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522-01-E

Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

**Planning application for permission for a 916m<sup>2</sup> new canopy overall height 5.8m over existing external retail area to the north of the existing polytunnel structure together with all associated site works; all at Newlands Garden Centre, New Road, Dublin 22 D22 PK06.**

Dear Sirs,

On behalf of Newlands Nurseries Ltd please find enclosed a planning application for the above works. In support of this application we submit the following

- ✓ 1. One copy of the application form duly completed.
- ✓ 2. One copy of the drawing issue sheet
- ✓ 3. Six copies of the OS maps at 1:1000.
- ✓ 4. Six copies of drawings 522/A-0001, A-1000, A-1001, A-1002, A-1003, A-2000 and A-2001 showing the proposed development.
- ✓ 5. One original newspaper advert from the Herald dated 19<sup>th</sup> October 2021.
- ✓ 6. One copy of the Site Notice erected 19<sup>th</sup> October 2021.
- 7. The Planning fee €3,297.60 - 916m<sup>2</sup> x €3.60

The proposed development is a new canopy over an existing external retail area and this is not an increase in the retail space. The last increase in floor area was under planning permission reg ref SD04A/0501 and the number of car parking spaces was 99. Drawing 522-A-0001 shows 103 spaces which is in excess of that number. The permission SD04A/0501 was for a canopy in roughly the same place – north of the existing building and was for a canopy of 780m<sup>2</sup> and had a ridge height of 6m above paved level. Whilst this was implemented at the time it has since been removed.

As the existing area is fully paved with impermeable paving the new canopy does not increase the amount of rainwater collected. The existing surface water drainage in that part discharges to a sw manhole which then connects into surface water sewer in Caldbeck Way, so there is no increase in the discharge into that part of the public surface water drain.

I trust that this application will be looked upon favourably however should you have any queries please contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'T.J. Chapman', with a long horizontal flourish extending to the right.

T J Chapman MRIAI  
Registered Architect  
Director  
Tim Chapman : architects  
M Devitt – Newlands Nurseries