

The Planning Department,
South Dublin County Council,
County Hall,
Town Centre,
Tallaght,
Dublin 24



Bell Associates,
Whitestown Road,
Rush,
Co. Dublin.

10th June, 2021.

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Project: The construction of a new two-storey dwelling to the side of the existing dwelling, new storm water percolation area, new doorway to rear access lane, new shed and associated site works at 46 Slade View, Main Road, Forest Hills, Rathcoole, Co. Dublin

Dear Sir/Madam,

On behalf of our client Sandra Dolan we would like to re-apply for planning permission for the above works since the refusal on application No. SD05A/0887 back a number of years ago.

As per the previous application Sandra would like to apply for a new dwelling to the side of their existing dwelling at 46 Slade View, Main Road, Forest Hills, Rathcoole, Co. Dublin

Site/Access: The site is located in Forest Hills estate it is a two-storey end of terraced dwelling with no immediate vehicular access to the front and all existing parking is to a square to the east/rear of the site this is accessed off Stoney Lane. There is pedestrian access via laneways to the south & north of the site. There is no potential to offer any additional parking to the front or rear of the site as the access lane to the rear is too narrow for vehicular access, we propose to use the existing parking square to the rear. We have also noted the area has access to high frequency public transport services with the Luas Red Line in close proximity, with the Dublin bus routes 125, 126, 126A, 126B, & 69 all run close by. We are also proposing a new access doorway from the rear garden of no.46 to the rear access laneway. All main existing boundary walls are to be retained.

Zoning: The site is currently zoned objective RES 'To protect and/to improve residential amenity' under South Dublin County Councils Development plan 2016-2022

House Design: The proposed new dwelling is now attached to the side of no. 46 this allows the main south facing gable wall to be set a min of 3 meters from the existing rising water main pipe located along the open space/pathway to immediate south of the proposed site

The proposal is for a new two-storey dwelling with a two-storey rear section which has a flat roof finish to minimize the impact on the existing dwelling. We are proposing a small single storey section to the front elevation with a similar flat roof finish and the main two-storey sections of the existing and proposed dwelling to be in alignment. We are proposing that the new ridge height does not exceed the existing one at no.46

Finishes: We are proposing all finishes match with the existing surrounding dwellings with concrete roof tiles; brick/painted plaster, pvc/timber double glazed windows & doors, concrete window cills, UPVC fascia, gutters & downpipes.

Services: Foul waste we are proposing to connect to the existing foul man hole to the front of the site please refer to drg no.52.25.03

Surface water please refer to BRE report attached with the application and drg no. 52.25.03.



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Trusting the above and attached drawings demonstrate our proposal clearly but if you require any clarification or further information please let us know.

Yours sincerely,

MCIAT
Senior Chartered Architectural Technologist

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Dear Sir or Madam,

We wish to apply on behalf of Sandra Dolan for planning permission for the above works please find enclosed the following drawings & information:

1. 52-28-01 - Site Location map - Ordnance Survey
2. 52-28-02 - Existing Plans
3. 52-28-03 - Proposed Plans, Elevations, Section & Site Plan,
4. Site Notice
5. Planning paper advert
6. Application form & Fee
7. DAS
8. BRE Report

We hope the information given is adequate for you to reach an affirmative decision.

Should you have any queries, please do not hesitate to contact us.

Yours sincerely,

Keith Kenny
Senior Architectural Technologist
MCIAT