION  
**DRAWING:** Site Elevations: North-East & South-West  
**DWG No.:** 403-CAI-04-01  
**SCALE@A3:** 1:200  
**Rev.:**

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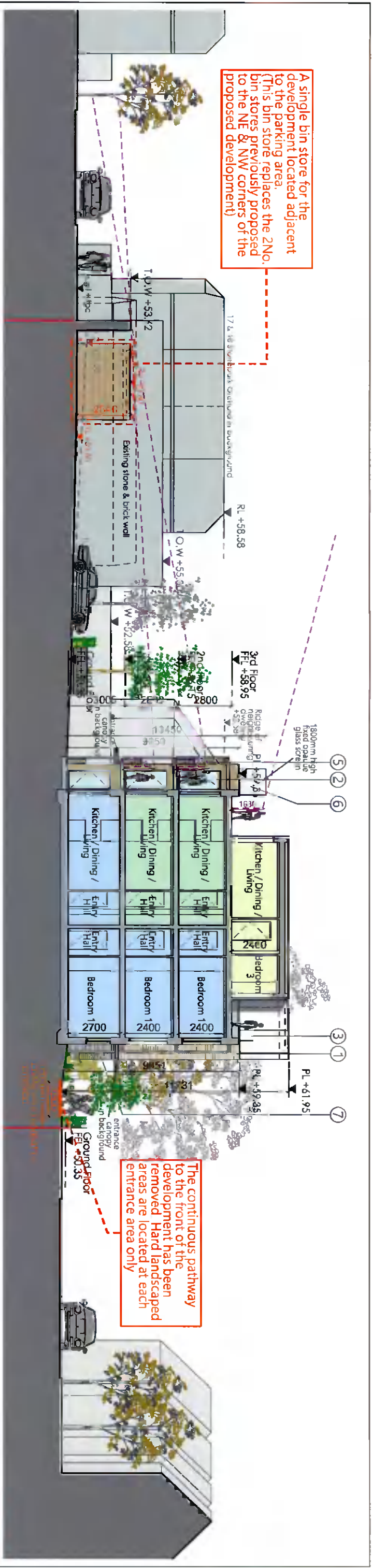
Site Elevation: North-West  
 Nutgrove Ave / Stonepark Orchard  
 1:200



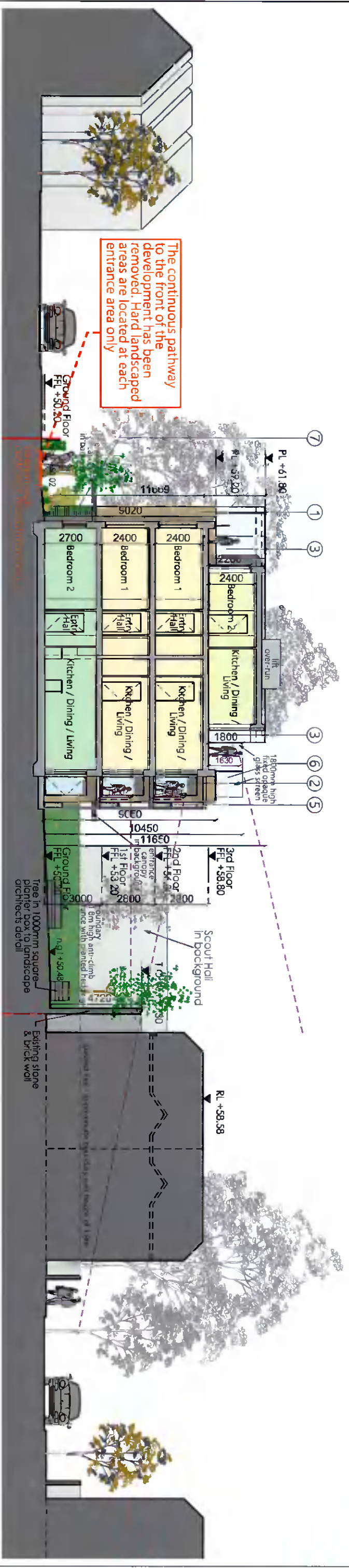
Site Elevation: South-East  
 Stonepark Orchard / Nutgrove Ave  
 1:200

