

14th June 2022

File Ref: 1272-401

By email

Planning Department
South Dublin County Council
County Hall Tallaght,
Dublin 24
D24 A3XC

Project: **Citywest Drive**
Register Ref: **ABP-305556-19**

Dear Sir/Madam,

We refer to the above project at Citywest Shopping Centre, Fortunestown, Dublin 24. We have been requested by our client (Ardstone Homes) to submit an Amendment Application submission as outlined below, in regard to previously granted permission Ref No. **ABP-305556-19**.

During the detailed design phase of the scheme it has become evident that some additional services areas are required for the scheme to function.

The additional areas required fall into the following categories:-

- ESB substations & switchrooms
- Water tank rooms
- PV panels to roof areas

The proposed position of the substation whilst well located in the scheme shown in the planning application documentation was found to be too far from Blocks D, E and F for acceptance by ESB. The new substations and switchrooms have been also located as to be unobtrusive as possible. A standalone sub-station was required for Block D and another one required for Blocks E & F. The locations of the substations are identified on the site plan. The substation for Block D is located in the corner of the parking layout to the west of the site. Please refer to drawing 1272-MDO-ZZ-ZZ-DR-A-05001.

As both Blocks E & F are facing the road it was decided to incorporate the sub-station into the ground floor of Block E to ensure that the scheme as it presents onto the main road does not deviate from the intent in the original SHD permission. Please refer to drawing 1272-MDO-ZZ-ZZ-DR-A-05001 and 1272-MDO-BE-00-DR-A-07001. There are some internal modifications the ground floor of block E to accommodate the substation and plantroom.

We carefully considered various locations for the required plant rooms for the water tanks.

Three viable locations for the plant room and watermarks were considered: -

- Under the building
- In the building
- On the building

Under the building

The scheme has good carbon credentials as the buildings are designed with surface carparking and no basements. This makes a considerable carbon saving as significant amounts of concrete are not needed. We decided that locating the water tanks and plant rooms in basement locations would compromise the carbon footprint of the scheme too much.

In the building

The facilities used by the tenants most, the bin and the bicycle stores, are already included on the ground floor. Including the plantrooms for the watertanks in the ground floor would have either meant relocating these facilities or reducing the amount of apartment units provided. This is true for Blocks A to D. We have located the plantroom for the watertank for both Block E and F on the ground floor of Block E. Please refer to drawing 1272-MDO-BE-00-DR-A-07001.

On the building

In considering the compromises and impacts of the locations above locating the plantrooms for the watertanks on the roof was the logical choice for Blocks A to D. The roof plant area and screen has been so located and designed so that they are not seen and designed to be unobtrusive. The materials and colours have been selected to tie into the existing roof parapet where low and where screening is required, and a light grey colour has been selected.

We have had CGI's prepared to show views of the buildings before and after we have added the plantrooms for the watertanks. In the vast majority of cases the plantroom and water tank are not visible. (A red line to identify the location of the outline of the plantrooms has been included in the CGI when the plantroom is not visible in the CGI).

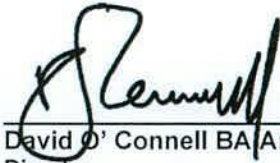
We have included an area schedule which shows the areas of the affected spaces and a breakdown below.

BLOCK	DESCRIPTION	AREA (m²)
Block A	External Roof Plant	34.72
Block A	Internal Roof Plant	13.24
Block B	External Roof Plant	29.20
Block B	Internal Roof Plant	10.30
Block C	External Roof Plant	32.00
Block C	Internal Roof Plant	10.30
Block D	External Roof Plant	24.33
Block D	Internal Roof Plant	13.50
Block D	ESB Substation	28.11
Block E	Reconfiguration of Internal Plant	117.15
Block E	ESB Substation	13.66
Block E	LV Switchroom	13.71
Block E	Generator Room	21.82
	Total Area of Application	362.04

Please do not hesitate to contact us if you have any queries on the submitted application or any other item. We would be happy to discuss any item or provide further information.

We look forward to a favourable decision for this proposal.

