

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Thursday, 13th July 2023

Dear Sir/Madam,

Re: COMPLIANCE SUBMISSION IN RESPECT OF A PLANNING PERMISSION FOR THE CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT AT ADERRIG (PHASE 3) IN THE ADAMSTOWN SDZ

SDCC Reg. Ref. SDZ22A/0014

Compliance Submission – Condition Nos. 2(e)

1.0 Introduction

This compliance submission is being made by Thornton O'Connor Town Planning¹ in conjunction with BKD Architects² on behalf of Quintain Developments Ireland Limited³ (Quintain) in respect of a permitted residential development at Aderrig (Phase 3) in the Adamstown SDZ.

The submission relates to a decision to Grant Planning Permission made by South Dublin County Council on 19th April 2022.

The purpose of this submission is to address **Condition No. 2(e)** of the Grant.

2.0 Enclosures

Please find the following documents (prepared by BKD Architects) enclosed as part of this compliance submissions:

- *Housing Quality Assessment: Planning Compliance Submission*

¹ No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

² Nos. 6/7 Harcourt Terrace, Dublin 2

³ Fitzwilliam Court, Lesson Close, Dublin 2

Please also find the following drawings enclosed:

Drawing Name	Drawing No.	Scale and Size
Duplex Type F1 (mid terrace) Non-handed-Plans,Elevation,Section	6259A-P-201	1:100 @ A1
Duplex Type F1 (mid terrace) Handed-Plans,Elevation,Section	6259A-P-202	1:100 @ A1
Duplex Type F2 (end terrace) - Plans,Elevation,Section	6259A-P-203	1:100 @ A1
Duplex Type F3 (end terrace) Non-handed-Plans,Elevation,Section	6259A-P-204-C2(e)	1:100 @ A1
Duplex Type F3 (end terrace) Handed-Plans,Elevation,Section	6259A-P-205-C2(e)	1:100 @ A1
Duplex Type G1 (mid terrace) Non-handed-Plans,Section	6259A-P-206	1:100 @ A1
Duplex Type G1 (mid terrace) Handed-Plans,Section	6259A-P-208	1:100 @ A1
Duplex Type G2 (end terrace) - Plans,Elevation,Section	6259A-P-210	1:100 @ A1
Duplex Type G3 (end terrace) Non-handed-Plans,Elevation,Section	6259A-P-211	1:100 @ A1
Duplex Type G3 (end terrace) Handed-Plans,Elevation,Section	6259A-P-212	1:100 @ A1

2.0 Condition No. 2(e)

Condition No. 2(e) states:

"Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-...

(e) adequate storage provision, exclusive of kitchen presses and bedroom furniture, whilst maintaining required room sizes and widths for House Types F1, F2, F3, G1.B, G2.B, G3.B. Doorways should not be obstructed by storage areas."

2.1 Response to Condition No. 2(e)

Upon receipt of the Grant of Planning Permission and Condition No.2 (e), a review of the Planner's Report in respect of the proposed development was undertaken. In relation to storage in the unit types listed above, the intention was to identify the key issues to be addressed in the compliance conditions.

We note the assessment and conclusions drawn stated:

"a. In accordance with Section 3.31 of the apartment guidelines "Storage should be additional to kitchen presses and bedroom furniture but may be partly provided in these rooms".

F1: indicates storage in single bedroom (1.2sq.m) and kitchen (1.1sq.m), however, no separate storage is indicated. All other storage areas are independent of living spaces.

F2: area of storage (1.2sq.m) in single bedroom indicated. 7.1sq.m floor area requirement would still be met but minimum width of 2.1m would not. 1.3sq.m indicated in kitchen / dining and combined K/L/D would be 34sq.m (excl. storage), which meets the 34sq.m requirement. All other storage areas are independent of living spaces.

F3: area of storage (1.2sq.m) in single bedroom indicated. 7.1sq.m floor area requirement would still be met but minimum width of 2.1m would not. 2sq.m indicated in kitchen / dining and combined K/L/D would be 34sq.m (excl. storage), which meets the 34sq.m requirement. All other storage areas are independent of living spaces.

G1.B: 2.2sq.m indicated in master bedroom – area appears to partially obstruct the doorway. All other storage areas are independent of living spaces.

G2.B: 2.1sq.m indicated in master bedroom – area appears to partially obstruct the doorway. All other storage areas are independent of living spaces.

G3.B: 2.1sq.m indicated in master bedroom – area appears to partially obstruct the doorway. All other storage areas are independent of living spaces..."