DATE	REV.	DETAILS
		<p><b>NOTE:</b></p> <p>Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text</p>
		<p><b>MATERIALS LEGEND:</b></p> <ol style="list-style-type: none"> <li>Light / medium brown clay stock brick such as Kingscourt Country Manor</li> <li>St Ives Cream Rustica Buff Brick or similar and approved</li> <li>Clear double glazed windows with dark grey powder coated aluminium frame, opening sections with a tilt and turn function and opaque glass to all non-habitable rooms</li> <li>Opaque double glazed windows with dark grey powder coated aluminium frame</li> <li>Dark grey aluminium sill / flashing</li> <li>Steel frame balcony structure with galvanneal steel balustrades</li> <li>Opaque glass balustrade to 1800mm height</li> <li>Glazed brickwork in selected colours, such as 'slate' or 'black' or similar and approved</li> </ol>
		<p><b>LEGEND</b></p> <p>Car Parking Area: Layout of parking spaces amended</p> <p>Bin Store</p> <p>ESB</p>
		<p><b>PROJECT:</b> Proposed Residential Development at the former filling station, Nutgrove Avenue Rathbarney Dublin 14</p> <p><b>STAGE:</b> PLANNING CLARIFICATION OF ADDITIONAL INFORMATION</p> <p><b>DRAWING:</b> Site Elevations: North-West &amp; South-East</p> <p><b>DWG NO.:</b> 403-CAL-04-02</p> <p><b>SCALE:</b> 1:200</p>
		<p><b>COMMITMENT OF STAGE:</b> June 2021</p> <p><b>Drawn by:</b> bc</p> <p><b>Checked:</b> th</p> <p><b>OSI licence no.:</b> AR 0108321</p> <p><b>OSI map ref. no.:</b> 3391-09; 3391-04</p> <p><b>Levels:</b> relative to OS datum</p>
		<p><b>PROJECT:</b> Proposed Residential Development at the former filling station, Nutgrove Avenue Rathbarney Dublin 14</p> <p><b>STAGE:</b> PLANNING CLARIFICATION OF ADDITIONAL INFORMATION</p> <p><b>DRAWING:</b> Site Elevations: North-West &amp; South-East</p> <p><b>DWG NO.:</b> 403-CAL-04-02</p> <p><b>SCALE:</b> 1:200</p>

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**Section B-B**  
Section through Centre of Building (Entry B) 1:200



**Section A-A**  
Section through West of Building (Entry A) 1:200

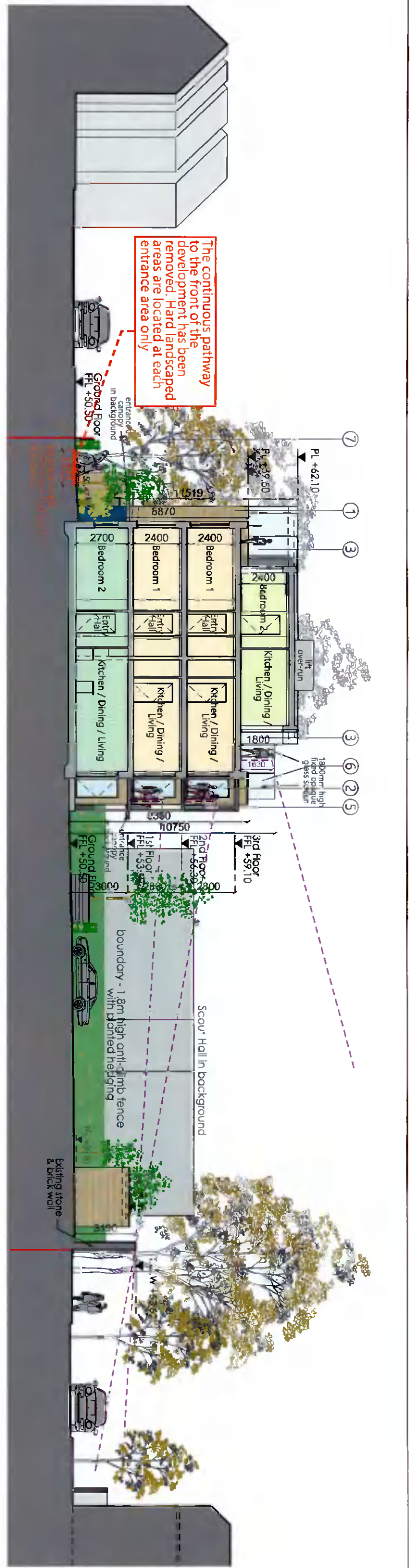
<b>DATE</b>	<b>REV.</b>	<b>DETAILS</b>
		<p><b>NOTE:</b> Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text</p>
<p><b>MATERIALS LEGEND:</b></p> <ol style="list-style-type: none"> <li>1. Light / medium brown clay stock brick such as Kingscourt County Manor -</li> <li>2. Si lves Cream Rustica Bluff Brick or similar and approved</li> <li>3. Clear double glazed windows with dark grey powder coated aluminium frame, opening sections with a tilt and turn function and opaque glass to all non-habitable rooms</li> <li>4. Opaque double glazed windows with dark grey powder coated aluminium frame</li> <li>5. Dark grey aluminium sill / flashing</li> <li>6. Dark grey aluminium structure with galvanised steel balustrades</li> <li>7. Opaque glass balustrade to 1800mm height</li> <li>8. Glazed brickwork in selected colours such as 'Blackstock, Clarksdown' or similar and approved</li> </ol>		
<p><b>PROJECT:</b> Proposed Residential Development at the former filling station, Nulgrove Avenue, Rathfarnham Dublin 14</p> <p><b>STAGE:</b> PLANNING CLARIFICATION OF ADDITIONAL INFORMATION</p> <p><b>DRAWING:</b> Site Sections A-A &amp; B-B</p> <p><b>DWG NO.:</b> 403-CAL-05-00</p> <p><b>Rev.:</b></p> <p><b>SCALE@A3:</b> 1:200</p>		
<p><b>COMPLETION:</b> June 2021</p> <p><b>Drawn by:</b> bc</p> <p><b>Checked:</b> bh</p> <p><b>OSI licence no.:</b> AR 0106321</p> <p><b>OSI map ref. no.:</b> 3391-09 3391-04</p> <p><b>Levels:</b> relative to OS datum</p>		
<p><b>PROJECT:</b> Proposed Residential Development at the former filling station, Nulgrove Avenue, Rathfarnham Dublin 14</p> <p><b>STAGE:</b> PLANNING CLARIFICATION OF ADDITIONAL INFORMATION</p> <p><b>DRAWING:</b> Site Sections A-A &amp; B-B</p> <p><b>DWG NO.:</b> 403-CAL-05-00</p> <p><b>Rev.:</b></p> <p><b>SCALE@A3:</b> 1:200</p>		
<p><b>PROJECT:</b> Proposed Residential Development at the former filling station, Nulgrove Avenue, Rathfarnham Dublin 14</p> <p><b>STAGE:</b> PLANNING CLARIFICATION OF ADDITIONAL INFORMATION</p> <p><b>DRAWING:</b> Site Sections A-A &amp; B-B</p> <p><b>DWG NO.:</b> 403-CAL-05-00</p> <p><b>Rev.:</b></p> <p><b>SCALE@A3:</b> 1:200</p>		

