

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

Linda McEllin

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63, York Road  
Dun Laoghaire  
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Date: 06-Jul-2021

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

Register Reference: SD21A/0175

**Development:** Revisions to development previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PL06S.249209 (referred to as Watson's Place) and shall consist of the replacement of 3 previously permitted house units (House Types A, A1 and A2) comprising 1 one bed house, 1 three bed house and 1 four bed house with a new proposal for 8 apartments comprising 2 one bed units and 6 two bed units, all located within 2-3 storey Ballyroan House (A Protected Structure); the replacement of 2 one previously permitted semi-detached house units (House Types D) comprising 2 four bed house units (2 storeys) with a new proposal for 3 two bed terraced house units (2 storeys); the new works to Ballyroan House (A Protected Structure) shall comprise of the refurbishment and subdivision of the existing building (approx. 761sq.m); demolition of extensions to the building including a two storey block work extension and a single storey extension to the rear (total demolition approx. 53sq.m); (c) the removal of an old ruin to the gable; extension to the rear of the building at ground and first floor level (approx. 36sq.m); removal of internal walls and partitions; modifications to elevations including the removal of windows and the provision of new window and door openings; and provision of new private open space terraces/balconies to the rear/side of the building; the revised proposal shall also provide for a total of 43 car parking spaces; public and communal open space areas; 18 secure bicycle parking spaces; new bin storage area (approx. 23sq.m); all other development within the site remains as previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PL06S.249209.

**Location:** Ballyroan House, Ballyroan Heights, Dublin 16

**Applicant:** Homeland BRH Limited

**App. Type:** Permission

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of your application received on 29-Jun-2021.

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**

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Regulations and other information being accurate and complete.

If, in the event of an inspection of the site of the proposed development, it is determined that information submitted in the application is incorrect, that substantial information has been omitted or if it is determined that the site notice is found not to comply or that the appropriate fee has not been submitted, the application will be declared invalid and returned to the applicant.

Please note that ALL documentation submitted with a planning application forms part of the application and will be included in both the hard copy of the file and the copy which is available on the Council's website. Caution should therefore be exercised in submitting documentation with a planning application which you/your client may not wish to have publicly available.

Yours faithfully,

  
**for Senior Planner**