

Our Ref: KB
Job Ref: 20-23

22nd October 2021

South Dublin County Council,
Planning Department,
County Hall Tallaght,
Dublin 24,
D24 A3XC.

Re:

The Peter McVerry Trust seeks permission for development at the combined sites of 'The Priory' and 'Leabeg', Kiltipper road, Oldbawn, Dublin 24.

The development will consist of:

- (1) The demolition of 'Leabeg', the existing single storey detached dwelling with single storey extensions to the rear. To include the single storey rear ancillary shed, boiler house shelter and removal of septic tank.
- (2) Existing 'the Priory' building not affected by this application, as per previously granted planning permission SD15/0202.
- (3) The demolition of ancillary buildings on 'the Priory' site, including the single storey detached rear building, gas boiler enclosure, boundary palisade / timber fences that connect both sites and the removal of septic tank.
- (4) Construction of 10no. one-bedroom, single storey houses in three blocks.
Consisting of:
 - Block A (Gross floor area:204m²), Unit No.1, Unit No.2, Unit No.3, Unit No.4.
 - Block B (Gross floor area 205m²), Unit No.5, Unit No.6, Unit No.7, Unit No.8.
 - Block C (Gross floor area 104m²), Unit No.9, Unit No.10.
- (5) The demolition of existing boundary fence and entrance walls along Kiltipper road to both properties.
- (6) To establish a new site entrance with new boundary fences, piers and automatic gates. New pedestrian entrance route with a proposed pathway from entrance to the housing units. To construct a new boundary with automatic gates to the current 'Leabeg' site entrance.
- (7) Provision for 10no car parking spaces, including 2no disabled car parking spaces and 2no electric car charging ports. A new connected driveway layout, new bicycle stands, new enclosed bin stores, new landscaped gardens and paving areas, covered pergola areas and all ancillary site development works and site services.
- (8) Sites are covered under development plan housing strategy 2022-2028 H1 Objective 3 and housing strategy H1 objective 5 2016-2022.

Dear Sir or Madam,

We act as architects for the applicants, Peter Mc Verry Trust, in regard to the above and hereby apply for permission for the works described above. When considering this proposal, there are number of matters to which we would like to draw your attention. These are as follows:

1. Client:

Our Client **The Peter McVerry Trust** are owners of the property's of Leabeg and the Priory. They wish to retain the existing Priory building and develop the surrounding site and Leabeg site for the use as social housing.

Director: Colm L Redmond Dip.Arch B.Arch.Sc Dip.Proj.Mgmt Dip.Bld.Rep.Cons MRIAI (Grade I Conservation Architect) RIBA

Associates: Ann Cuffe Fitzgerald B.Arch MBUC MRIAI (Grade 1 Conservation Architect);

Consultant: Maurice M Fitzgerald B.Arch. FRIAI. RIBA

Company Secretary: Janet Keoghgan

Fitzgerald Kavanagh Ltd. trading as Fitzgerald Kavanagh + Partners. Registered office: 1 Mount Street Crescent, Dublin 2. Registered number 255139.

2. Existing Site:

The site is two separate sites, Leabeg and the Priory. The properties are located in the Kiltipper area, Oldbawn, Dublin 24, in close proximity to Tallaght and the M50 motorway. The north of the site is bound by an existing housing development "Elder Heath", the east and west bound by private one off houses and the south by the Kiltipper road, with the South Dublin County Council park the other side of this road.

The site is bordered by mature planting, trees and hedges on three sides which give an element of privacy on these sides from the neighbouring properties.

3. Planning History:

We have noted the planning history for both sites in the planning application form.

4. Site Zoning:

We note that the combined site falls within two zones in the SDCC Development Plan 2016-2022. The priory building and entrance area are zoned *RU – To protect and improve rural amenity and to provide for the development of agriculture*, while the Leabeg site and rear of the site is zoned *RES-A – To provide for new residential communities in accordance with approved area plans*. It is proposed to develop the lands zoned RES-A only in this development and the zoning is clearly marked on our site plan for reference.

5. Pre-Planning meeting:

A Pre-planning meeting was held with the Planning Officer, Marquerite Staunton, on the 15th of August 2021 via Microsoft Teams:

6. The Proposal: The proposal can be broken down as follows:

- 1) The demolition of 'Leabeg', the existing single storey detached dwelling with single storey extensions to the rear. To include the single storey rear ancillary shed, boiler house shelter and removal of septic tank.
- 2) Existing 'the Priory' building not affected by this application, as per previously granted planning permission SD15/0202.
- 3) The demolition of ancillary buildings on 'the Priory' site, including the single storey detached rear building, gas boiler enclosure, boundary palisade / timber fences that connect both sites and the removal of septic tank.
- 4) Construction of 10no. one-bedroom, single storey houses in three blocks.
Consisting of:
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 - Block C (Gross floor area 104m²), Unit No.9, Unit No.10.Each housing unit is to be accessible from the front entrance with a TGD part M compliant toilet and kitchen in each unit. The units will have access to ample private and public amenity spaces in this cluster setting which has been developed to encourage social interaction and engagement by the occupants.
- 5) The demolition of existing boundary fence and entrance walls along Kiltipper road to both properties.
- 6) To establish a new site entrance with new boundary fences, piers and automatic gates. New pedestrian entrance route with a proposed pathway from entrance to the housing units. To construct a new boundary with automatic gates to the current 'Leabeg' site entrance.

