

Paul Redmond Architectural Services Limited

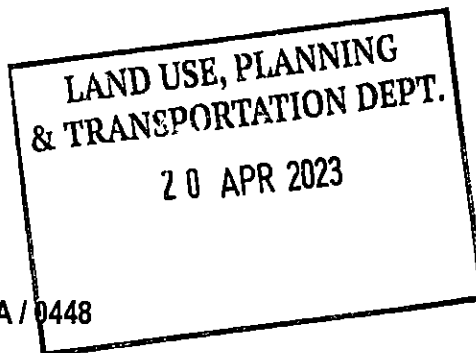
Architectural Planning and Design Consultant

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South Dublin County Council
Planning Section County Hall
Tallaght
Dublin 24



11th April 2023

Re: Your Ref: SD22A / 0448

Alan Fitzpatrick, 15 Sundale Road, Tallaght, Dublin 24, D24 C6Y1.

Dear Sirs,

Further to your request for additional information regarding the above application, I enclose the following for your perusal.

The drawing has been amended to show a shared vehicular access as requested.

The site Location plan has been revised showing the omission of the BLUE line.

We have moved the new dwelling forward by 1.0 m as requested to minimise the overbeating impact on the neighbouring dwellings as instructed.

The private amenity space to the rear has been amended to reflect the correct area on site, taking into account the existing shed which is to remain in situ.

We did not provide an attic plan as this area is to be used as Storeroom only. We have not included a staircase up to this area, just a "STIRA" with a pull down ladder from the landing. Therefore, we do not see the need for a separate floorplan.

We have shown the drainage connections on the drawings with the FOUL to the rear and the SURFACE water drain to the front. We have also incorporated a Water Butt for collection of rainwater to be used for gardening and the washing of cars etc. Planters have also been included to assist with the drainage of rainwater from the site. Large areas of grass have also been included.

The applicant has informed me that he is willing to comply with whatever conditions you may wish to impose as part of the Grant of Permission he seeks. He is anxious to start building as soon as possible and hopes for a speedy response from your office.

If you require any further clarification or if I may be of any further assistance in this matter, please do not hesitate to contact me directly,

Yours faithfully

A handwritten signature in black ink that reads "Paul Redmond". The signature is written in a cursive style with a large, prominent initial 'P'.

PAUL REDMOND

B. Sc.Arch. Dip. Arch. Tech. I.E.I. Tech