

19th April 2024

Walkinstown Montane Properties Limited,
Unit J1D Maynooth Business Campus,
Maynooth,
Co. Kildare

Dear Mr. Connolly,

It is noted that Walkinstown Montane Properties Limited, intend to lodge an LRD planning application to amend a site granted under SHD3ABP-309658-21 at Former CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12. These amendments include:

- Change Cafe to Licenced Retail;
- Add one apartment to increase the scheme from 163 to 164 units;
- Additional bike spaces;

In respect of the lodging of the planning application I can confirm that Walkinstown Montane Properties Limited have engaged with the Housing Department, South Dublin County Council regarding Part V. We have already agreed Part V on the parent permission in principle and the proposed amendments do not impact the agreement reached.

No additional Part V will apply based on the amendments listed above only. If any additional amendments are applied for, we will have to review the Part V.

Should you have any queries regarding this letter please do not hesitate to contact me.

Yours Sincerely,



Edel Dempsey
Senior Staff Officer
Part V
Housing

Block Apt. No.	Category	Area	Bedrooms	Bedspace	Orientation	Balcony Provided	Zone Number	Unit Type
Level 0								
A	Apt. No. 127	2 Bed Apt.	76.2	2	4	W	7.6	Apt. Type 2A Part V (Accessible)
C	Apt. No. 126	2 Bed Apt.	77.2	2	4	N	8.2	Apt. Type 2A Part V (Accessible)
C	Apt. No. 129	2 Bed Apt.	65.7	2	3	N; E	6.4	Apt. Type 2M Part V (Accessible)

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Block Apt. No.	Category	Area	Bedrooms	Bedspace	Orientation	Balcony Provided	Zone Number	Unit Type
Level 1								
C	Apt. No. 130	2 Bed Apt.	77.2	2	4	N	8.2	Apt. Type 2A Part V (Accessible)
C	Apt. No. 131	2 Bed Apt.	77.3	2	4	N	8.2	Apt. Type 2A Part V (Accessible)
C	Apt. No. 132	1 Bed Apt.	48.1	1	2	S	6.8	Apt. Type 1F Part V (Accessible)
C	Apt. No. 133	1 Bed Apt.	50.3	1	2	S	6.8	Apt. Type 1E Part V (Accessible)
C	Apt. No. 135	1 Bed Apt.	50.7	1	2	S	5.9	Apt. Type 1E Part V (Accessible)
C	Apt. No. 136	1 Bed Apt.	50.9	1	2	S	6.4	Apt. Type 1E Part V (Accessible)
C	Apt. No. 138	2 Bed Apt.	65.9	2	3	N; E	6.1	Apt. Type 2L Part V (Accessible)
C	Apt. No. 139	2 Bed Apt.	65.7	2	3	N; E	6.1	Apt. Type 2M Part V (Accessible)

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Block Apt. No.	Category	Area	Bedrooms	Bedspace	Orientation	Balcony Provided	Zone Number	Unit Type
Level 2								
C	Apt. No. 142	1 Bed Apt.	48.2	1	2	S; W	6.8	Apt. Type 1F Part V (Accessible)
C	Apt. No. 143	1 Bed Apt.	50.4	1	2	S	6.8	Apt. Type 1E Part V (Standard)
C	Apt. No. 144	1 Bed Apt.	58.3	1	2	S	5.9	Apt. Type 1G Part V (Standard)
C	Apt. No. 145	1 Bed Apt.	51.0	1	2	S	5.9	Apt. Type 1E Part V (Standard)
C	Apt. No. 148	2 Bed Apt.	65.0	2	3	N; E	6.1	Apt. Type 2M Part V (Standard)

