

**Planning Registry, LUPT
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A33XC**

(by email)

2 May 2024

Our ref. 22229-let-033.docx

**Re: Former CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12.
Planning ref.: ABP-309658-21**

Dear Sir/Madam,

We refer to the above named application. On behalf of our client, we wish to make the following amendment application, following the successful compliance with conditions.

For clarity, the drawings referred to in this application as 'Granted' are one-and-the-same as the 'in compliance' drawings, following confirmation of compliance with planning conditions.

The proposed amendments are summarized as follows:

1. Change of use at Ground floor Level in Block B from the permitted Café and Creche, to proposed 'Creche' and 'Retail unit with licenced area'.

Design rationale: This has been made possible by several minor permitted alterations to the internal layout in other parts of the development, including the removal of enclosed Plant space previously allocated to serving a sprinkler system for the Commercial unit which has been confirmed by SDCC Fire is no longer a requirement of the design, which in turn allows a larger usable area to be given over to the proposed Retail unit.

While a minor change in occupancy for the entire apartment development by the provision of 1 no. additional person occupancy (refer to Table 3 below), it has not affected the associated requirement for provision of childcare spaces.

The granted Creche floor plan included internal steps and a platform lift within the Creche unit itself, as a means of handling the change in level from the street. In comparison to the granted Creche floor plan, the proposed Creche plan provides the same quantum of Creche facilities and for the same number of occupants, while the space given over to vertical circulation within the granted scheme is no longer required in the proposed scheme where

Level access is provided from the street. This allows the overall unit area to be reduced accordingly. The external ground levels have been designed to be level, or as close to level as possible, with the external ground. There is no proposed change to the capacity of the Creche. All other functions within the granted Creche are retained. Please refer to Table 1.

Table 1.	Granted		Proposed	
	Area	No. Occupants	Area	No. Occupants
Creche	261 sqm	9 no. 0-2 year (3 staff). 16 no. 2-3 year (3 staff) Total 25 children plus 6-7 staff. Change of floor level internally within the unit.	235 sqm	9 no. 0-2 year (3 staff) 16 no. 2-3 year (3 staff) Total 25 children plus 6-7 staff. Level access provided.

We propose minimal change to floor area, which has been revised with reduced internal circulation requirements due to level access being provided throughout.

- It is proposed to omit the 'Communal Lounge 2' (54.4sqm) indicated on the granted floor plan to the East of Block B Entrance area. The overall provision of Communal facilities is shown in the table below:

Table 2.	Granted Communal Space		Proposed Communal Space	
	Room name	Area (sqm)	Room name	Area (sqm)
Level 0	Residents Gym	202.5	Residents Gym	202.5
	Communal Lounge 1 (excl. Lobby)	128.1	Communal Lounge 1 (excl. 2 no. Lobbies required for Fire safety)	116.4
	Communal Lounge 2	54.4	-	0
Level 1	Communal Lounge 2 (87.1sqm) Managers Office (11.6sqm) Store (9.2sqm)	107.9	Communal Lounge 2 (87.0sqm) Managers Office (11.6sqm) WC (9.1sqm)	107.7
Total	-	472.1 sqm	-	426.6 sqm

3. Addition of 1 no. residential apartment on Level 5 of Block C. Granted scheme allowed for 163 no. units, which is proposed to increase to a total of 164 no. units. The granted Block C, Level 5 includes 2 no. 3 bed units (total 10 no. occupants), which is proposed to be changed to 2 no. 2 bed (4 person) units and 1 no. 2 bed (3 person) units (total 11 no. occupants). This would be an increase of 1 no. occupant to 164 no. for the entire development. This is shown in the tables below:

Table 3.		Granted		Proposed	
<i>Unit type</i>	<i>No. Units</i>	<i>No. Occupants</i>	<i>No. Units</i>	<i>No. Occupants</i>	<i>% break down</i>
Studio (1p)	1	1	1	1	0.6%
1 Bed Apt. (2p)	57	114	57	114	34.8%
2 Bed Apt (3p)	11	33	12	36	7.3%
2 Bed Apt (4p)	85	340	87	348	53.0%
3 Bed Apt (5p)	9	45	7	35	4.3%
TOTAL	163	533	164	534	100%

The dual aspect ratio is updated to 43% of the total number of apartments.

