

Private & Confidential

South Dublin County Council
Planning Department
County Hall, Town Centre,
Tallaght.
Dublin 24
29th June 2021

I, Gerry Teague, wish to apply for planning permission at a site of 0.168 ha at the Ball Alley House, Leixlip Road, Lucan, Co. Dublin. (A Protected Structure, South Dublin County Council RPS No. 094). The development consists of the following: the removal of selected hedging, the removal of the existing 52 No. car parking spaces and the construction of a 4-storey apartment building, with setbacks at third floor level, total 14 no. apartments comprising of; 1 no. one-bedroom, 11 no. two-bedroom and 2 no. 3-bedroom apartments. All with associated private open spaces areas in the form of balconies. With access to the development from existing vehicular and pedestrian entrance from Leixlip Road (R835) and from proposed new vehicular and pedestrian access from Ardeevin Drive. All with associated landscaped courtyard at ground floor level, sedum roof (Main Roof), bicycle storage, bin storage, signage, associated drainage and site development works.

Dear Sir / Madam,

On behalf of our client, Gerry Teague, we wish to lodge this planning application for the development as described above. To support this application, we hereby include the following documentation:

1. 1 No. Copies of Completed South Dublin County Council Application Form;
2. 10 No. Copies of Cover Letter as prepared by CDP Architecture;
3. 1 No. Copies of Part V Proposal as prepared by CDP Architecture;
4. 10 No. Copies of the Site Notice in A4 (in white);
5. 10 No. Copies of Newspaper Advertisement (one being the original and outlined in red);
6. 10 No. Copies of the Design Statement (including 3D visuals) as prepared by CDP Architecture;
7. 10 No. Copies of the Housing Quality Assessment as prepared by CDP Architecture;
8. 10 No. Copies of OS Map as prepared by CDP Architecture;
9. 10 No. Copies of Architects Issue Sheet as prepared by CDP Architecture;
10. 10 No. Copies of Architects Drawings as listed in the Architects drawings list;
11. 10 No. Copies of Structural & Civil Engineering Report as prepared by Molony Millar Consulting;
12. 10 No. Copies of Structural & Civil Engineering Issue Sheet as prepared by Molony Millar Consulting;
13. 10 No. Copies of Structural & Civil Engineering Drawings as prepared by Molony Millar Consulting;
14. 10. No Copies of Fire / DAC Consultants Report as prepared by G. Sexton + Partners;
15. 10. No Copies of Mechanical + Electrical Report as prepared by R.M Breen + Associates;
16. 10 No. Copies of Landscape drawing proposal as prepared by Landmark designs Ltd.

