

# bandubh building design

Planning Department,  
County Hall,  
Town Centre,  
Tallaght,  
Dublin 2



SD22A/0015

Detached two storey house with new vehicular entrance to side of 54 Fernwood Avenue as per previously granted application SD16A/155

Dear Sir/Madam,

In response to requests for further information please find Enclosed:

6 No.	Site Plan	Scale 1:200,	012/18-03
6 No.	Floor Plans	Scale 1:100,	012/18-04
6 No.	Elevations	Scale 1:100,	012/18-05
6 No.	Elevations	Scale 1:100,	012/18-06
6 No.	Street Elevations	Scale 1:200,	012/18-08

1. Revised Layout 012/18-03 addressing:
  - a. Vehicular access moved as far north as possible from the junction to Fernwood Court
  - b. Height of boundary wall at entrance matching all adjacent entrance walls at 900mm high. No piers will be constructed.
  - c. 2 parking spaces are provided even though as stated in Table 11.24: Maximum Parking Rates from the SDCC County Development Plan 2016-2022 due to the developments proximity to 2 bus routes and a Luas stop 1.5 need be provided
2. Street Elevations are provided in drawing
3. Revised floor plans shown in drawing 012/18-04 address the required areas in bedrooms in Section 11.3.1 Residential Dwelling Standards of the SDCC development Plan 2016-2022
4. Drawing 012/18-05 address the dual frontage of the building with the addition of an extra window to the south facade.
5. Drawing 012/18-04 address outstanding dedicated storage area as required by the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.
6. Drawing 012/18-04 address the highlighted unobstructed living room width as per Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.

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7. Drawings 012/18-03 012/18-08 Address the site boundary treatments. There is no proposed modification to the existing site boundary as it exists. It will remain exactly as it is except in the location where the new entrance is provided.

Yours sincerely,

Tom Downes