



Cairn Homes Properties Limited

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South Dublin County Council
Planning Department
County Hall
Belgard Square North
Tallaght
Co. Dublin

3rd Sept 2021

Dear Sir/Madam,

Re: Planning application for demolition of the existing derelict dwelling and the construction of a replacement, two-storey, four bedroom detached dwelling (169.97sqm) at Main Street, Newcastle, Co. Dublin.

1. Introduction

Please find enclosed 6 no. copies of the application for development at a site at Main Street, Newcastle, Co. Dublin. The development will consist of the demolition of the existing derelict dwelling and the construction of a replacement, two-storey, four-bedroom detached dwelling (169.97sqm) together with all associated landscape, boundary, site, and development works. The application includes the following documents:

- 1 no. planning fee cheque of €145.00
- 1 no. completed planning application form;
- 1 no. copy of the site notice dated 03/09/2021;
- 1 no. original copy of the newspaper notice;
- 6 no. copies of this cover letter prepared by Cairn Homes Properties Ltd;
- 6 no. copies of architectural drawings prepared by Mola Architecture;
- 6 no. copies of infrastructure drawings and supporting statement prepared by DBFL Consulting Engineers;
- 6 no. copies of Bat Survey prepared by Bat Eco Services.

The planning application fee of €145.00 has been calculated in accordance with Schedule 9, Section 2 of the Planning and Development Regulations 2001 as amended i.e. €65 for provision of a house + €80 for demolition of existing structure on site.

2. Site Location

The 0.1ha site is located in the central section of Main Street in Newcastle, Co. Dublin. The site is bordered by Main Street to the north, detached houses to the east and west, and by Cairn Homes residential housing development to the rear. The site slopes gently upwards from Main Street and there is currently a derelict house on the site with much of the site overgrown.

Figure 1. Aerial view of the site with approximate extent outlined in red.



Source: Google Maps

3. Planning History

There are no previous planning applications on this site.

SD19A/0129 - Neighbouring Plot

Cairn Homes were granted permission for a detached 5-bedroom house on the adjacent site in 2019. Construction of this house was completed by a private builder in 2020.

4. Proposed Development

The proposed development will consist of the demolition of the existing derelict cottage and the construction of a replacement dwelling house on a site of 0.1ha. The replacement design comprises of a two storey, four-bedroom dwelling house (169.97sqm).

The development will also consist of hard and soft landscaping and all associated site and development works above and below ground.

2 no. car parking spaces will be provided in curtilage to the front of the property. A large private garden is proposed to the rear with a south facing aspect. The house will be bounded by concrete post and panel fences to the east and west and a solid block wall to the rear. The front boundary wall will be re constructed from stone cladding.

The proposed development will be connected to the existing public foul sewer and public water mains available on Main Street.

The existing vehicular entrance will be relocated in order to ensure the requisite 49m sightlines are achieved and the front boundary wall will be rebuilt accordingly.

Figure 2. Proposed site layout.

