

# Old Nangor Road Limited

156 Crodaun Forest Park  
Celbridge  
Co Kildare

Director  
Phone  
e mail

Sean Martyn  
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Mr. John O Neill  
John O Neill & Associates  
Architects & Interior Designers  
1 Irishtown Road  
Dublin 4

Dear John

## Re Finches licensed premises, Clondalkin

As discussed, I ask that you proceed with a planning application for 29 apartments and a commercial unit on the site of Finches in Clondalkin.

We (Old Nangor Road Ltd) have exchanged contracts to purchase the property and expect it to close shortly.

As agreed, all 4 units on the ground floor are to be fully wheelchair "friendly" to assist with independent living. South Dublin Co. Co. have expressed an interest in these units, and we are in discussions with Northeast Housing Association (Pat Costello) with a view to the latter purchasing same.

I understand Part 5 will apply and we will engage with the local authority to agree compliance with that condition if sanctioned.

Regards

Sean Martyn – Director.

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Director. Sean Martyn. Secretary. Caroline Martyn Co Reg. 642096 Tax ref 3590801LH

**PLANNING DEPARTMENT**  
**South Dublin County Council**  
County Hall  
Tallaght  
Dublin 24

3<sup>rd</sup> August 2021

Our Ref: 9816\_03\_2300

Dear Sir / Madam,

**Re: The Finches Public House, Finches Shopping Centre, Neilstown Road, Co. Dublin, D22 H7X9**

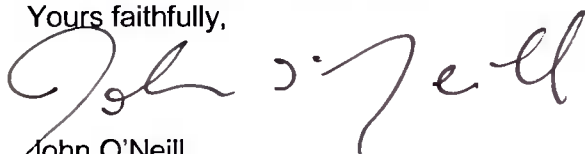
On behalf of our client, Old Nangor Road Ltd., we wish to apply for planning permission for a mixed development consisting of 1 public house and 29 no. apartments. The overall development will comprise of the following:

- The demolition of the existing single storey public house (area 910sqm).
- The construction of a 4-storey apartment block within the footprint of the site (site area 1267sqm), comprising a total of 29 no. apartments (9 no. 1-bedroom units, 20 no. 2-bedroom units) and smaller Public House at ground level (area 178sqm), (Total Area 2562sqm). All apartments have balconies / terraces to all elevations.
- Carpark for 14 cars (including 1 disabled space), bin store and bicycle stands at ground level.
- Communal areas include 1<sup>st</sup> floor courtyard above carpark and 3<sup>rd</sup> floor roof terraces for apartments.
- Streetscape proposals within site boundaries to facilitate and enhance the public realm.

Please find enclosed:

- Application form
- Letter of intent of client compliance with Part V
- Cheque for appropriate planning fee
- Original and 1 copy of newspaper notice
- 1 copy of site notice
- 6 copies of Planning Report
- 6 copies of Schedule of Accommodation
- 6 OS location maps with locations of site notices
- 6 copies of schedule of drawings
- 6 copies of Architect's drawings including landscape proposal as per attached schedule
- 6 copies of Engineer's Drainage Report and drawings
- 6 copies of Flood Risk Assessment
- 6 copies of Traffic Report

Yours faithfully,



John O'Neill  
**John O'Neill & Associates**



John O'Neill & Associates

Architects & Interior Designers Ltd.



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# **SCHEDULE OF DRAWINGS**

(doc ref 9816\_03\_2304)

<b>No.</b>	<b>Drawing Title</b>	<b>Drawing No</b>	<b>Scale</b>
6	Copies of Planning Report		
6	Copies of Schedule of Accommodation		
6	Copies of Traffic Report		
6	Copies of Flood Risk Assessment		
6	Copies of Drainage Report and drawings		
6	Originals of OS-Map		1:1000
6	Copies of Existing Site Plans	9816_03_2100	1:250
6	Copies of Existing Ground Floor Plan	9816_03_2101	1:100
6	Copies of Existing Contiguous	9816_03_2102	1:200
6	Copies of Existing Elevations	9816_03_2103	1:100
6	Copies of Proposed Site Plan	9816_03_2200	1:250

6	Copies of Proposed Ground Floor Plan	9816_03_2201	1:100
6	Copies of Proposed 1 <sup>st</sup> Floor Plan	9816_03_2202	1:100
6	Copies of Proposed 2 <sup>nd</sup> Floor Plan	9816_03_2203	1:100
6	Copies of Proposed 3 <sup>rd</sup> Floor Plan	9816_03_2204	1:100
6	Copies of Proposed Roof Plan	9816_03_2205	1:100
6	Copies of Proposed Contiguous Elevations	9816_03_2206	1:200
6	Copies of North & West Facing Elevations	9816_03_2207	1:100
6	Copies of South, East Facing Elevations & Section A-A	9816_03_2208	1:100