



Daniel Thompson
Hillington Park Innovation centre
1 Ainslie Road
Glasgow
United Kingdom

Uisce Éireann
Bosca OP 448
Oifig Sheoradhú na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448
South City
Delivery Office,
Cork City

www.water.ie

17 August 2021

Re: Design Submission for Newbrook Carehome, Taylors Lane, Dublin (the "Development")
(the "Design Submission") / Connection Reference No: CDS21003731

Dear Daniel Thompson,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the "**Self-Lay Works**"), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Dario Alvarez

Phone: + 353 2254621

Email: dalvarez@water.ie

Yours sincerely,

Yvonne Harris
Head of Customer Operations

To whom it may concern,
Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24,

Date: 22/07/2021

Dear Sir / Madam,

We hereby consent to the making of a planning application by Luxcare Ltd for a Nursing Home and Residential Development on our lands within the curtilage of Newbrook House, Taylor's Lane, Rathfarnham, Dublin 16.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'B. McSweeney', written over a horizontal line.

Brian McSweeney

Holmes Miller

89 Minerva Street

Glasgow, G3 8LE

0141 204 2080

Glasgow@HolmesMiller.com

Our Ref: 4801_Planning Application_190821

Planning Department,
South Dublin County Council,
County Hall Tallaght,
Dublin 24

Dear Sir/Madam,

Re: Planning Permission for development at lands within the curtilage of Newbrook House, Taylor's Lane, Rathfarnham, Dublin 16

On behalf of Luxcare Ltd, I wish to apply for permission for development at lands within the curtilage of Newbrook House, Taylor's Lane, Rathfarnham, Dublin 16. The proposed development will comprise of:

- A new 3-4 Storey Nursing home building consist of 111no. Bedrooms (with ensuites) and associated staff and resident welfare facilities & amenities, including extensive landscaped gardens.
- The protection & preservation of Newbrook House (a Protected Structure - Ref No 300) and incorporation with the construction of a new 3-4 storey nursing home.
- Formation of new vehicular & pedestrian site access off Taylor's Lane & associated landscaping works.
- The development will include communal open space, as well as offer facilities open to the public such as a hair salon, function suite and cinema.
- Provision of 18no. parking spaces incl. 2no. accessible spaces and 2no. EV charging bays to service the nursing home.
- Provision of 24no. short & long stay cycle parking spaces.
- 5no. new three storey dwellings with associated parking, landscaping and services.

In support of the application please find enclosed the following documents:-

- 10 copies completed Planning Application Form
- 1 copy Statutory Declarations
- 10 copies Landowner Consent
- 10 copies Site Notice, erected Friday 20th August 2021
- Planning Fee (€19,358.20). 1 copy of payment receipt.
- 10 copies Irish Daily Mail advertisement dated Wednesday 18th August 2021

