

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

Homeland BRH Limited

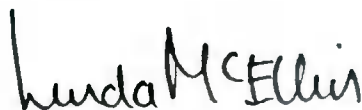
intends to apply for permission for development at this site of c. 1ha on lands at

Ballyroan House, Ballyroan Heights, Dublin 16 (D16 E8C6).

The proposed development shall consist of revisions to development previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PLO6S.249209 (referred to as Watson's Place) and shall consist of (a) the replacement of 3 no. previously permitted house units (House Types A, A1 and A2) comprising 1 no. 1 bed house, 1 no. 3 bed house and 1 no. 4 bed house with a new proposal for 8 no. apartments comprising 2 no. 1 bed units and 6 no. 2 bed units, all located within 2-3 storey Ballyroan House (A Protected Structure); and (b) the replacement of 2 no. previously permitted semi-detached house units (House Types D) comprising 2 no. 4 bed house units (2 storeys) with a new proposal for 3 no. 2 bed terraced house units (2 storeys). The new works to Ballyroan House (A Protected Structure) shall comprise (a) the refurbishment and subdivision of the existing building (approx. 761 sq m); (b) the demolition of extensions to the building including a two storey block work extension and a single storey extension to the rear (total demolition approx. 53 sq m); (c) the removal of an old ruin to the gable; (d) extension to the rear of the building at ground and first floor level (approx. 36 sq m); (e) the removal of internal walls and partitions; (f) modifications to elevations including the removal of windows and the provision of new window and door openings; and (g) the 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 no. car parking spaces; public and communal open space areas; 18 no. secure bicycle parking spaces; and a new bin storage area (approx. 23 sq m). All other development within the site remains as previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PLO6S.249209.

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24, during its public opening hours of Monday to Friday from 9:00am to 4:00 pm, and may also be viewed on the Council's website - www.sdcc.ie. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:



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Date of Erection of Site Notice: 29 June 2021