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**RIAI**



Section C-C  
Section through East of Building (Entry C)

1:200

Residential Footpath Nulgrove Avenue Footpath Landscaping PROPOSED RESIDENTIAL DEVELOPMENT Landscaping Car Parking Area: Layout of parking spaces amended ESB substation Footpath Stonepark Orchard Footpath Residential

The continuous pathway to the front of the development has been removed. Hard landscaped areas are located at each entrance area only

Carport Floor  
FFL +50.50

1st Floor  
FFL +33.50

2nd Floor  
FFL +36.50

3rd Floor  
FFL +39.10

Existing stone & brick wall

Scout Hall in background

boundary - 1.8m high anti-climb fence with planted hedging

**NOTE:**  
Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text

- MATERIALS LEGEND:**
1. Light / medium brown clay stock brick such as Kingscourt County Manor -
  2. St. Ives Cream Rustica Buff Brick or similar and approved
  3. Clear double glazed windows with dark grey powder coated aluminium frame, opening sections with a tilt and turn function and opaque glass to all non-habitable rooms
  4. Opaque double glazed windows with dark grey powder coated aluminium frame
  5. Dark grey aluminium sill / flashing
  6. Steel frame balcony structure with galvanneal steel balustrades
  7. Opaque glass balustrade to 1800mm height
  8. Glazed unitwork in selected colours, such as 'Isblock Clerkenwell' or similar and approved

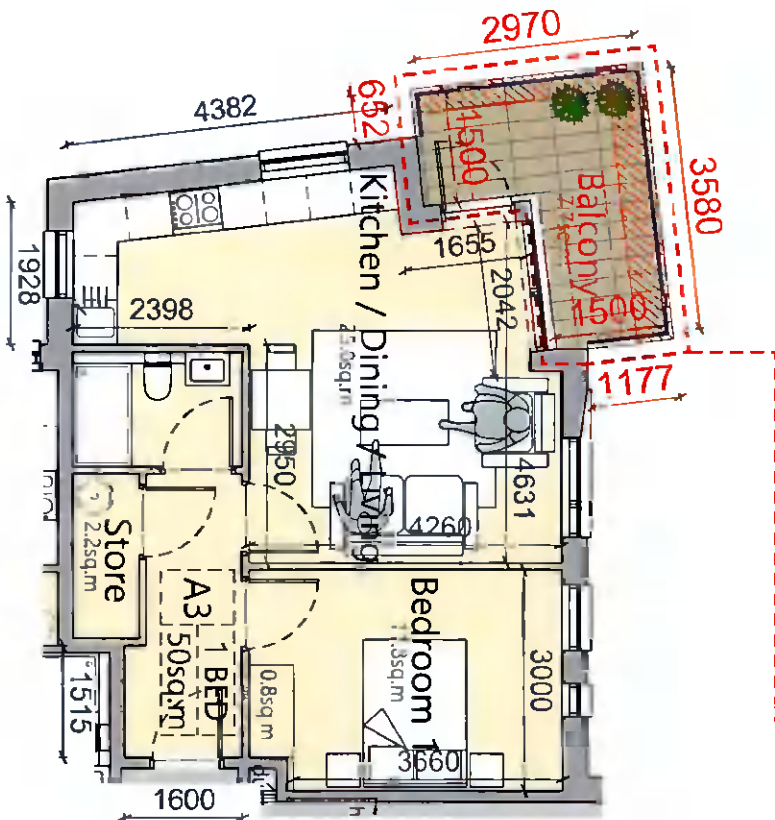
Commencement of Stage:	June 2021	PROJECT:	Proposed Residential Development at the former filling station, Nulgrove Avenue, Rathlham Dublin 14
Drawn by:	bc	STAGE:	PLANNING CLARIFICATION OF ADDITIONAL INFORMATION
Checked:	h	DRAWING:	Site Section: C-C
OSI licence no.:	AR 0106321	DWG No.:	403-CAL-05-01
OSI map ref. no.:	3391-09 3391-04	Rev.:	
Levels:	relative to OS datum	SCALE@A3:	1:200