7. Transportation and Access to the Premises:

- a. Pedestrian access is via Kiltipper Road.
- b. 24 no secure bicycle parking spaces are proposed.
- c. 14no new off-street parking spaces are proposed. Including 2x electric parking ports and 2x disabled parking spaces.
- d. The client currently provides a private bus route from the Priory building to local amenities. In the proposal this service would be retained and extended as required.
- e. The area benefits from being adjacent to the currently developing SDCC part 8 parks development scheme. In our proposal we recommend for the council to establish a crossing from our site to this amenity for the enjoyment by our residents in the future. Please see the architects design statement for more information.

8. Foul & Surface Water Drainage:

The existing development is served by two on-site septic tanks. It is proposed to remove this system and connect to the public foul and surface water system in the locality. MCE Civil Engineers have provided drawings outlaying the drainage proposal for the scheme and how this will tie into the existing public system. The closest existing drainage route is north of our site and is in the private use by a housing development. Please find enclosed a letter of support for the proposed connections from the housing developer (Kelland Homes) and a confirmation letter from Irish Water of the proposed connection.

9. ESB Wayleave

As can be seen in the architect's design statement and the proposed site plan, an existing ESB wayleave runs through the north of the site. This has been carefully plotted and developed with the ESB's major projects team. Please find enclosed a letter of support from the ESB to this effect.

10. Private & Shared Amenity Space:

In discussions with our client and given the proposed occupants of this development it is not desirable to create enclosed garden spaces. The provision of private amenity space has been met in the form of providing a private terrace at the rear of each property which meets the SDCC Development Plan guidelines for 1 bed apartment units.

Ample public amenity space has been provided within this scheme and each individual has use of the entire scheme and the landscaped surrounds. It is proposed that shared covered social spaces be provided to encourage social interaction within the scheme and inclusion.

11. Bin-storage for Development:

New proposed bin store is proposed beside unit no.9 for use by all 10 units. The bin store will be enclosed, ventilated and well-lit.

12. Area Calculations:

The Area Calculations of the proposal are as follows:

- Total area of the site = 5,832 M²
- Total floor area of building proposed to be retained within the site = 208 M²
- Total floor area of new buildings proposed within development = 513 M²
- Total floor area of proposed development (new and retained) = 721 M²
- Floor area of buildings to be demolished = 353.12 M²

13. Planning Fee:

The Directors of the Peter Mc Verry Trust are as Follows:

- Rod Ensor – Chairperson
- Peter Birthistle – Treasurer
- Peter McVerry SJ – Founder and Secretary
- Patricia Bourke D-Souza
- Audrey Byrne
- Ciara O'Sullivan
- Denis O'Leary
- Deirdre-Ann Barr
- Dick Lavelle
- Audrey Byrne
- Terry McCabe

We understand that the site is for social housing use by an approved housing body that it is also exempt from fees in respect to Planning Applications as the application meets with the criteria laid down under "Planning and Development Regulations 2001" Part 12, Paragraph 157 (1)a. The Peter McVerry Trust is a non-profit making limited company, (Charity Number:- 20015282, CHY Number:- 7256, Companies Registration Office Number :- 98934). Please find attached letter from the Peter McVerry Trust confirming this status and exemption from revenue.

14. Social & Affordable Housing:

This application is exempt from Part V of the Planning and Development Act 2000 (as amended) as the proposal is for the conversion of an existing building.

15. Site Notices:

Two site notice have been erected - one at each of the gate entrances at the front of the properties. These notices were erected on the 21st of October 2021 and are marked on the site location drawing no 20-23-P-100.

16. Design Statement and Photographic Survey:

These form part of the submission.

Planning Application Submission Documents

In support of our application we submit copies of the following:

a) 6 No copies of Architects drawings:

Drawing No	Description	Scale	Size
20-23-P-100	Site Location Map & Proposed Site Plan	1: 2500 / 1:200	A1
20-23-P-110	Landscape Plan	1:200	A1
20-23-P-200	Existing Site Plan with Demolition	1:200	A1
20-23-P-250	Existing Site Sections	1:200	A1
20-23-P-251	Existing House Plans	1:200	A1
20-23-P-300	Proposed House Types Sheet 01	1:100	A1
20-23-P-301	Proposed House Types Sheet 02	1:100	A1
20-23-P-400	Proposed Contiguous Elevations	1:200	A1
XX	Design Statement	NTS	A3

b) 6 copies of MCE Consulting Engineers drawings and report as follows:

1. 6 copies of Drawings no 5565-01, no 5565-02, no 5565-03, no 5565-04,
2. 6 copies of Flood Risk Assessment Mapping (A4 document)

c) 6 copies of Michael Garry's arborist report and drawings

d) 6 copies of Wildlife Ireland's bat survey report.

e) Copy of site notice erected the 21st of October 2021.

f) Copy of newspaper notice: Irish Daily Star 20th of October 2021.

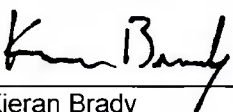
g) Completed South Dublin County Council Application Form.

h) Copy of letter from the Peter McVerry Trust confirming status as charity (supporting exemption from planning fees)

i) Copy of letter from Revenue confirming status as charity (supporting exemption from planning fees)

We trust that the foregoing and the enclosed are satisfactory, but should you have any queries regarding this application, please contact the undersigned.

Yours sincerely,



Kieran Brady

FITZGERALD KAVANAGH + PARTNERS
c.c. Mr Pat Doyle CEO of the Peter Mc Verry Trust