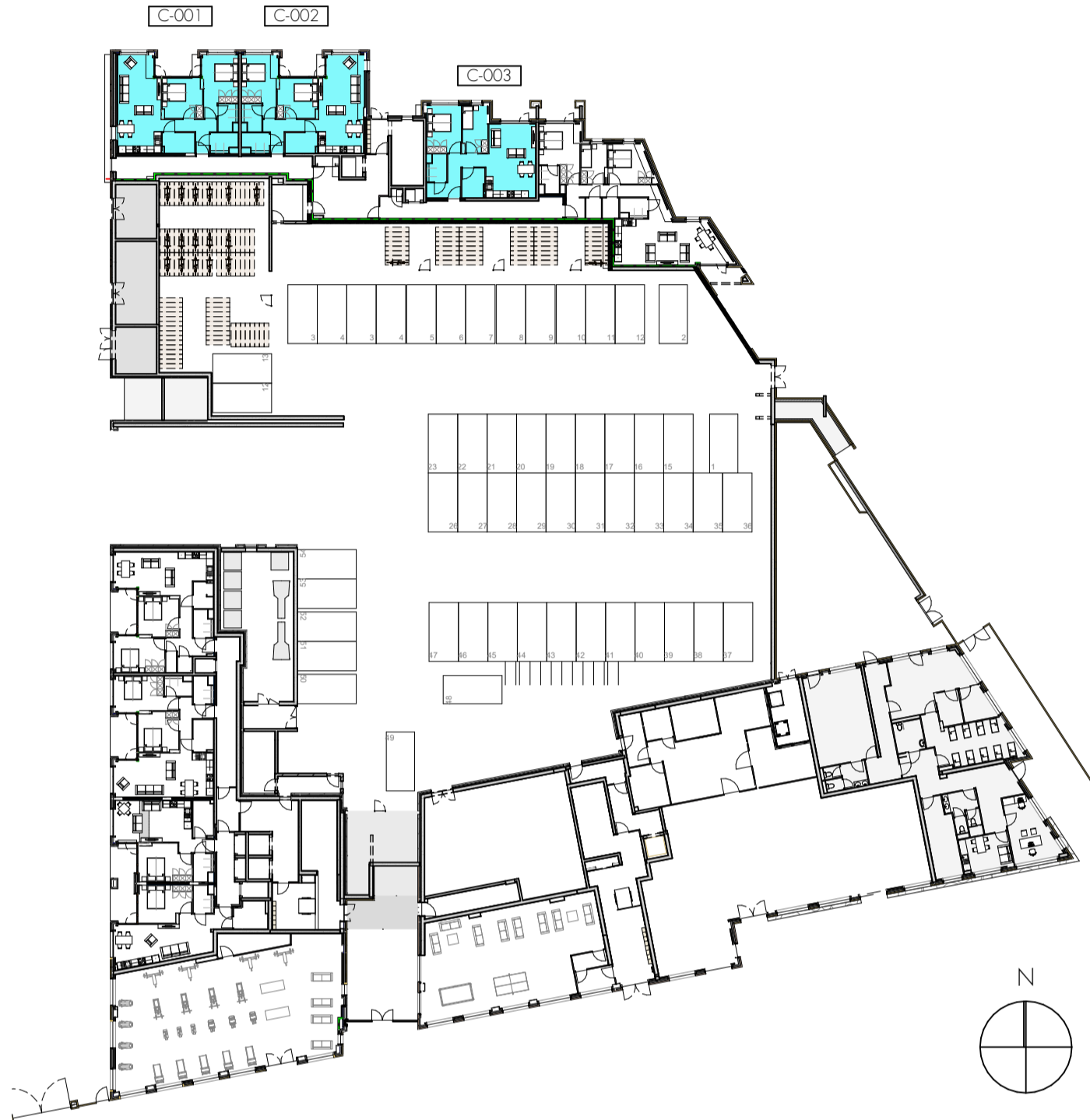
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- NOTES:
- DO NOT SCALE USE FIGURED DIMENSIONS ONLY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.
 - ALL MATERIAL & WORKMANSHIP TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND RELEVANT STANDARDS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY OR DETERMINE ALL DIMENSIONS AND LEVELS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR PRODUCTION OF FABRICATION DRAWINGS.
 - ALL PRECAST CONCRETE ELEMENTS, LINTELS & TIMBER ROOF TRUSSES TO BE CONSTRUCTED IN ACCORDANCE WITH SPECIALIST SUBCONTRACTOR'S DETAILS AND SPECIFICATIONS.