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RIAI



Internal width of balcony increased to 1500mm. Hatched area indicates widened portion of balcony



**APARTMENT TYPE: 1B-1**  
1- BED Apartment

Location:  
- 1st & 2nd Floor with a North-West orientation  
- Facing onto Nutgrove Ave & North-West landscaped area  
Apartment numbers:  
- A3 & A6

TOTAL NO. TYPE 1B-1 APARTMENTS = 2

Minimum Requirement	Proposed Apartment Provision
1 BED	1 BED
Total Area	45sq.m
Living/Dining/Kitchen	23sq.m
Bedroom	11.4sq.m
Storage	3sq.m
Private Open Space	5sq.m
50sq.m	25sq.m
23sq.m	11.8sq.m
11.4sq.m	3sq.m
3sq.m	7.7sq.m
5sq.m	

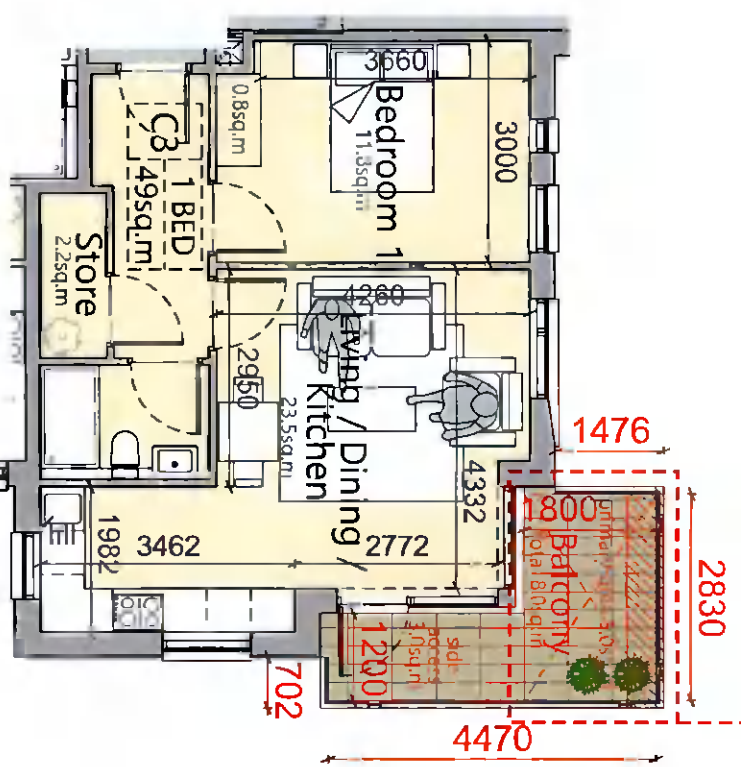
*A minimum depth of 1.5 metres is required for balconies in one useable length to meet the minimum height area requirement under these guidelines. It is preferable that balconies would be primarily accessed from living rooms, although larger apartments may include wrap around and/or secondary balconies (Sustainable Urban Housing: Design Standards for New Apartments)*

**NOTE:**  
Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text

DATE	REV.	DETAILS

Apartment Type Legend

1 Bed (2 person)
2 Bed (3 person)
2 Bed (4 person)
3 Bed (5 person)



Internal width of balcony increased to 1800mm along the north, this area accounts for the 5sq.m area guidance. The existing wayleave prohibits an increase of balcony width to the east, however this area facilitates balcony access and provides additional amenity and dual aspect to the apartment. Hatched area indicates widened portion of balcony



**APARTMENT TYPE: 1B-3**  
1- BED Apartment

Location:  
- 1st & 2nd Floor with a South-East orientation  
- Facing onto Nutgrove Ave & South-East landscaped area  
Apartment numbers:  
- C3 & C6

TOTAL NO. TYPE 1B-3 APARTMENTS = 2

Minimum Requirement	Proposed Apartment Provision
1 BED	1 BED
Total Area	45sq.m
Living/Dining/Kitchen	23sq.m
Bedroom	11.4sq.m
Storage	3sq.m
Private Open Space	5sq.m
49sq.m	23.5sq.m
23sq.m	11.8sq.m
11.4sq.m	3sq.m
3sq.m	8.0sq.m
5sq.m	

*A minimum depth of 1.5 metres is required for balconies in one useable length to meet the minimum height area requirement under these guidelines. It is preferable that balconies would be primarily accessed from living rooms, although larger apartments may include wrap around and/or secondary balconies (Sustainable Urban Housing: Design Standards for New Apartments)*

