



Planning Department,
Dún Laoghaire-Rathdown County Council,
County Hall,
2 Marine Road,
Dún Laoghaire,
Dublin,
A96 K6C9.

Date: May 2024

Dear Sir/Madam,

RE: CROSS AVENUE LANDSCAPE DESIGN PLANNING AMENDMENT

On behalf of the applicant 1 Players Land please note the below and enclosed in relation to amendments for the above granted planning application. The amendment proposes the addition of 5no. apartments.

In adding the 2no. 1 beds to the 8th floor of Block B we have elected to relocate the communal open space from that level down to the ground level creating one communal open space adjacent to the tenant facilities. This is a better location for this space and will be more usable when provided at the ground floor. This necessarily reduces the amount of public open space provided with the scheme. But as demonstrated the development still meets the minimum requirements.

Granted Open Space

Public Open Space

Was required as 25% net site area (Site area 1.21hectares) which equates to 3035 sqm. 7,417sqm was provided, more than twice the required amount.

Communal Open Space

Block B 744 sqm
Block C 510 sqm
Ground Level 269 sqm
Total 1,523 sqm

Proposed Revised Open Space

Public Open Space

The Public open space requirement is still 25% net site area (Site area 1.21hectares) which equates to 3035 sqm. As some of the Communal Open Space has moved from the roof of Block B to the ground level. Consequently the Public Open Space has reduced (by 314 sqm) and now 7,103sqm is provided, still more than twice the required amount

Communal Open Space

Block B 574 sqm
Block C 510 sqm
Ground Level 583 sqm
Total 1,667 sqm

Yours sincerely,

Yours sincerely,
Niall Montgomery and Partners Architects + Landscape Architects