

Appendix A – Description of Proposed Development (Q. 9)

Cape Wrath ULC intends to apply for permission for development at this site of c. 1.18 hectares on lands at Garters Lane, Saggart, Co. Dublin. The proposed development comprises amendments to a Strategic Housing Development scheme permitted under ABP Ref. ABP-308088-20.

The development will consist of modifications to the previously permitted development (ABP Ref. ABP-308088-20), comprising: replacement of 2 No. 1 bedroom unit with 1 No. 2 bedroom unit and an entrance lobby / concierge at ground floor level within permitted Block C; replacement of 3 No. 3 bedroom units with 3 No. 2 bedroom units and additional residential amenity spaces at first, third and fifth floor levels within permitted Block C; replacement of 2 No. 2 bedroom units with 2 No. 1 bedroom units and additional residential amenity spaces at ground and third floor levels within permitted Block D; and the provision of an enlarged stretcher lift through all floor levels of permitted Blocks C and D. The total number of residential units proposed will decrease from 224 No. to 223 No. as a result of the proposed amendments.

The proposed development will also consist of: amendments to the permitted car parking areas at basement levels resulting in a total loss of 29 No. car parking spaces (151 No. car parking spaces are provided in total at basement level); the provision of c. 275 sq m of residential amenity space (incl. reception, office, staff amenities, multi-purpose spaces, meeting rooms and lobbies) at basement level of permitted Block C and D; minor elevation amendments to permitted Block D; the provision of a new external stair well to the eastern elevation of permitted Block D providing access from the ground floor level to the basement level; reduction of the roofed area above the basement ramp of permitted Block A and B; the provision of sprinkler tank rooms, landlord plants, comms room and attenuation tanks at basement level of permitted Blocks A, B, C and D; the provision of PV solar panel at all roof levels; amendments to hard and soft landscaping areas; and all associated site excavation and development works above and below ground.