Rev	Ch	Change Name	Date
E	Ch-370	Client name amended	09/05/2024
D	Ch-255	Revised Part V Information	19/12/2023
C	Ch-191	Updated Part V Drawings	06/10/2023
B	Ch-76	Part V Amendments	21/04/2023
A	Ch-66	New Door Open to Concrete	06/04/2023
	Ch-65	Open Change	

1 BEDROOM 2 PERSON
 2 BEDROOMS 3 PERSON



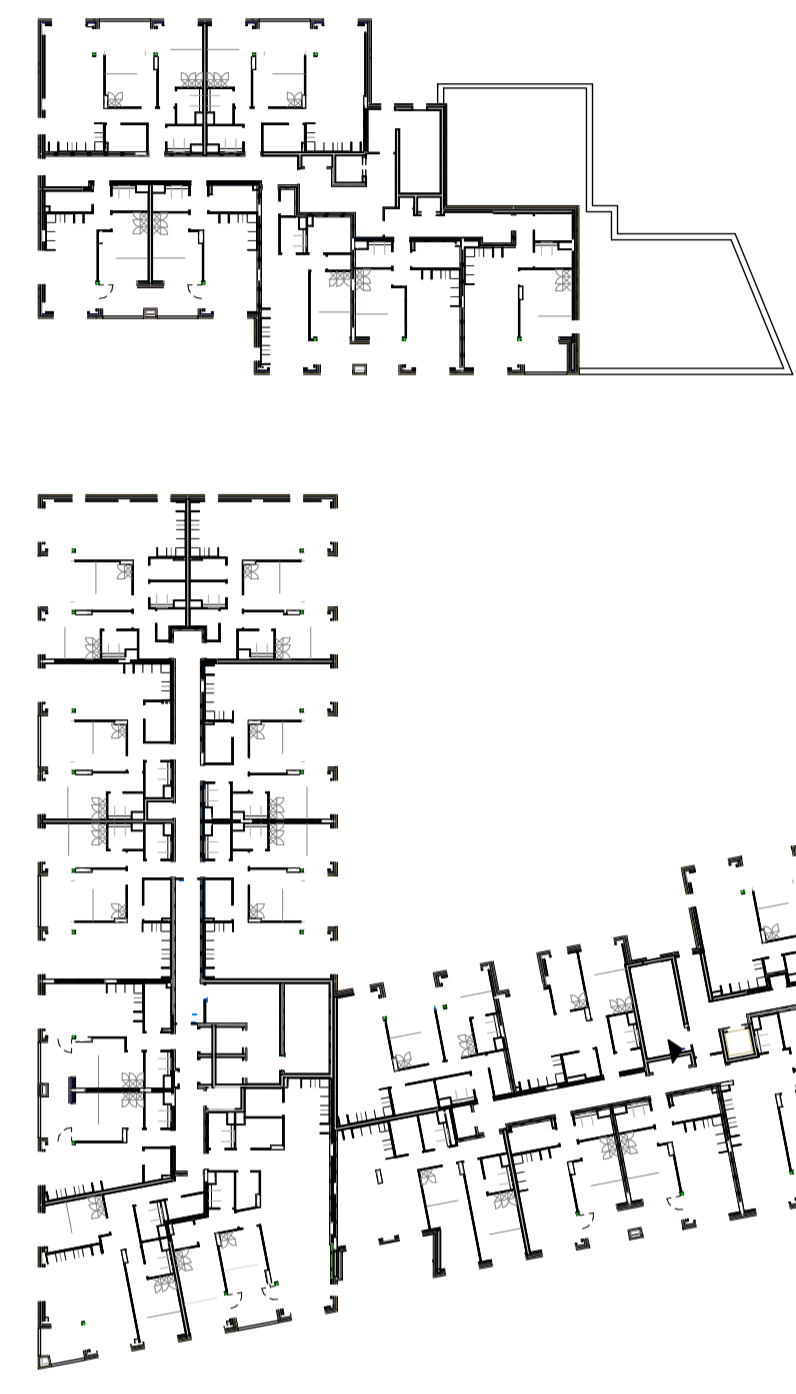
Ground Floor Plan
1:500



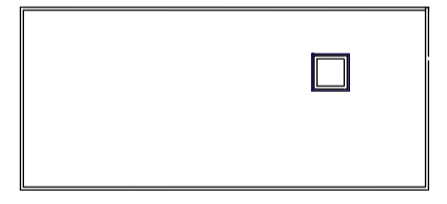
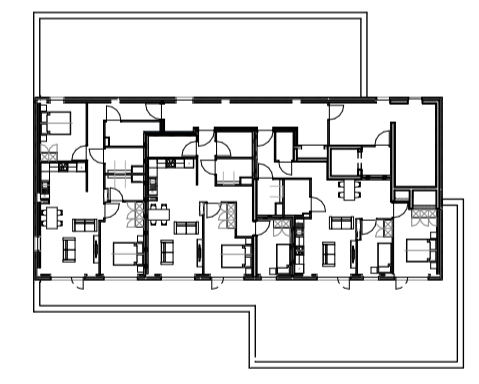
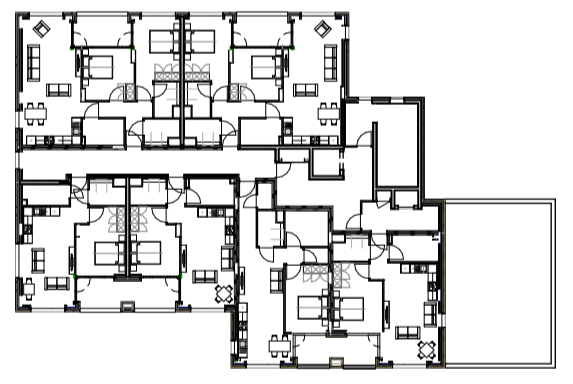
First Floor Plan
1:500