Commencement of Stage:	June 2021	PROJECT:	Proposed Residential Development at the former filling station, Nutgrove Avenue, Rathfarnham Dublin 14
Drawn by:	bc	STAGE:	PLANNING (C) AMENDMENT OF
Checked:	n	DRAWING:	Typical Apartment Plans with Amendment
OSI licence no.:	AR 0106321	BALCONIES:	1-5 Bed apartments)
OSI map ref. no.:	3391-09/3391-04	DWG No.:	403-CAI-06-01
Level:	relative to OS datum	SCALE:	A3, 1:100

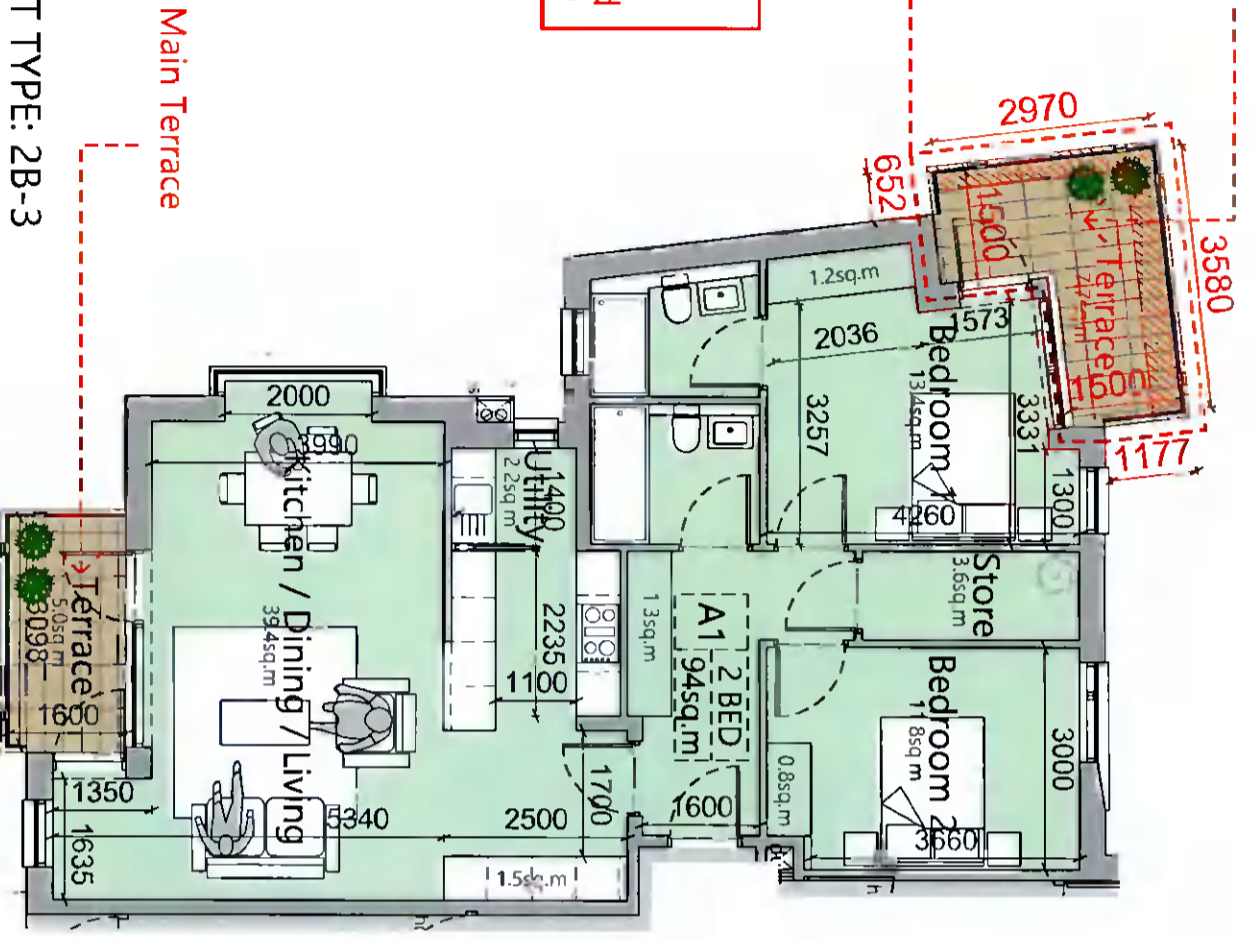
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**RIAI**

Secondary Terrace

Internal width of terrace increased to 1500mm. Hatched area indicates widened portion of terrace



Location:  
 - Ground Floor with a South-West-North orientation  
 - Facing onto the landscaped courtyard & Nutgrove Ave  
 Apartment numbers:  
 - A1

TOTAL NO. TYPE 2B-3 APARTMENTS = 1

Minimum Requirement	Proposed Apartment Provision
2 BED (4 Person)	2 BED (4 Person)
Total Area	73sq m
Living/Dining/Kitchen	30sq m
Bedroom (13 + 11.4)	24.4sq m
Storage	6sq m
Private Open Space	7sq m
	94sq m
	39.4sq m
	25.2sq m
	10.6sq m
	12.7sq m

