



**FIONNUALA ROGERSON
ARCHITECTS**

Architects and Planners

20th July 2021

South Dublin County Council
Plannign Department
County Hall
Town Centre
Tallaght
Dublin 24

**Planning Department
Planning Counter**

20 JUL 2021

Received

Ardtona House
Lower Churchtown Road
Dublin 14, Ireland
Tel (01) 2984261
Fax (01) 2987262
Email info@rogerson.ie

Re: Planning Application - Rookwood, Stocking Lane, Ballyboden, Dublin 16

Dear Sirs,

On behalf of our client Mrs Brenda Weir, we wish to apply for planning permission at Rookwood, Stocking Lane, Dublin 16. The development will consist of

The setback, widening and relocation of a site entrance northwards along the public road, allowing for improved sight lines and its repositioning, reordering and construction; a new pedestrian entrance; demolition of small shed/garage structure; filling-in of an existing swimming pool; demolition of a portion of the west flanking courtyard wall to re-establish a historic courtyard entrance (as seen on Historic 6 Inch (1837-1842), Historic 25 inch (1888-1913) maps); and for the construction of 11 No. residential units located surrounding Rookwood house (a Protected Structure) on its associated grounds, made up of Section 1: "The Gate Lodge" consisting of Unit No.1, [1.5-Storey 2-Bed, 4-Person Detached Dwelling (83.50 m²)], Section 2: "Mews Houses" consisting of Units No.2, No.3 & No.4: [2 Storey 3-Bed, 4-Person Terraced Dwellings (105.10m²)], and Unit 5: [2 Storey, 3-bed, 6-Person Detached Dwelling (138.00m²)], and Section 3: "Woodland Houses" consisting of Units No.6 & No.9: [2.5-storey, 4-Bed, 6-Person Detached Dwellings (152.00m²)], Units No.7 & No.10: [2.5-storey, 4-Bed, 6-Person Semi-Detached Dwellings (152.00m²)] and Units No.8 & No.11: [2.5-storey, 3-Bed, 6-Person Semi-Detached Dwellings (125.90m²) and maintaining the existing Rookwood house (a protected structure) as a residential house, as is; 22 No. car parking spaces, new pedestrian footpaths, internal road network, detailed landscaping, services and all associated works

In support of the application we enclose the following:

1. Completed Planning Application Form
2. Planning Application Fee €795
3. Newspaper advertisement
4. Site Notice
5. 10no. copies of all documents and drawings on the enclosed schedules.

Yours faithfully,

Fionnuala Rogerson

Fionnuala Rogerson
Fionnuala Rogerson Architects
On behalf of ERMS Planning & Development Consultants

SCHEDULE OF PLANNING APPLICATION DOCUMENTS – ROOKWOOD, STOCKING LANE, DUBLIN 16

- Planning Application Form
- Newspaper Advertisement
- Planning Application Fee
- Site Notice

10no. of the following documents

ERMS Planning & Development Consultants

- Supporting Planning Statement

Fionnuala Rogerson Architects

- Architectural Design Statement
- Residential Compliance & Accommodation Schedule
- Photomontages
- Drawings as per FRA Drawing & Document schedule

Premier Surveys Ltd

- Site Survey as per FRA Drawing & Document schedule

Gordon White Consulting Engineers

- Access & Services Report
- Dwg Nos. G1162-05H, 06H, 07H, 10D, 11E, 12E, 15B, 13D, 20B21B, 22B,

Shaffrey Architects

- Architectural Heritage Impact Assessment

Redmond Analytical Management Services

- Lighting design report
- Lighting Level Calculation report dimmed
- Lighting Level Calculation report full output
- Lighting classification
- Energy consumption calculations
- Electrical Calculations
- Lighting Layout Drawings as per FRA Drawing & Document Schedule

Wild on Foot Ecological Services

- Bat Survey

James O'Neill Associates

- Appropriate Assessment Screening Report

Bartlett Tree Experts Ltd

- BS 5837:2012 Arboricultural Implications Assessment
- BS 5837 Tree Survey & Tree Constraints Plan
- Dwg Nos. TPPd, TCP01, TCP02, TCP03, TCP04 per FRA Dwg & Document Schedule

