

# lotts

architecture and urbanism ltd

22 William Street South, Dublin D02 H3P4  
tel: 01 677 1006

email: info@lotts.ie  
www.lotts.ie

RIA ACCREDITED CONSERVATION ARCHITECTS GRADE 1

South Dublin County Council  
County Hall Tallaght,  
Dublin 24, D24 A3XC

04 June 2021



**Re: Planning Permission submission**  
Proposed refurbishment and development of Katharine Tynan House, Ballymount Road, Kingswood, Dublin 24

To whom it may concern,

On behalf of our client Hibernia REIT Holdco Two Ltd., we hereby submit a planning application for:

“development at Ballymount Road, Kingswood, Dublin 24, to refurbish The Katharine Tynan House, or ‘Whitehall’, a protected structure (RPS ref. 197), with change of use from disused dwelling to community centre. Works will entail refurbishment of the roof and external walls, reinstatement of windows and external doors, ceilings and floors, reinstatement of a conservatory and glazed porch (10m<sup>2</sup> and 5m<sup>2</sup> respectively), new internal stairs and doors, new services and sanitary accommodation; two new single-storey open-fronted structures on part of the footprint of earlier outbuildings with an enclosed area for toilets (534m<sup>2</sup>); refurbishment of historic garden walls and gates; upgrading of the existing non-historic entrance and approach from the Ballymount Road; and provision for parking on site.”

Please find enclosed hardcopies of the following documents:

1. Completed Planning Permission Application Form
2. Planning Application Fee of €3081.60 - record of bank transfer payment
3. Newspaper notice (1 copy)
4. Site notice (1 copy)
5. 10 hardcopies of the following drawings and reports:
  - OS Location Map (1:2500)
  - 332-S01 Existing Site Plan (1:500)
  - 332-S02 Existing Ground Floor Plan (1:50)
  - 332-S03 Existing First Floor Plan (1:50)
  - 332-S04 Existing Roof Plan (1:50)
  - 332-S05 Existing Elevations (1:50)

**Director**  
Diamond Byrne BA (Arch) MR (AI) - Richard (Jack) Lally BA (Arch) MR (AI)  
Registered in Ireland no: 403006 & 412000

- 332-S06 Existing Elevations and Sections (1:50)
- 332-P01 Proposed Site Plan (1:500)
- 332-P02 Proposed Ground Floor Plan (1:100)
- 332-P03 Proposed First Floor Plan (1:100)
- 332-P04 Proposed Roof Plan (1:100)
- 332-P05 Proposed Elevations (1:100)
- 332-P06 Proposed Elevations and Sections (1:100)
- 2021-05-21 332-19 Newlands Farm Architectural Heritage Assessment Impact Report
  
- Landscape Masterplan: 1860\_PL\_P\_01
- Landscape Design Details Sheet: 1860\_PL\_DD\_01
- Tree Survey Plan: 1860\_PL\_TS\_01
- Arboriculture Protection Plan: 1860\_PL\_TS\_02
- Landscape Materials Report: 1860\_Materials Design Statement
- Arboricultural Impact Assessment & Tree Protection Strategy
  
- H657-OCSC-XX-XX-SK-E-0001 Electrical Proposed Site Lighting Layout
- H657-OCSC-XX-XX-DR-C-0100 Site Layout-Roads and Paths
- H657-OCSC-XX-XX-DR-C-0101 Site Layout-Visibility Splays
- H657-OCSC-XX-XX-DR-C-0102 Site Layout-Autotrack Analysis
- H657-OCSC-XX-XX-DR-C-0500 Proposed Drainage Design Layout
- H657-OCSC-XX-XX-DR-C-0510 Proposed Drainage Surface Water Longsections
- H657-OCSC-XX-XX-DR-C-0511 Proposed Drainage Wastewater Longsection
- H657-OCSC-XX-XX-DR-C-0550 Proposed Watermain Design Layout
- H657-OCSC-XX-XX-RP-C-0001 Engineering Services Report
- H657-OCSC-XX-XX-RP-YS-0001-S4-P01 Energy Report
  
- DWJ-JBAI-XX-XX-RP-BD-0003-S4-P01-AA\_Screening\_Newlands\_Farm

We trust the contents of this planning package are in order, however, should you require any additional information please do not hesitate to contact us. We look forward to receipt of acknowledgement of this submission.

With best regards,



Desmond Byrne BArch MRIA  
 RIAI Conservation Architect Grade III  
 Director  
 Lotts Architecture and Urbanism Ltd