*A minimum depth of 1.5 metres is required for balconies in one useable length to meet the minimum floor area requirements under these guidelines. It is preferable that balconies would be primarily accessed from living rooms, although larger apartments may include wrap around and/or secondary balconies (Sustainable Urban Housing: Design Standards for New Apartments)*

**NOTE:**  
 Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text

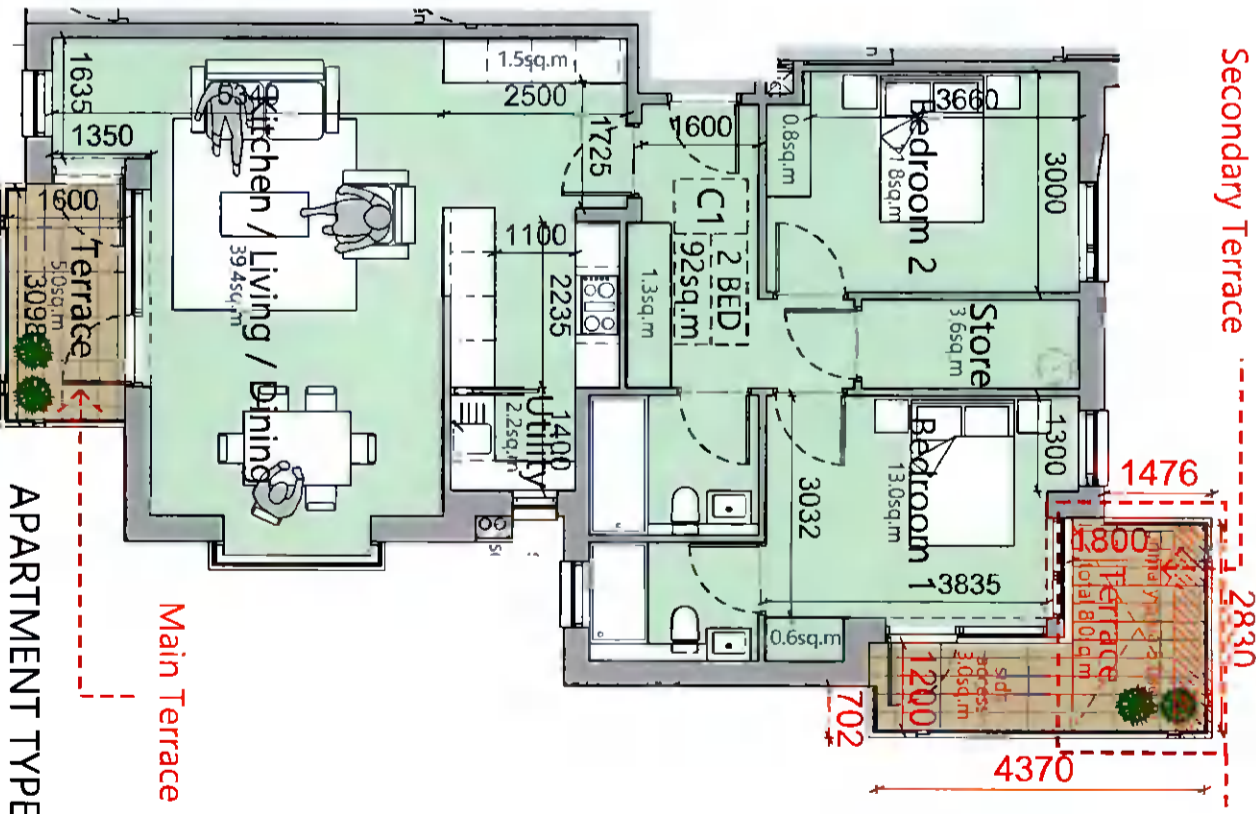
Apartment Type Legend

1 Bed (2 person)
2 Bed (3 person)
2 Bed (4 person)
3 Bed (5 person)

DATE	REV.	DETAILS

Secondary Terrace

Internal width of terrace increased to 1800mm along the north, this area accounts for the 5sq.m area guidance. The existing wayleave prohibits an increase of terrace width to the east, however this area facilitates balcony access and provides additional amenity and dual aspect to the apartment. Hatched area indicates widened portion of terrace



Location:  
 - Ground Floor with a South-West & North-East orientation  
 - Facing onto the landscaped courtyard & Nutgrove Ave  
 Apartment numbers:  
 - C1

TOTAL NO. TYPE 2B-7 APARTMENTS = 1

Minimum Requirement	Proposed Apartment Provision
2 BED (4 Person)	2 BED (4 Person)
Total Area	73sq m
Living/Dining/Kitchen	30sq m
Bedroom (13 + 11.4)	24.4sq m
Storage	6sq m
Private Open Space	7sq m
	92sq m
	34.2sq m
	26.4sq m
	7sq m
	13sq m

