



MCGRANE & PARTNERS ARCHITECTS

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

A.L.
10/01/22



6th January 2022

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.

Reg. Ref.: SD21A/0132

Further to your request for Additional Information dated 19th July 2021 we respond as follows:

Point 1:

The planning authority has requested to reduce the first-floor apartment from a two bedroom apartment to a one bedroom apartment "*due to the absence of natural light in the living room*" and that the proposal represents "*substandard development*".

We would contend that the above assessment is not a true reflection of the proposed two bedroom apartment first floor development.

We enclose herewith revised floor plans for the first-floor layout with 3no. openable roof lights serving the kitchen, living area and access to the rear along with the glazed single door access to the balcony and retaining the second single bedroom.

We have increased the rooflight over the living area to 2.0m x 1.2m, the roof light to the kitchen area to 1.5m x 1.0m and added an additional roof light (1.0m x 0.8m) to the access leading to the rear balcony. In total the floor area of the kitchen and living area is 31.7m² and the area of the roof lights over and glazed single door is 5.72m². This gives a natural light area of 18% of the floor area. These 3no. roof lights will be openable to provide not only natural light but also ventilation.

If the planning authority believe that additional natural light is still required our client would have no issue with further increasing the size of the 3no. roof lights if requested.

We would argue that the above revisions result in a substantial improvement to the natural light levels in the living room and kitchen areas and that they alleviate any previous concerns that the planning authority may have had.

Point 2:

Please find enclosed letter from Mr. Billy Moyles of Wm Moyles Ltd. Consulting Engineers outlining his discussions with Mr. Brian Harkin, Senior Executive Officer Environment, Water and Climate Change, South Dublin County Council and his preferred option of the use of permeable paving as a method of dealing with the storm water.

We trust that the enclosed now meets with your approval and that the planning authority find 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

A handwritten signature in black ink, appearing to read 'Rory Kissane', written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rory Kissane
McGrane & Partners Architects