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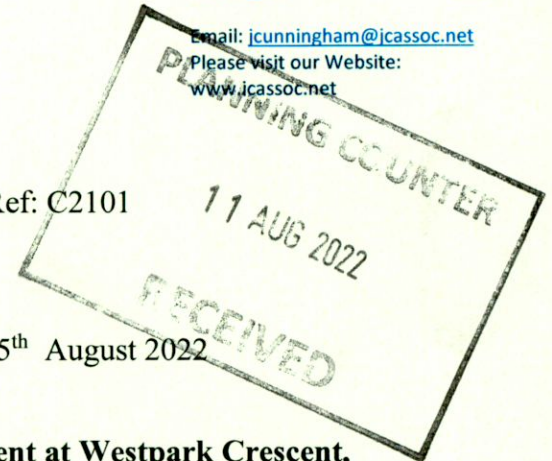


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South Dublin County Council  
Planning Department  
Town Centre  
Tallaght  
Dublin 24

Our Ref: C2101

Date: 5<sup>th</sup> August 2022



**Re: Planning Application for Change of Use for development at Westpark Crescent, Garters Lane, Saggart, Co. Dublin**

**Planning Ref: No. SD22A/0082 –FI response of 18/05/22.**

Dear Sir/Madam,

Further to your FI request in relation to the above planning application please find the following response to issues raised.

**Item No 1. – (a) Current Use** – We have queried the current use with the directors and some of the owners of the units and they have confirmed as far as they are aware that the existing use is predominately short-term letting use.

**Item No 1. – (b) No of apartment types** – Please see Drg No C2101-P04, P05 & P06 for different apartment types.

**Item No 1. – (c) Private amenity space.** Both the ground and first floor apartments are all 2 bed- 3 Person type dwellings and have a minimum private open space (Balcony) of 6.0m<sup>2</sup> in keeping with the new **South Dublin County Council Development Plan 2022-2028**, Chapter 13, Table 3.21.

**Please Note:** The ground floor units have private amenity space (Balcony) of min 6.0m<sup>2</sup> to max. 12.5m<sup>2</sup> for the end units  
While the first-floor units have private amenity space (Balcony) of min. 8.6m<sup>2</sup> up to max. of 15.4m<sup>2</sup> for the end units.

**Item No 2 (a) – 2 (c). – “Landscape specifications and maintenance programme”**  
A detail and comprehensive landscape assessment and management programme was carried out on behalf of suites hotel management CLG, by Gannon & Associates Landscape Architects and is shown on attached Drawings and reports.



P.J. Cunningham B.Eng., C.Eng., M.I.E.I. M.I.S., Eur Ing ♦ S.P. Cunningham B.A. (Mod) H. Dip Ed ♦ Company Reg. no. 202976

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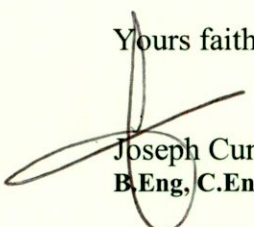
**Item No 2 (d) – SUDS features** – This application is for a change of use from one type of residential living accommodation to another with very limited works involved bar some additional amenity space in the form of extended balconies. The practicality of incorporating Suds features into an already completed development would be very difficult and expensive. However, having considered the SUDS Design Guide, the client is open to incorporating some permeable paving to the car parking bays in order to reduce the run-off into the existing surface water drainage network. A Sub-base drainage layer c. 250mm deep can be incorporated beneath this permeable paving, having a storage capacity of circa.15m<sup>3</sup> thus reducing the run-off to take public drainage network. See Drg. No C2101-P03a for details.  
The landscape proposal has also incorporated 8 no new tree pits which can also be used as a Suds feature. See attached Engineer's Report for SUDS.

**Item No 3. – (a) Bicycle parking spaces.** Please see revised Drg. No C2101 – P03a clearly indicating location of proposed No 30 covered bicycle parking spaces.

**Item 3 (b) Taking in charge Map.** This development has been in private ownership since its inception and managed by an independent management company. The management company also employ management agents to maintain & upkeep all the sites common areas both internally & externally. The service roads, footpaths and open amenity space are all being managed and maintained regularly. This development is to remain in private ownership and therefore no Taking in charge Map is applicable.

We hope that this information is adequate in assisting you in making your decision but if we can be of any further assistance, please don't hesitate to contact us.

Yours faithfully



Joseph Cunningham  
B.Eng., C.Eng., Dip. Eng., MIEI, MIS, Eur. Ing.

Signed for & on behalf of Joseph Cunningham & Assoc. Ltd.