

29 Lambourne Wood,  
Brennanstown Road,  
Dublin 18  
D18K6C8

Land Use, Planning & Transportation Department  
South Dublin County Council,  
Tallaght County Hall,  
Dublin 24.

16<sup>th</sup> January 2023

**Re: Re Planning Permission Reference SD22A/0288**

Dear Sir/Madam,

I refer to the conditions set out in respect of the above planning permission. Please find our response below.

**Condition No. 3/8**

Please find attached a letter from RS Consulting Engineers dated 11<sup>th</sup> January 2023

**Condition No. 7**

As our architects advised in the response to your request for additional information (item 5a),

The nature of this proposal being on a single fronted, land-locked infill site is such that the two houses front onto Owendore Avenue and have existing residential properties on either side with Rathfarnham Garda station to the rear. Accordingly, it is impossible to provide any connection to the wider G.I network. The nearest G. I network is the Owendore and Dodder rivers from which the site is physically detached.

While the appropriate Greening Factor for the development site is 0.5, as advised by our architect in the submission with the additional information requested, given that the houses cover 46% of the site, the rest of the site (parking areas, patio and garden), would have to be covered in '*Preserved hedgerow*' in order to be able to meet the required standard. We attach the completed 'Green Factor Work-sheet' as requested, on which the final GI score result is 0.28. We respectfully submit that this be considered a reasonable provision under these circumstances.

**Condition No. 9**

The existing concrete boundary walls to the sides and rear of the site shall be retained.

**Condition No. 10**

Please find attached our architects drawing (Ref PC 200) setting out the carparking area to the front of the houses.

**Condition No. 11**

We shall be in contact with the council bonds and contributions department to organise payment of the financial contribution.

If you need any further information please do not hesitate to contact me.

Yours sincerely,

  
Michael Hughes