

Land Use, Planning & Transportation Department  
South Dublin County Council,  
Co. Dublin.

1<sup>st</sup> November 2022

## CLARIFICATION OF CLARIFICATION OF FURTHER INFORMATION

**Register Reference:** SD22A/0082

**Development:** Change of use from existing short term tourist accommodation units to full apartment type living accommodation units consisting of 10 two bed ground floor units and 10 two bed duplex type units at first floor level (20 units in total), etc.

**Location:** Westpark Crescent, Garters Lane, Saggart, Dublin 24

**Applicant:** Suites Hotel Management CLG

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Further to the request for clarification of clarification of further information for the proposed development, please see below Gannon + Associates Landscape Architecture's response as they relate to landscape.

### Item 2

1. **Insufficient information has been submitted in relation to Additional Information Item 2.**  
Under section 8.7.3 of the 2022-2028 CDP the overall standard for public open space is 2.4 hectares per 1,000 population. This will be applied to all developments with a residential element, such as the subject proposal. Within that standard, there are specified percentages as set out in Table 8.2 which must, as a minimum, be provided on site.  
As per COS5 Objective 6 the occupancy rate for dwellings with two or fewer bedrooms is 1.5 persons. For the subject proposal of 20 no. dwelling units, this equates to 30 persons. At a rate of 2.4ha per 1,000 population, 0.072ha or 720sqm of public open space is required for the subject development.  
  
Under Table 8.2 the specified percentage of open space for the proposed development is a minimum of 10% of the site area. In this instance, this equates to 0.046ha or 460sq.m of public open space to be provided on site at a minimum. This is included within the overall requirement of 0.072ha or 720sqm of public open space.  
In terms of communal open space, Table 3.21 of the CDP requires a minimum of 6sq.m per 2 bed 3 person unit. This equates to a minimum of 120sq.m communal open space required.  
The applicant is requested to clarify how they intend to comply or address the above requirements. If the open space onsite is intended as communal open space and the 720sq.m of public open space cannot be achieved onsite, the applicant is referred to COS Objectives 4 and 5 of the CDP. These objectives provide discretion to Council for the remaining open space requirement (720sq.m), to be made up by the provision or upgrading of parks or through financial contribution.

If the applicant intends to provide the full 120sq.m communal open space and 720sq.m public open space onsite, a significant redesign of the open space is required. This space should be of a higher quality, easily accessible from the public realm, with pedestrian and cyclist permeable, contribute to biodiversity etc. A taking in charge drawing may be required showing proposed areas of public open space as part of the applicant's response.

Regardless of the above, the Planning Authority and Public Realm Section would have concerns with the landscape layout and design as currently proposed. The applicant is requested to consider omitting part of the road to the north of the building (around the building), between the car parking spaces to the west of the building and to the rear (next to the bin store) and replacing this with open space. Pedestrian and cyclist access can be incorporated into the space to provide access to the stairwells at this location. Public Realm also require detail on the proposed tree pits and planting.

**Response** Please find attached revised landscape plan (22151\_LP\_D) to demonstrate the provision of both Communal Open Space and Public Open Space to be provided on the site.

Given the site constraints, it has not been possible to provide the full POS requirements. Please see the below table indicating Open Space Provision and Calculation.

**TOTAL SITE AREA - 4,626 sq.m**

**Note:** All site area to be taken in charge by a private management company

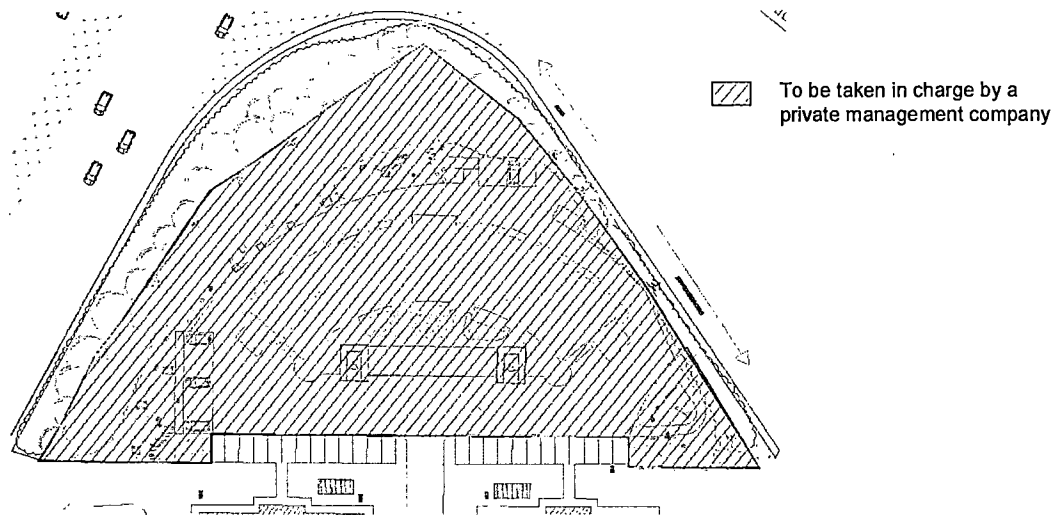
Space Category	Area, Sq.m
----- <b>Public Open Space, of which:</b>	<b>494</b>
Play Area	61
<b>Communal Open Space, of which:</b>	<b>212</b>
Play Area	148
----- <b>Environmental Open Space</b>	<b>1,052</b>
<b>Sum up of Play provision clarified above</b>	<b>209</b>

(8 eq.pieces)

The proposed redesign includes a significant proportion of Communal Open Space to the rear of the existing structure providing for vegetable gardens, seating area, and multi-age play areas; To the front of the existing structure Public Open Space has been provided in the form of a small playground and a picnic area within an orchard area. This amounts to a total area of 494 sq.m of Total Public Open Space and 212 sq.m of Communal Open Space, even with the revised drawing we understand contribution in lieu will be acceptable.

Further to our conversation with Oisín Egan South County Council Public Realm department please find attached our Green Space Factor which demonstrates a pass rate of 0.73 in compliance with South Dublin County Council Development Plan 2022-2028.

With reference to Taking in Charge diagram below, please note the area will be managed by a private management company.



Please find enclosed 6 no copies of the following drawings:

22151\_LP\_D            Landscape Plan

Many thanks for your consideration of this submission.

Yours sincerely,

Jonathan Gannon  
Principal Landscape Architect  
B.Ag.Sc, LL.M, M.I.L.I