*A minimum depth of 1.5 metres is required for balconies in one useable length to meet the minimum floor area requirements under these guidelines. It is preferable that balconies would be primarily accessed from living rooms, although larger apartments may include wrap around and/or secondary balconies (Sustainable Urban Housing: Design Standards for New Apartments)*

**PROJECT:** Proposed Residential Development at the former filling station, Nutgrove Avenue, Rahmaham Dublin 14

**STAGE:** PLANNING CLARIFICATION OF ADDITIONAL INFORMATION

**DRAWING:** Typical Apartment Plans with Amended Balconies (2-Bed apartments)

**DWG No.:** 403-CAI-06-02

**REV.:**

**SCALE:** @A3: 1:100

Commencement of Stage:	June 2021
Drawn by:	bc
Checked:	th
OSI licence no.:	AR 0106321
OSI map ref. no.:	3391-09 3391-04
Levels:	relative to OS datum

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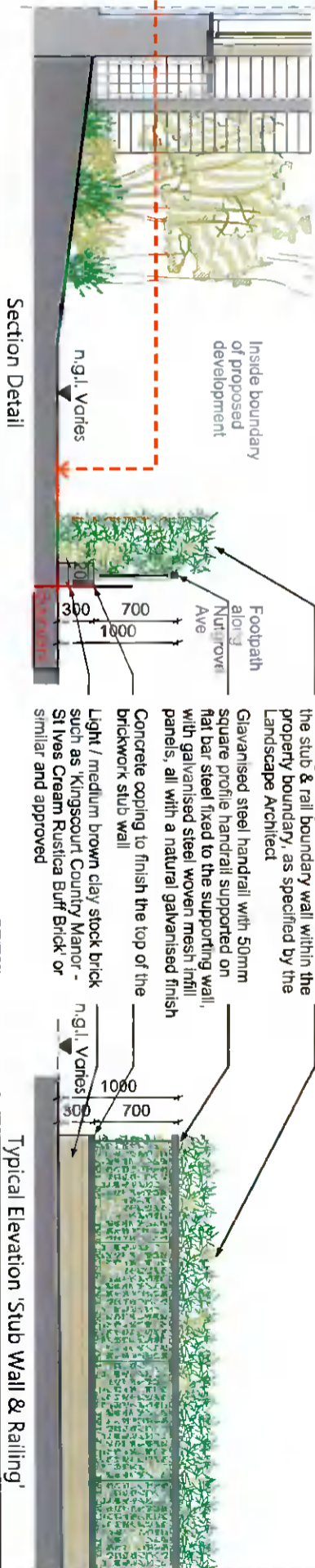
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# NORTH-EAST BOUNDARY WALL DETAIL

The continuous pathway to the front of the development has been removed. Hard landscaped areas are located at each entrance area only. The area within the boundary behind the stub wall, fence & hedge is landscaped with planting which provides ground level apartments with visual privacy.

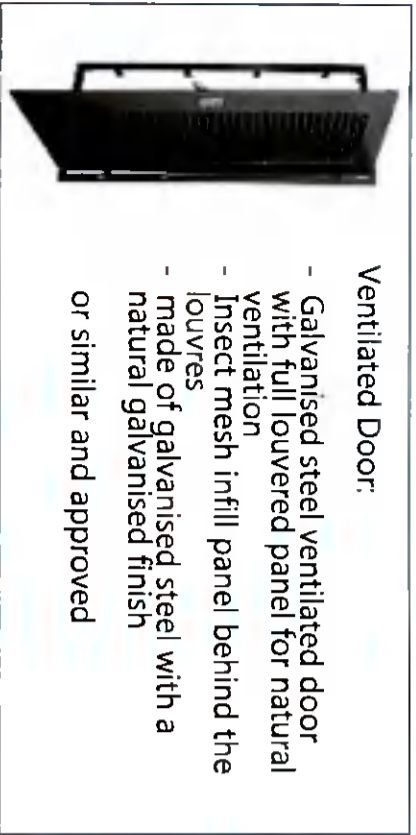
Stub Wall & Railing  
North-East Boundary: Nutgrove Ave 1:50



# MATERIAL SPECIFICATION:



- Clay stock brick:
- Light / medium brown colour
- 'Kingscourt Country Manor - St Ives Cream Rustica Buff Brick' or similar and approved



- Ventilated Door:
- Galvanised steel ventilated door with full louvered panel for natural ventilation
  - Insect mesh infill panel behind the louvers
  - made of galvanised steel with a natural galvanised finish
  - or similar and approved

Images of ventilated louvered door above is for the purpose of illustrating the type of door only