Kind regards,



David O'Connell BA Arch Dip Arch Tech MRIAI
Director
For and on behalf of
McCauley Daye O'Connell Architects Limited



Project: CITYWEST DRIVE



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Title: Drawing Transmittal - **PLANNING**
 Project No: 1272
 File Ref: 1272/009
 Sheet No: 1 of 1

Date	Day 07 14								
	Month 02 06								
	Year 22 22								
Issued To:	Company								
Issued For	P = Planning, I = Info, T = Tender, C = Construction, D = Disk, E = Email, P = Paper								
Issued By									

Drawing No.	Drawing Name	Size	Scale						
TENDER									
	DOCUMENTS								
	05- SITE PLANS								
1272-MDO-ZZ-ZZ-DR-A-05001	SITE LAYOUT PLAN	A1	1:500	3	6				
	20- SITE MAPS								
1272-MDO-ZZ-ZZ-DR-A-20005	SITE LOCATION MAP	A1	1:1000	3	6				
	06 - SITE ELEVATION & SECTIONS								
1272-MDO-ZZ-ZZ-DR-A-06001	CONTIGUOUS ELEVATIONS - NORTH & SOUTH	A0	1:250	3	6				
1272-MDO-ZZ-ZZ-DR-A-06002	CONTIGUOUS ELEVATIONS - WEST	A0	1:250	3	6				
1272-MDO-ZZ-ZZ-DR-A-06003	CONTIGUOUS SECTIONS - AA & BB	A0	1:250	3	6				
	07 - GA FLOOR PLANS								
1272-MDO-BA-R1-DR-A-07007	BLOCK A - ROOF PLAN	A1	1:200	3	6				
1272-MDO-BB-04-DR-A-07005	BLOCK B - FOURTH FLOOR PLAN	A1	1:200		1				
1272-MDO-BB-R1-DR-A-07006	BLOCK B - ROOF PLAN	A1	1:200	3	6				
1272-MDO-BC-05-DR-A-07006	BLOCK C - FIFTH FLOOR PLAN	A1	1:200		1				
1272-MDO-BC-R1-DR-A-07007	BLOCK C - ROOF PLAN	A1	1:200	3	6				
1272-MDO-BD-R1-DR-A-07006	BLOCK D - ROOF PLAN	A1	1:200	3	6				
1272-MDO-BE-00-DR-A-07001	BLOCK E - GROUND FLOOR PLAN	A1	1:200		3				
1272-MDO-BE-R1-DR-A-07007	BLOCK E - ROOF PLAN	A1	1:200	1	4				
1272-MDO-BF-R1-DR-A-07008	BLOCK F - ROOF PLAN	A1	1:200	1	4				
	08 - ELEVATIONS								
1272-MDO-BA-ZZ-DR-A-08001	PROPOSED - BLOCK A - SOUTH & WEST ELEVATIONS	A1	1:200	3	6				
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1272-MDO-BF-ZZ-DR-A-08001	PROPOSED - BLOCK F - SOUTH & WEST ELEVATIONS	A1	1:200	3	6				
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	91 - SUBSTATIONS								
1272-MDO-ZZ-ZZ-DR-A-91001	ESB SUBSTATION / LV SWITCHROOM	A1	1:50	2	5				
	DOCUMENTS								

The copyright for all drawings and files remain the property of McCauley Daye O'Connell Architects Limited. It is the responsibility of the recipient to ensure that all documents as listed have been received and are consistent with the transmittal. Any missing or out of date documents should be brought to the attention of McCauley Daye O'Connell Architects Limited immediately.

Project Name	City West Residential Development		
Title	Planning Area Summary	File Ref	1272-003
Status	Planning Application	Rev	1

Permitted Planning Block Areas **							
Gross Internal Areas SQM							
	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	BLOCK F	Total
Ground Floor	878	1246	1026	927	517	380	4974
First Floor	878	1246	1026	933	517	362	4962
Second Floor	878	1246	1026	933	517	443	5043
Third Floor	878	1246	1026	933	517	443	5043
Fourth Floor	878	590	1026	933	517	443	4387
Fifth Floor	878		615		517	255	2265
Sixth Floor						255	255
Total	5268	5574	5745	4659	3102	2581	26929

** Note

Please note that the above areas are taken from the submitted SHD documents.

Permitted & Proposed Block Areas							
Gross Internal Areas SQM							
	BLOCK A	BLOCK B	BLOCK C	BLOCK D	BLOCK E	BLOCK F	Total
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Fifth Floor	878		615		517	255	2265
Sixth Floor						255	255
Roof Level	48	40	42	37			167
Total	5316	5614	5787	4696	3102	2581	27096

Permitted Planning External Ancillary Areas **	
External Ancillary Areas	224
Total	224

** Note

Please note that the above areas are taken from the submitted SHD documents.

Permitted & Proposed Amendments To External Ancillary Areas	
External Ancillary Areas	224
Block D Substation & Switchroom	28
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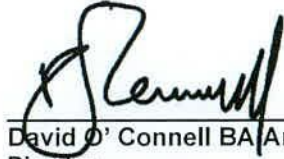
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Project: CITYWEST DRIVE



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Date		Day	07	14				
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		Year	22	22				
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