

Principal Planning Officer
Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

21st June 2022
[By Hand]

Dear Sir/ Madam

1.0 INTRODUCTION – APPLICATION FOR PLANNING PERMISSION FOR DEVELOPMENT AT 58A AND 58B CAPPAGHMORE, CLONDALKIN, DUBLIN 2

South Dublin County Council Reg. Ref. SDZ22A/0004

1.1 The Purpose of This Document

George Buffini¹ (referred to as the Applicant throughout unless otherwise specified) has retained Tom Phillips + Associates, town planning consultants², to respond to the Request for Further Information (RFI) in relation to a Planning Application to South Dublin County Council (SDCC) for permission to provide 2 No. houses in place of the permitted house and associated granny flat at Nos. 58A and 58B Cappaghmore, Clondalkin, Dublin 22 and the extension of the rear garden at No. 58B Cappaghmore.

The RFI was issued by SDCC on 31st May 2022 and this response is provided within the statutory period, as detailed in Section 2 below. The SDCC Ref. Ref. for the application is SDZ22A/0004.

2.0 PLANNING HISTORY

2.1 Request for Further Information

'The Planning Authority notes that the proposed house at No. 58B would be under the requirements of the South Dublin County Development Plan 2016-2022 and Quality Housing for Sustainable Communities-Best Practice Guidelines (2007) in terms of total gross floor area and storage area for a 2-bed 3-person house. Given the combination of being undersized with inadequate storage space, the applicant is requested to confirm that sufficient internal accommodation can be provided and/or justified for the house. It is also noted that there is no clear distinction between the Bedroom 01 and the landing area at the first floor level of this house. It should be confirmed that an adequately sized bedroom and landing can be provided in this space. If any necessary internal changes are required the applicant is requested to submit revised drawings. A schedule of accommodation should also be submitted.'

¹ Heritage House, 23 St. Stephen's Green, Dublin 2

² Tom Phillips + Associates, 80 Harcourt Street, Dublin 2



2.2 Response to Request for Further Information

The house at No. 58B Cappaghmore complies with the requirements of the *Quality Housing for Sustainable Communities-Best Practice Guidelines (2007)* in terms of room and storage size, as detailed in the table below. We also refer to the revised 'Site Block Plan, Plans, Sections & Elevations' drawing (Drawing No. 100) which details the internal room sizes and storage locations. For clarity, separate storage provision is provided in the kitchen, living room, and both bedrooms.

	Target GFA (sqm)	Minimum Main Living Room (sqm)	Aggregate Living Area (sqm)*	Aggregate Bedroom Area (sqm)	Storage (sqm)
2 bed 3 person house (2 storey)	70	13	28	20	3
Provided	68	17.8	30.8	22.5	8*

*Storage is provided as follows: Living Room (3 sqm), Kitchen (2 sqm), Bedroom 1 (1 sqm), Bedroom 2 (2 sqm)

It is noted that the house is slightly under the target gross floor area identified in the Guidelines for this type of property (a 2bed / 3 persons 2 storey house) being c. 68 sqm when the target area is 70 sqm. However, as the house was built in 2003 and provides well in excess of the minimum internal requirements outlined in the guidelines, and will also be served by a large private rear garden of c. 67 sqm, it is submitted the house provides for good quality residential amenity for the occupant.

Drawing No. 100 also illustrates the existing door to Bedroom 1 which was left off the original drawing in error.

Please revert back to us should you require further clarification in relation to any aspect of the application and we look forward to an early and favourable decision on this application.

Yours faithfully

Stephen Barrett
Director
Tom Phillips + Associates