Dermot Foley Landscape Architects

- Design Rationale – Landscape Architecture
- Drawings as per DFLA Drawing Schedule

Irish Water

- Watermains Drawing
- Drainage Drawing

Document Issue Sheet 2

Stage: Planning

Client BRENDA WEIR
Project PROPOSED RESIDENTIAL DEVELOPMENT AT
 ROOKWOOD, STOCKING LANE, DUBLIN 16
Project No. We.03

DATE OF ISSUE

day	14	18												
month	12	05												
year	20	21												

Document	No.	Size	Scale	Rev	REASON FOR ISSUE
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Landscape Plan	201	A2	500	A
Boundaries Plan	202	A2	500	
Landscape Detail Area	210	A3	200	A
Typical Landscape Details	250	A2	20	
Design Rationale	-	A4	-	A

REASON FOR ISSUE																			
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Circulation
 Planning Consultant
 Architect
 Client
 M+E Engineer
 Civil/Structural Engineer

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i: information p: planning t: tender/costing c: construction e: email cd:disc



DRAWING & DOCUMENT LIST (Planning Application)

Fionnuala Rogerson Architects Ardtona House, Lower Churchtown Road, Dublin 14 Telephone (01) 2984261 Fax (01) 2987262	Client: Donald & Brenda Weir Job No.: 1833 Page: - 1 -
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Project Title

Proposed Residential Development at Rookwood, Stocking Lane, Ballyboden, Dublin 16, D16 N5P3	Day																		
	Month																		
	Year																		

Dwg No.	Drawing Title	Scale	Doc Size	Current Revision Number															
PA-001	Site Location Map	1:2500	A4																
PA-002	Site Block Plan and Context	1:500	A1																
PA-003	Site Layout	1:250	A1																
PA-004	Site Sections A-A, B-B, C-C, D-D	1:250	A1																
PA-005	Site Sections E-E, F-F, G-G, H-H	1:250/ 1:100	A1																
PA-006	Public / Communal & Private Open Space	1:300	A1																
PA-007	Entrance Area Plan, Section & Elevations	1:100/ 1:200	A1																
PA-008	House No.1 (Gate Lodge): (Shts 1&2) Plans, Section & Elevations	1:100	A1																
PA-009	House Nos.2-4 (Mews Houses): (Shts 1&2) GA Plans, Section & Elevations	1:100	A1																
PA-010	House No.5 (Mews House): (Shts 1&2) GA Plans, Section & Elevations	1:100	A1																
PA-011	House No.6 (Woodland House): (Shts 1&2) GA Plans, Section & Elevations	1:100	A1																
PA-012	House Nos.7&8 (Woodland Houses): (Shts 1&2) GA Plans, Section & Elevations	1:100	A1																
PA-013	House No.9 (Woodland House): (Shts 1&2) GA Plans, Section & Elevations	1:100	A1																
PA-014	House Nos.10&11 (Woodland Houses): (Shts 1&2) GA Plans, Section & Elevations	1:100	A1																
Document	Sketchrender: Photomontages	-	A3																
Document	Residential Compliance and Accommodation Schedule	-	A4																
Document	Architectural Design Statement	-	A4																
190204G	Premier Surveys Ltd: Site Survey	1:500	A1																
20064-1	Redmond Analytical Management Services Ltd: Public Lighting Layout	1:500	A1																

Issued To:	No. of Copies Issued / Issue Method <small>D denotes on CD/disk, e denotes by Email</small>
Client	
Planning Consultant: ERMS (Louis Wildenboer)	
Consultant Engineer: Gordon White Consulting Engineers (Gordon White)	
Conservation Architect: Shaffrey Architects (Eamonn Kehoe)	
Landscape Architect: Dermot Foley Landscape Architects (Dermot Foley/Karlis Spunde)	
Consultant Tree Expert: Bartlett Consulting (Jason Hasaka/Eamon O'Reilly)	
Issue Reason (=Info PP= Pre-Planning PA=Planning T=Tender C=Construction)	
Issues Initials	