2.1.1 Unit Type F1

In Unit Type F1 (Unhanded and Handed), the assessment appears to draw issue with the storage in the single bedroom and kitchen in F1.B (first and second floor level duplex unit).

The storage provision has been amended to show independent storage of 0.8 sq m in the single bedroom (Bedroom 3) and independent storage of 1.1 sq m in the kitchen/dining room. As the enclosed drawings show, these storage areas are separate to the areas of these 2 No. rooms. The bedroom has a floor area of 7.4 sq m (which excludes the storage), with a width of 2.49 m. The kitchen/dining room has a floor area of 16.6 sq m (which excludes the storage, and adds up to 34 sq m once the living room is included). Therefore, the minimum floor area requirements are exceeded and met respectively.

Overall, the requirement for a minimum of 9 sq m of storage is met.

2.1.2 Unit Type F2

In Unit Type F2, the assessment appears to draw issue with the storage in the single bedroom (Bedroom 3) and kitchen in F2.B (first and second floor level duplex).

As the enclosed drawings show, the amended Bedroom 3 layout now incorporates a separate, independent storage area of 0.8 sq m. The floor area of the bedroom itself is 7.7 sq m and its width is 2.49 m, thereby exceeding the respective requirements of 7.1 sq m and 2.1 m.

Also per the drawings, the kitchen/dining has a separate, independent storage area of 1.3 sq m. The kitchen/dining and living rooms combined have a floor area of 34 sq m, thereby meeting the requirement.

Overall, the requirement for a minimum of 9 sq m of storage is exceeded, with 9.2 sq m provided.

2.1.3 Unit Type F3

In Unit Type F3 (Unhanded and Handed), the assessment appears to draw issue with the storage in the single bedroom (Bedroom 3) and kitchen in F3.B (first and second floor level duplex).

As the enclosed drawings show, the amended Bedroom 3 layout now incorporates a separate, independent storage area of 0.8 sq m. The floor area of the bedroom itself is 7.5 sq m and its width is 2.545 m, thereby exceeding the respective requirements of 7.1 sq m and 2.1 m.

Also per the drawings, the kitchen/dining has a separate, independent storage area of 2.0 sq m. The kitchen/dining and living rooms combined have a floor area of 34 sq m, thereby meeting the requirement.

Overall, the requirement for a minimum of 9 sq m of storage is exceeded, with 9.1 sq m provided.

2.1.4 Unit Types G1.B, G2.B and G3.B

The single issue in relation to Unit Types G1.B, G2.B and G3.B was that the storage in the master bedrooms conflicted with the doorway into the room.

For Unit Types G1.B (Unhanded and Handed), the conflict has been fixed. Whilst this reduces the storage space in Bedroom 1 from 2.2 sq m (at RFI stage) to 1.4 sq m, an additional, independent storage space of 0.7 sq m is now proposed in the bedroom. Note that the minimum bedroom floor area of 13 sq m is exceeded and the minimum width of 2.8 m is exceeded.

Overall storage provision within these Unit Types now totals 9.3 sqm, which exceeds the 9 sq m minimum requirement.

For Unit Types G2.B, the conflict has been fixed. Whilst this reduces the storage unit in Bedroom 1 from 2.1 sq m (at RFI stage) to 1.4 sq m, an additional, independent storage space of 0.7 sq m is now proposed in the bedroom. Note that the minimum bedroom floor area of 13 sq m is met and the minimum width of 2.8 m is exceeded.

Overall storage provision within this Unit Type now totals 9.3 sqm, which exceeds the 9 sq m minimum requirement.

For Unit Types G3.B (Unhanded and Handed), the conflict has been fixed. Whilst this reduces the storage unit in Bedroom 1 from 2.1 sq m (at RFI stage) to 1.4 sq m, an additional, independent storage space of 0.7 sq m is now proposed in the bedroom. Note that the minimum bedroom floor area of 13 sq m is met and the minimum width of 2.8 m is exceeded.

Overall storage provision within this Unit Type now totals 9.3 sqm, which exceeds the 9 sq m minimum requirement.

3.0 Conclusion

We trust that the above details and enclosed materials address the Conditions and requirements of the Council.

We would appreciate a confirmation of their receipt and subsequent confirmation that the information outlined above is in compliance with the permission at your earliest convenience. Thank you for your assistance with this matter.

Yours faithfully,

A handwritten signature in black ink that reads "Daniel Moody".

Daniel Moody
Associate
Thornton O'Connor Town Planning

Encl.