

WATSON FITZPATRICK & ASSOCIATES
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South Dublin County Council,
Planning Department,
Town Centre,
Tallaght,
Dublin 24.

21st December 2022

**RE: Proposed two storey, two bedroom house to side of 75 Woodlawn Park Avenue,
Firhouse, Dublin 24 for Mr. W. Fay.**

Further to your recent refusal reference **SD22A/0394** we have revised our application as per reasons for refusal.

We have reduced our proposal from a 3 bedroom to a two bedroom house and both bedrooms are now 12.5sq meters and 13sq. meters respectively and internal floor area shall be 84sq. meters and the open space to the rear shall be 59.17sq. meters, all above in accordance with relevant standards of South Dublin County Council Development Plan 2022-2028, with internal storage provision to ground and first floor.

We include the site plan for the proposed vehicular access for the proposed house and the existing house for number 75.

With regard to Irish Water we proposed to discharge the foul water to existing manhole to the rear of number 75 Woodlawn Park Avenue and the surface water to existing manhole to the front of 75 Woodlawn Park Avenue all as previously approved in our application reference **SD22B/0321**.

We trust everything is in order and if you require any further information please do not hesitate to contact us.

Yours Sincerely,



WATSON FITZPATRICK & ASSOCIATES