Please also find enclosed 10 copies of the following supporting documentation:-

Architect's Drawings & Reports

- 4801-HML-ZZ-ZZ-DR-A-10001 Location Plan
- 4801-HML-ZZ-ZZ-DR-A-10005 Historic Location Plan
- 4801-HML-ZZ-ZZ-DR-A-10008 Site Notice Location Plan
- 4801-HML-ZZ-ZZ-DR-A-10010 Existing Site Plan
- 4801-HML-ZZ-ZZ-DR-A-10012 Existing Newbrook House Layout
- 4801-HML-ZZ-ZZ-DR-A-10013 Existing Newbrook House Elevations
- 4801-HML-ZZ-ZZ-DR-A-10100 Proposed Site Plan
- 4801-HML-ZZ-00-DR-A-10105 Proposed Level 0 Plan - Care Home
- 4801-HML-ZZ-O1-DR-A-10106 Proposed Level 1 Plan - Care Home
- 4801-HML-ZZ-02-DR-A-10107 Proposed Level 2 Plan - Care Home
- 4801-HML-ZZ-03-DR-A-10108 Proposed Level 3 Plan - Care Home
- 4801-HML-ZZ-RF-DR-A-10109 Proposed Roof Plan - Care Home
- 4801-HML-ZZ-ZZ-DR-A-10110 Proposed North Elevation - Care Home
- 4801-HML-ZZ-ZZ-DR-A-10111 Proposed South Elevation - Care Home
- 4801-HML-ZZ-ZZ-DR-A-10112 Proposed East Elevation - Care Home
- 4801-HML-ZZ-ZZ-DR-A-10113 Proposed West Elevation - Care Home
- 4801-HML-ZZ-ZZ-DR-A-10114 Proposed North Facing Courtyard Elevation - Care Home
- 4801-HML-ZZ-ZZ-DR-A-10115 Proposed South Facing Courtyard - Elevation - Care Home
- 4801-HML-ZZ-ZZ-DR-A-10120 Typical Site Section
- 4801-HML-ZZ-ZZ-DR-A-10130 Proposed Detailed Elevation - Newbrook House
- 4801-HML-ZZ-ZZ-DR-A-10131 Proposed Detailed Elevation - Care Home
- 4801-HML-ZZ-ZZ-DR-A-10205 Proposed Floor Plans - Housing
- 4801-HML-ZZ-ZZ-DR-A-10210 Proposed North Elevation - Housing
- 4801-HML-ZZ-ZZ-DR-A-10211 Proposed South Elevation - Housing
- 4801-HML-ZZ-ZZ-DR-A-10212 Proposed West Elevation - Housing
- 4801-HML-ZZ-ZZ-DR-A-10213 Proposed East Elevation - Housing
- 4801-HML-ZZ-ZZ-DR-A-10215 Proposed Section - Housing
- 4801-HML-ZZ-ZZ-DR-A-10500 CGI View Looking East Along Taylor's Lane
- 4801-HML-ZZ-ZZ-DR-A-10501 CGI View Looking West Along Taylor's Lane
- 4801-HML-ZZ-ZZ-DR-A-10502 CGI View Looking South Towards Residential Block

- 4801-HML-ZZ-ZZ-RP-A-10001 Design & Access Statement
- 4801- Newbrook House Conservation Report

Engineer's Drawings & Reports

- J3406-C-01D Proposed Drainage Layout
- J3406-C-02A Proposed Levels Layout
- J3406-C-03A Sections

Holmes Miller

- J3406-C-04 Construction Details Sheet 1 of 3
- J3406-C-05 Construction Details Sheet 2 of 3
- J3406-C-06 Construction Details Sheet 3 of 3
- J3406-SK-01A Proposed Autotrack Layouts
- J3406-Proposed Drainage Design
- CDS21003731 - Irish Water Statement of Design Acceptance

- 1135 (97) 001_0 Proposed External Services Layout
- 1135 SCH 97 001 External Lighting Schedule

Landscape Architect's Drawings & Reports

- 2045_L01 Landscape Proposals
- 2045_L02 Courtyard Design Option 1
- 2045_L04 Planting Plan 1 Boundary Planting
- 2045_L05 Planting Plan 2 Courtyard Scheme
- 2045_L06 Planting Plan 3 Southern Space
- 2045_L07 Planting Plan 4 Eastern Housing Area
- 2045_L08 Details
- 2045_L09 Sections
- 2045_L10 Design & Access Statement
- 2045_L11 Landscape and Visual Assessment

All Other Reports

- PES_AA_21174 Appropriate Assessment Screening Report
- PES_C&D WMP_21174 Construction and Demolition Waste Management Plan
- PES_EcIA_21174 Ecological Impact Assessment
- IE2337_Report_5053 Site Specific Flood Risk Assessment
- AECOM Traffic and Transport Assessment
- Meehan Ecology Bat Survey
- Ardmore Phase 1 Desk Study Report
- Ardmore Phase 2 Ground Investigation Report

We trust that the enclosed plans and particulars pertaining to this planning application are in order, however should you have any questions, please do not hesitate to contact us.

Yours sincerely



Declan Hendrie
Architect