Second Floor Plan
1:500



Third Floor Plan
1:500



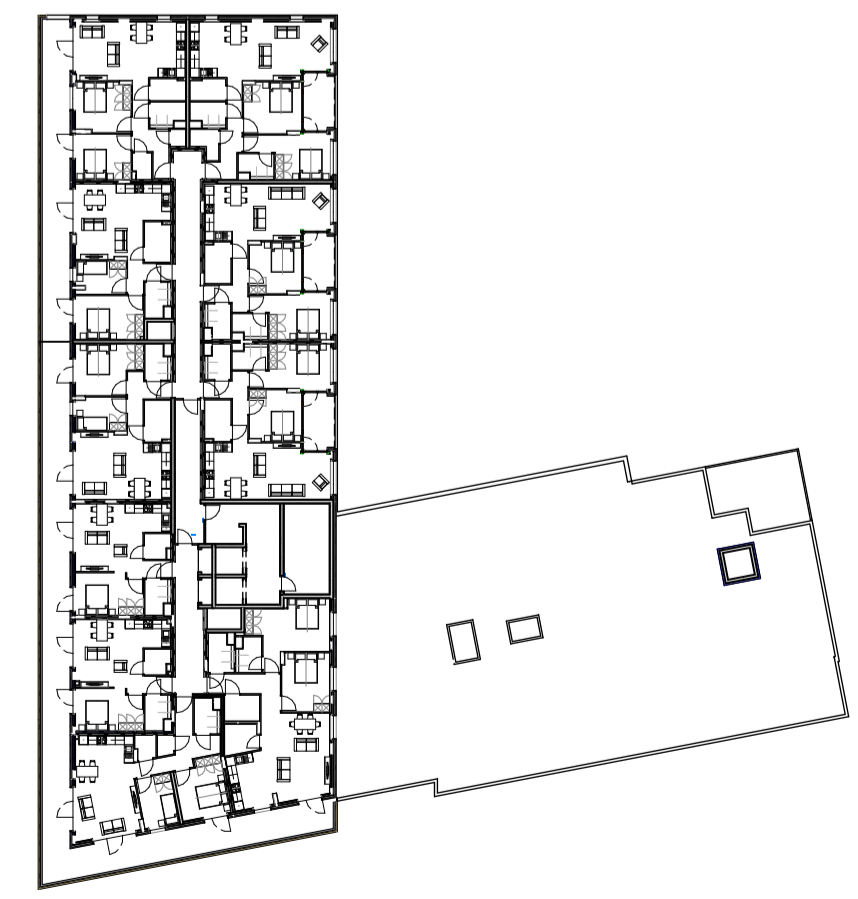
Fourth Floor Plan
1:500



Fifth Floor Plan
1:500



Sixth Floor Plan
1:500



Seventh Floor Plan
1:500

Planning Approval Pack	ISO	LW	09/05/2024	E
Updated Part V Layouts	ISO	LW	19/12/2023	D
Updated Part V Drawings	ISO	LW	06/10/2023	C
Part V Layouts	ISO	LW	21/04/2023	B
Revision Description	dm	ukd	date	rev

Client: Montane Developments (Ireland) Limited Company
 Project: Residential Development
 Site: Warrinstown
 Title: Part V Diagram

Project Architect: Patrick O'Toole
 All Sheet Scale: 1500

Project No: 22229-PLA-014
 Rev: E

meitheal architects
 RIAI 2021 03

BIMbaud: meithealarchitects - BIMbaud Software as a Service/Walknetcom/22229-014-003/Thursday 9 May 2024