# TYPICAL BIN STORE DETAIL

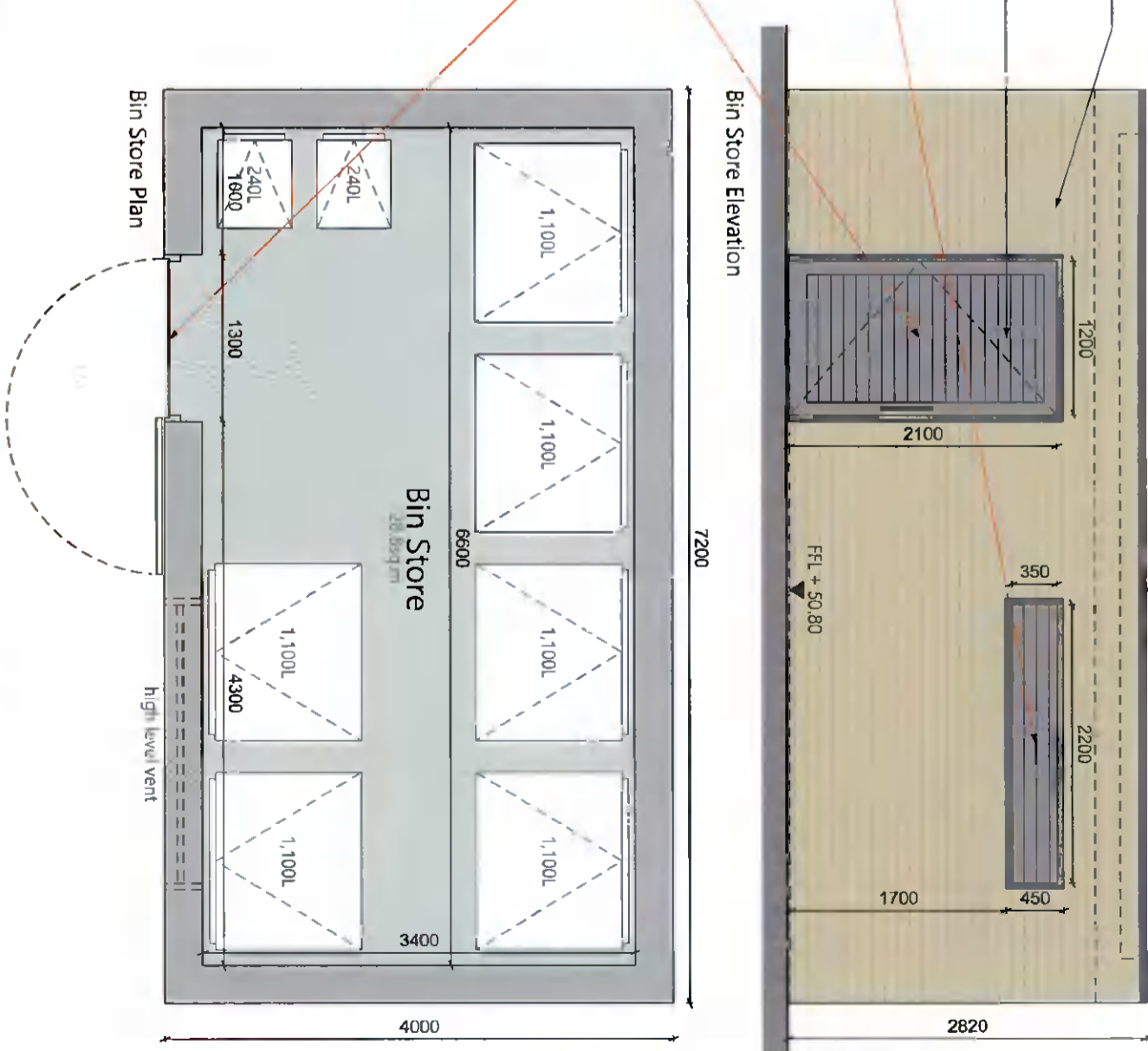
Light / medium brown clay stock brick such as 'Kingscourt Country Manor - St Ives Cream Rustica Buff Brick' or similar and approved

Galvanised steel ventilated door with full louvered panel and insect mesh, with a natural galvanised finish, or similar and approved

High level fixed ventilation opening to offer additional ventilation to the bin store. This vent opening is 0.85sq.m, with louvers and insect mesh this area is reduced by no less than 10% of the available area which provides an additional 0.75sq.m of natural ventilation for the bin store, this is in addition to the ventilation provided by the louvered door

Note  
Part B of the Building Regulations requires 0.25sq.m permanent ventilation for bin stores. The proposed bin store door measures 1.2 x 2.1m with a total area of 2.52sq.m, however, with louvers and insect mesh this area is reduced by no less than 10% of the available area which allows for 0.25sq.m permanent natural ventilation to the bin store: in accordance with the Building Regulations

Bin Store  
Typical Bin Store Detail Design 1:50



**NOTE:**  
Amendments in response to the request for Clarification of Additional Information highlighted and noted in orange outline and text

DATE	REV.	DETAILS

Commencement of Stage:	June 2021	PROJECT:	Proposed Residential Development at the former filling station, Nutgrove Avenue, Rathfarnham Dublin 14
Drawn by:	bc	STAGE:	PLANNING CLARIFICATION OF
Checked:	h	DRAWING:	ADDITIONAL INFORMATION
OSI licence no.:	AR 0106321	DWG NO.:	North-East Boundary Wall Detail & Typical Bin Store Detail
OSI map ref. no.:	3391-09, 3391-04	Rev.:	
Levels:	relative to OS datum	SCALE@A3:	1:50

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