Table 4.			Proposed	
<i>Aspect</i>	<i>Total No.</i>	<i>%</i>		
Dual aspect	71	43		
North Single	14	9		
South / East / West	79	48		

The minimum Residential internal floor areas and Unit mix calculation has been updated as follows:

Table 5.1 Proposed		
<i>Unit Mix</i>	<i>No. of Apartments</i>	<i>Cumulative Min. Floor Area</i>
0.6% Studio (1p)	1	1 x 37sqm = 37sqm
35.4% 1 Bed Apt. (2p)	58	58 x 45 sqm = 2,610 sqm
8% 2 Bed Apt (3p)	13	13 x 63 sqm = 819 sqm
52.4% 2 Bed Apt (4p)	86	86 x 73 sqm = 6,278 sqm
3.6% 3 Bed Apt (5p)	6	6 x 90 sqm = 540 sqm
TOTAL 100%	164	Total = 10,284 sqm

Table 5.2		
<i>Total +10% of majority:</i>	<i>No. of Apartments</i>	<i>Cumulative Min. Floor Area</i>
1 Bed Apt. +10% min area	47	47 x 4.5 sqm = +211.5 sqm
2-beds +10% min area	33	33 x 7.3m2 = +240.9 sqm
3 Bed Apt +10% min area	3	3 x 9.0 sqm = +27 sqm
Total +10% of majority	Total 83 apartments	479 sqm
Total Required Minimum floor area		10,284 + 479 sqm = 10,763 sqm

Table 5.3		
<i>Allocation of +10% of Majority by Unit Type:</i>	<i>No. of Apartments</i>	<i>Cumulative Min. Floor Area</i>
0.6% Studio	1	1 x 37sqm = 37sqm
35.4% 1 Bed Apt.	11	11 x 45 sqm = 495 sqm
	47 (+10%)	47 x 49.5 sqm = 2,326.5 sqm
8% 2 Bed Apt (3p)	13	13 x 63 sqm = 819 sqm
52.4% 2 Bed Apt (4p)	53	53 x 73 sqm = 3,869 sqm
	33 (+10%)	33 x 80.3 sqm = 2,649.9 sqm
3.6% 3 Bed Apt	3	3 x 90 sqm = 270 sqm
	3 (+10%)	3 x 99 sqm = 297 sqm
Total Minimum floor area to be provided:	Total 164 apartments	TOTAL 10,763 sqm

- External non-illuminated Signage associated with the proposed Retail unit as indicated on the proposed South Elevation.



Figure 1: South Elevation indicating proposed areas of Retail signage.

- Changes to Level 6 of Block B to include external Retail plant within the permitted envelope of the development, to include ventilation louvres to the North and East façades of the proposed Plant area with an integrated louvred access door for Roof maintenance only.



Figure 2: East Elevation indicating proposed louvres for Retail plant at Level 6 of Block B.

- Addition of 14 no. external Bicycle parking stands to the East of the building to cater for Retail and Creche usage. They are to be located on a permeable ground surface (ie. Grasscrete or similar) and to comply with the overall SUDS drainage strategy. No further change to the granted landscaping design is proposed. Please see the attached letter from Kavanagh Burke to confirm this matter.



Figure 3: Example of installed indicative Grasscrete permeable paving system.

7. It is proposed to facilitate a shared 'Set down space for Retail unit and Creche' via the as-granted 4 no. on-street parking spaces. It is envisaged that deliveries to the Retail unit will be between 0600-0800 which will allow for deliveries to the Retail unit to occur outside of the Creche peak drop-off and pickup times. It is proposed that parking for the set down spaces is restricted outside of loading times to a maximum stay of 15 minutes.



Figure 4: Proposed Site layout plan showing Set down area to Ballymount Road Lower.

We trust that the foregoing and enclosed is to the satisfaction of the Local Authority.

Yours faithfully,

Simon Linehan, MRIA

encl.

Drawings as identified on the attached issue sheet.