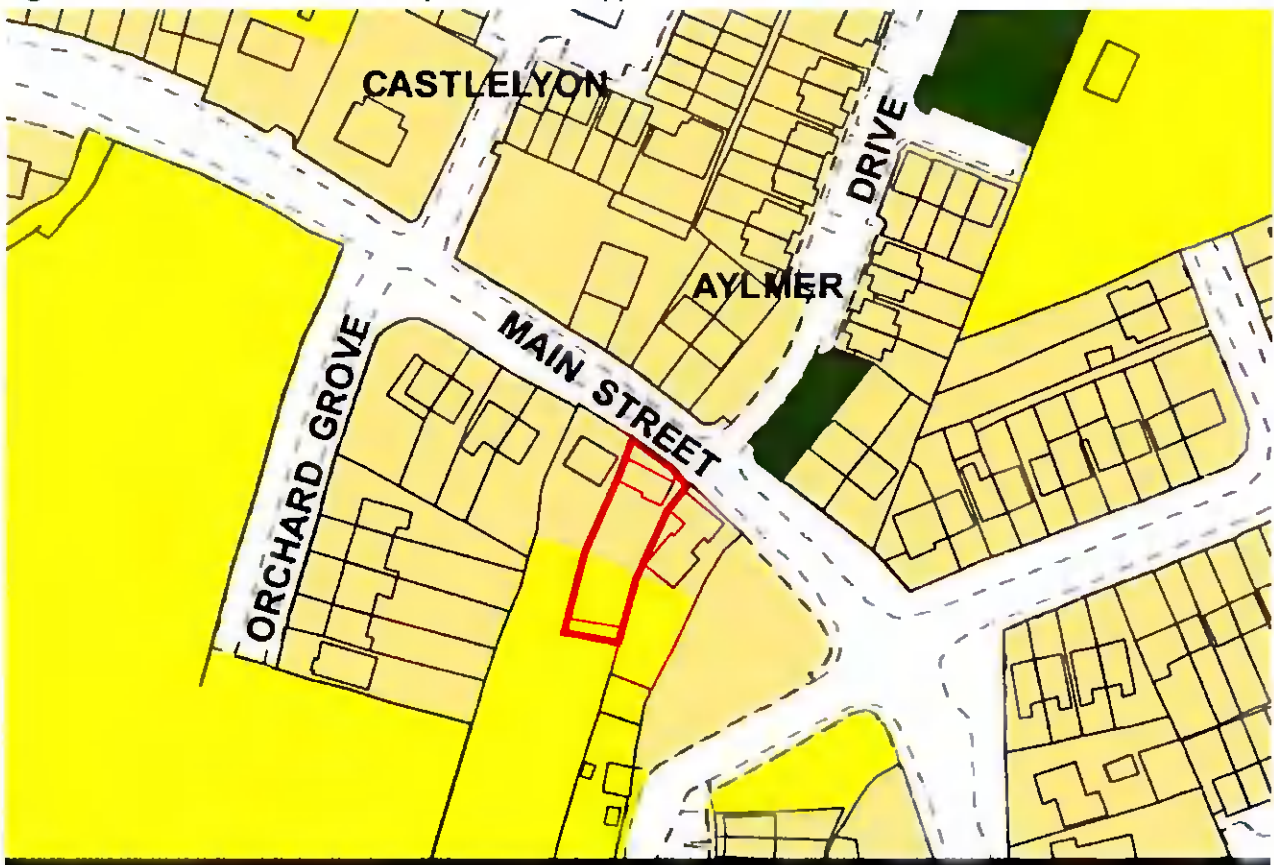


Source: Mola Architects

5. Zoning

Under the South Dublin County Council Development Plan 2016-2022 the northern part of the site, adjacent Main Street is zoned 'RES' the objective of which is "to protect and/or improve residential amenity". The southern portion of the site is zoned 'RES-N' the objective of which is "to provide for new residential communities in accordance with approved area plans". The relevant approved plan for this area is the Newcastle LAP 2012 (extended).

Figure 3. Extract from SDCC Development Plan – approximate extent outlined in red.



Source: South Dublin County Council

The consolidation of residential development and the replacement of derelict dwellings is supported in the Development Plan.

H17 Objective 7 references replacement dwellings and provides that it is an objective "to support and facilitate the replacement of existing dwellings with one or more replacement dwellings, subject to the protection of existing residential amenities and the preservation of the established character (including historic character and visual setting) of the area".

The proposed development is consistent with the land use zoning objectives listed above. It proposes the removal of a derelict dwelling which detracts from the visual amenity of the area and its replacement with an appropriately scaled and designed dwelling which adds to and protects the residential amenity of the area.

In the *Newcastle LAP 2012 (Extended)*, the site forms part of the Neighbourhood 1: Main Street (East). Residential development is an accepted land use type in this neighbourhood. The framework for the Lap lands illustrates a replacement dwelling on the subject site consistent with the proposed development.

Cairn Homes have liaised with the Council and the Tidy Towns Committee in Newcastle to make the existing structure safe and presentable over the past number of years but it is considered much more appropriate to demolish the property entirely and replace with a more modern home, consistent with the character of the area.

6. Conclusion

The proposal is considered to be consistent with the aims and objectives of the County Development Plan and the Newcastle LAP 2012 (extended). The existing dwelling has been derelict for a significant number of years and the proposed replacement dwelling would be a considerable improvement to the visual amenity of the area and provide further passive surveillance along this stretch of Main Street.

Should you require any additional information for validation purposes, I politely request that you call me, and I will respond immediately. I look forward to receiving confirmation of receipt.

Kind regards,



Christophe Teevan
Town Planner

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